
KENNEDY HEIGHTS

URBAN DESIGN PLAN

Montgomery Road Business Corridor



KENNEDY AVENUE AND MONTGOMERY ROAD

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MONTGOMERY ROAD BUSINESS CORRIDOR

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CHAPTER I. PURPOSE

The Urban Design Plan for the Montgomery Road Corridor of Kennedy Heights serves as a development “blueprint” for revitalization of the Montgomery Road business corridor. The residents of Kennedy Heights wish to return the Montgomery Road business corridor to its former place as the “heart” of the community and neighborhood center. The coordinated, clearly defined revitalization strategies outlined in this plan will create a vibrant, clean, safe business environment for both residents and visitors.

The business district is bordered by single family housing both along Montgomery Road, on the adjacent streets of Ravenal Court, McHugh Place, Iris Avenue and Kennedy Avenue. Special attention must be paid to the interests of residents bordering the Kennedy Heights business corridor.

Zoning for the Kennedy Heights business district consists of three designations. Community Commercial Auto (CC-A), Community Commercial-Pedestrian (CC-P) and Community Neighborhood – Mixed (CN-M).

CHAPTER II.

VISION FOR THE MONTGOMERY ROAD BUSINESS CORRIDOR

In 2002, the Kennedy Heights Community Council developed a Comprehensive Community Plan that defines the goals and aspirations for the residential and business areas within our community.

- 1) Improve the identity of the Kennedy Heights business corridor to promote private investment and redevelopment activity,
- 2) To safeguard property values throughout the Kennedy Heights business corridor,
- 3) To improve aesthetics and promote Kennedy Heights’ “sense of place”, prevent deterioration and undesirable conditions,
- 4) Initiate partnerships with arts organizations to create public art, such as sculptures and murals within the business corridors and public spaces in Kennedy Heights.

- 5) Support and enhance existing businesses along to the Montgomery Road corridor in Kennedy Heights.

CHAPTER III. LANDSCAPING AND BUFFER YARDS

Section I. BUFFER YARDS – PURPOSE

Landscaping and buffer yards are established to:

- a. mitigate the adverse effects on public streets and adjacent properties of noise, blowing dust and debris, and glare from motor vehicle headlights and parking area lighting;
- b. discourage unsafe access to and circulation in parking areas;
- c. contribute to improved community appearance and property values and preserve and enhance the established character of the neighborhood;
- d. preserve privacy in residential areas next to non-residential uses and discourage trespass onto such residential properties;
- e. provide trees and shrubbery that improve the urban environment by cooling the air and land, reducing carbon dioxide in the air, and producing oxygen;
- f. compensate for the inability, in a densely developed areas, to buffer incompatible uses by use of wide yards and open spaces.

Section II. REQUIRED LOCATIONS – BUFFER YARDS

Any multi-family, commercial, or industrial use located on a lot having a rear or side lot line within 100 feet, or a front yard, or a side yard abutting a residential use, or a rear or side lot line abutting a public right-of-way, must install landscaping and buffer yard screening along such lot line(s); and

- a. When an existing building is proposed for remodeling, alteration, addition, or expansion or,
- b. When an existing building is proposed for an addition that will increase the square footage of the existing building; or,

- c. In all cases of new construction;

Section III. Buffer Yard Plan –A Buffer Yard Plan detailing the requirements of Sections I and II must be submitted to The Commercial and Office Development Committee (CODC) for review. CODC will make a recommendation for approval or rejection of the plan to the Executive Board of the Kennedy Heights Community Council. The Executive Board has the final authority to approve or reject a buffer yard plan.

- a. Current color photograph of the property.
- b. An illustration and listing of the size and type of plant material and spacing dimensions of the materials to be used in the buffer yard;
- c. A scaled drawing showing the buffer yard including existing, primary or accessory structures, existing landscaping, fences or walls, the lot line of the buffer area, the size of the area, materials, colors of fencing, any lighting, methods of installation and landscaping plan where applicable pursuant to the requirements set forth below. Material samples may be required.
- d. Buffer Yard Setbacks – Buffer yard setbacks must be provided between proposed and existing structures and the front, rear and side yard property lines as follows:
- e. Residential Use Screening – Office, commercial, industrial or mixed-use area which abut single family, two family and multiple family residential uses must be screened and buffered from the view of the residential uses are follows:
 1. Screening must be a minimum of forty-eight (48) inches above grade of the ground surface, along and adjacent to the entire length of the property abutting the residential use. A solid screening barrier using one, or a combination of the following:
 - Screening shrubs
 - Fences, wall, and/or
 - Berms,
 - A combination of trees, shrubs and fencing or walls.
 2. Screening shrubs must be planted in order to create a solid screening at 100% opacity. Plant material type and location must be submitted on a buffer yard plan. Plans must be submitted to The Commercial and Office Development

Committee (CODC) for review. CODC will make a recommendation for approval or rejection of the plan(s) to the Executive Board of the Kennedy Heights Community Council. The Executive Board has the final authority to approve or reject a buffer yard plan.

- f. Commercial Uses: Minimum Buffer yard setbacks between a commercial use, industrial, office and mixed-uses, and a residential use must be 15 feet (fifteen feet) along the lot line.
- g. Minimum Plant Sizes for Buffer Yards:

PLANT MATERIAL TYPE	MINIMUM SIZE AT INSTALLATION	
	ABUTTING VACANT LAND	ABUTTING ANY EXISTING USE
Canopy Tree	1-1/2 inch caliper	2 inch caliper
<u>Understory Tree</u>		
Single Stem	1 inch caliper	1-1/2 caliper
Multi-Stem Clump	5 feet (height)	6 feet (height)
Evergreen Tree	4 feet (height)	6 feet (height)
<u>Shrub</u>		
Deciduous	15 inches (height)	24 inches (height)
Evergreen	12 inches (height)	18 - 24 inches (height)

All plant material must conform to the American Standard for Nursery Stock.

Section IV. Fencing: Buffer Yard – Fencing may be used as a type of buffer yard screening subject Section III of Chapter III where applicable, and the requirements set forth below:

- a. Both sides of any fence must be maintained in a condition of reasonable repair and appearance by its owner and must not be allowed to become and remain in a condition of disrepair or danger, or constitute a nuisance, public or private.
- b. No physical damage of any kind must occur to abutting property during construction.

- c. Materials - Fences must consist of material comparable in grade and quality to decorative masonry, wrought iron or wood, provided surfaces are finished for exterior use; or wood of proven durability is used such as cedar wood or redwood. The height of the fence must be limited to the following:
 - Front yard: four (4) feet in height
 - Side yard: six (6) feet in height except where the side yard is also a corner lot, both and rear yard fencing must be consistent.
 - Rear Yard: Six (6) feet in Height.
 - No chain link fencing is permitted.
 - Wall structures must be masonry.

- d. A certificate of survey must be required for all fences (except hedges and plantings) to be constructed on or within ten (10) feet of the property line or of an adjacent public right-of-way in the case of lots with a property line as the centerline of the street. An exception may be granted in cases where corner property stakes are located and a survey exists in the City property file.

Section V. LANDSCAPING and Parking Lot Screening - GENERAL:

- A. **Purpose** - These landscaping and parking lot regulations provide standards and criteria for new landscaping with live plant material, and are intended to promote the value of property improve the physical appearance of the community, and enhance the community's ecological, environmental and aesthetic qualities. It is also the intent of this Section to establish requirements for the installation and maintenance of landscaping and buffering elements.

- B. **Applicability** - The provisions of the Landscaping and Parking Lot Screening Regulations contained in this Section must apply in the following situations:
 1. When an existing building is proposed for remodeling, alteration, addition, or expansion or,

 2. When an existing building is proposed for an addition that will increase the square footage; or

 3. Upon all new construction;

- B. Landscaping Plan** -A Landscape Plan detailing the requirements of section D below must be submitted to The Commercial and Office Development Committee (CODC) for review. CODC will make a recommendation for approval or rejection of the plan to the Executive Board of the Kennedy Heights Community Council. The Executive Board has the final authority to approve or reject a landscaping plan.
- C. Landscape Area Percentage** – An area not less than fifteen (15%) of the total lot area must be landscaped. No area must be maintained with bare soil. All ground surfaces not used for buildings, sidewalks, roadways, or other impermeable surfaces must be covered with live grass, turf, shrubbery, trees, ground cover, flowering plants or appropriate mulching and only those areas with live plant materials must be included in the calculation for determining compliance with the percentage of lot coverage.
- D. Details of Landscape Plan** - The Landscape Plan must include as a minimum contain the following information:
1. The date, scale, north arrow, title, and name of owner.
 2. A minimum scale of not less than one-inch equals twenty feet.
 3. All existing and proposed buildings and other structures, paved areas, planted areas, power poles, light standards, fire hydrants, signs, fences, sidewalks, and other permanent features to be added and/or retained on the site.
 4. The location and height of all trees to be preserved or retained.
 5. The location of all plants and landscaping material to be used including paving, benches, screens, fountains, statues, or other landscape features.
 6. A delineation of the designated landscaped area.
 7. A list of the species of all plant material to be used.
 8. A list of the size and height of all plant material to be used.
 9. The spacing of plant material where appropriate.
 10. Whether an irrigation system including rain and freeze sensor controls will be provided for all landscaped areas.
 11. The name, address, and telephone number of the person or firm responsible for the preparation of the Landscape Plan.



E. Definitions

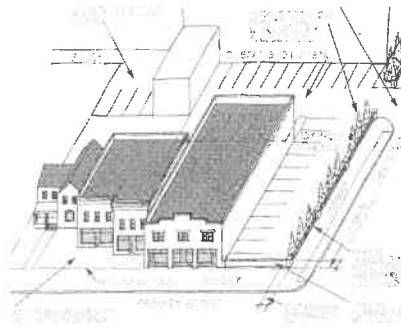
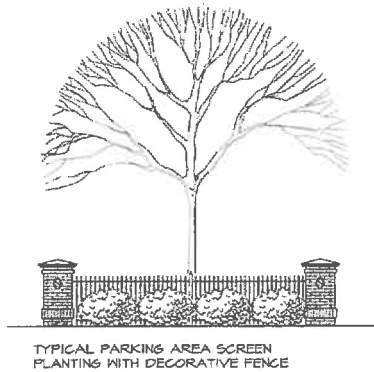
1. Parking Lot - Parking lots must include any expanse of pavement for the maneuvering and parking of automobiles.
2. Large Island- An island with a minimum dimension of six (6) feet by twelve (12) feet with a minimum of one tree.
3. Small Spot Island- An island with a minimum dimension of six (6) feet by (6) feet square, or six (6) feet circular. Small spot islands are limited to a maximum of sixty percent (60%) of the total number of islands combined. A minimum of one tree is required per spot island.
4. Large Tree-Minimum three-inch (3") caliper
5. Ornamental Tree—Minimum four feet (4') high
6. Large Shrub- Minimum three feet (3') high
7. Small Shrub-Minimum two feet (2') high
8. Groundcovers-Minimum four-inch (4") pot.

- F. **Landscape Setback** - There must be a landscape setback area having a minimum width of fifteen (15) feet adjacent to all public street rights-of-way and twenty (20) feet adjacent to all commercial, industrial and mixed uses. Loading areas, outside storage and outside display areas must not encroach into the landscape setback. No parking or maneuvering areas are permitted within the landscape setback with the exception of ingress and egress drives. The landscape setback must contain grass, ground covers, shrubs, trees, or in any combination.

The landscape setback must contain at a minimum:

1. Required Trees – Within the landscape setback, one (1) large tree must be planted per thirty (30) feet, or fraction thereof, of street frontage. If two or more trees are planted they must be 30 feet on center linear. Existing trees situated within the landscaped edge may be included in this calculation. Two ornamental trees may be substituted for a large tree.

- a. Developments that provide space for upper story uses (over the first floor) must increase the percentage of landscaping by 2% for every 300 square feet of upper story up to a total landscaping area of 25%.
2. Required Shrubs- Ten (10) small shrubs, must be planted per thirty (30) linear feet of street frontage. Shrubs planted for parking lot screening may be used to satisfy this requirement.
3. The required landscape setback landscaping must not count toward parking lot screening or parking area landscaping requirements.



G. Parking Lot Screening – Parking lots which are not screened by on-site buildings or fences must be screened from view of public rights-of way and open space as follows

1. Screening must be a minimum height of sixty (60) inches above the grade of the parking lot along and adjacent to its entire length and provide a solid screening barrier using one, or a combination, of the following:
 - a. Screening shrubs,
 - b. Walls, and/or
 - c. Berms.
 - d. Shade trees whose mature height is 35 feet, planted at 30" on center, linear.
2. Screening shrubs must be large shrubs spaced a minimum of three (3) feet on center. Shrubs must be planted a minimum of two feet off the back of curbs. Areas under the car bumpers must be covered with groundcover or special paving treatments such as brick or concrete pavers. Screening shrubs may be counted toward required landscape setback shrubs.

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3. One large tree must be planted for every twenty (20) parking spaces or every 30 feet on center linear, whichever is greater. No parking space must be located more than one hundred (100) feet from a large tree within a landscaped island. All landscape islands must be landscaped with at least groundcover and one large tree. Trees required by this section must be located within an island in the interior of the parking lot.
4. Wall structures must be masonry. There must be a continuous concrete mow edge with a minimum of twelve (12) inches on the side of a wall facing the street right-of-way. Masonry walls must be constructed to the standards required by the City of Cincinnati, Director of Buildings and Inspections.
5. A detailed plan showing compliance with the requirements of section G of this Section must be submitted for review to the Commercial and Office Development Committee of the Community Council (CODC). CODC will make a recommendation to the Executive Board of the Kennedy Heights Community Council. The Executive Board has final approval for any Parking Lot Screening Plan to be placed in the Business Corridor.

H. General Landscaping Specifications for Plant Materials – See plant material specifications for Buffer Yards in Section III(g) above:

The following sections include specifications for plant materials. Alternatives to these materials which can be demonstrated to meet both the intent and requirements of this ordinance may be approved as part of a Landscape Plan.

- (a) Deciduous Trees. Size at planting: A minimum caliper of at least two and one-half inches measured 24 inches above ground level.
- (b) Evergreen Trees. Size at planting: A minimum of five feet high and a minimum spread of three feet.

- (c) Shrubs. Shrubs must be at least 24 inches average height and spread at the time of planting and, where required for screening, must form a continuous, year-round solid visual screen within five years after planting.
- (d) Shade trees - two-inch caliper as measured 12 inches above ground. Nuisance trees such as the female cottonwood and ginkgo, Siberian elm, and silver maple trees should be avoided.
- (e) Ornamental deciduous trees - 6 feet to 8 feet in height.
- (f) Groundcover and Grass.
 - (1) Groundcover. Groundcover must be planted a minimum of eight inches on center and must be planted in such a manner so as to present a finished appearance and 75% coverage after one complete growing season. If approved as part of a Landscape Plan, groundcover may also consist of rocks, pebbles, sand, wood chips and other material.
 - (2) Grass. Grass must be planted in species normally grown as permanent lawns in southwestern, Ohio, and may be sodded or seeded, except in swales or other areas subject to erosion, where solid sod, erosion-reducing net, or suitable mulch must be used. Grass sod must be clean and free of weeds and noxious pests or disease.
- (e) Where healthy plant material exists on a site prior to its development and where such plant material is not damaged by site development procedures, such plant material may be credited toward the minimum number specified for each zoning category. Existing plant material must, however, be in keeping with the intent of the Landscaping section of the guidelines.

CHAPTER IV. LIGHTING

Section A. Purpose. The purpose of this section is to establish regulations to allow for outdoor illumination levels which are appropriate for the visual task, safety and security while minimizing the undesirable side effects of excessive illumination such as glare, sky glow and light pollution. It is also the purpose of this section to establish recommendations for the design of outdoor lighting fixtures that will enhance the general atmosphere of the business corridor.

Section B. Applicability. Outdoor lighting fixtures installed for new structures and the expansion or remodeling of existing structures as well as new or replaced lighting fixtures must meet the requirements of this section.

1. Upward lighting of building facades, monument signs up to 6 feet tall, and outdoor artwork is permissible so long as the lighting is aimed at the object to be illuminated, not aimed into the sky, and light spillage is avoided. Signs mounted at a height greater than 6 feet from the ground must not use upward lighting.
2. The height of wall-mounted light fixtures must not exceed the height of the wall to which it is mounted.
3. For commercial developments, mixed-use developments and residential developments with 5 or more units, exterior freestanding light fixtures must be mounted no more than fifteen (15) feet high.
4. For residential developments with fewer than 5 units, exterior freestanding light fixtures must be mounted no more than eight (8) feet high.

Section C. Parking lot lighting standards. Parking lot lighting must not exceed light levels necessary for safety and locating vehicles at night. To achieve this and minimize light spillage onto adjacent properties, fixtures which cut off light at 90 degrees or less from the vertical. In addition, the lighting plan must be designed so that the parking lot is lit from the outside perimeter inward, and/or incorporate design features with the intent of reducing off-sight light pollution. It is recommended that the average level of illumination on the surface of the lot not exceed 2 foot candles. Lighting used to illuminate parking areas, the street, or signage should be indirect and shielded. Indirect light must avoid off-site spillage.

Section D. Canopy lighting standards. Lighting levels for canopies and aprons of commercial facilities must be adequate only to facilitate the activities taking place in such locations and must not be used to attract attention to the businesses. It is recommended that the maximum level of illumination not exceed 10 foot candles.

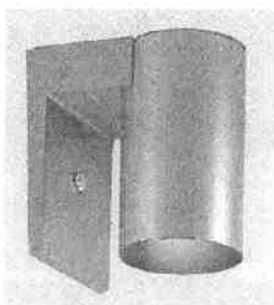
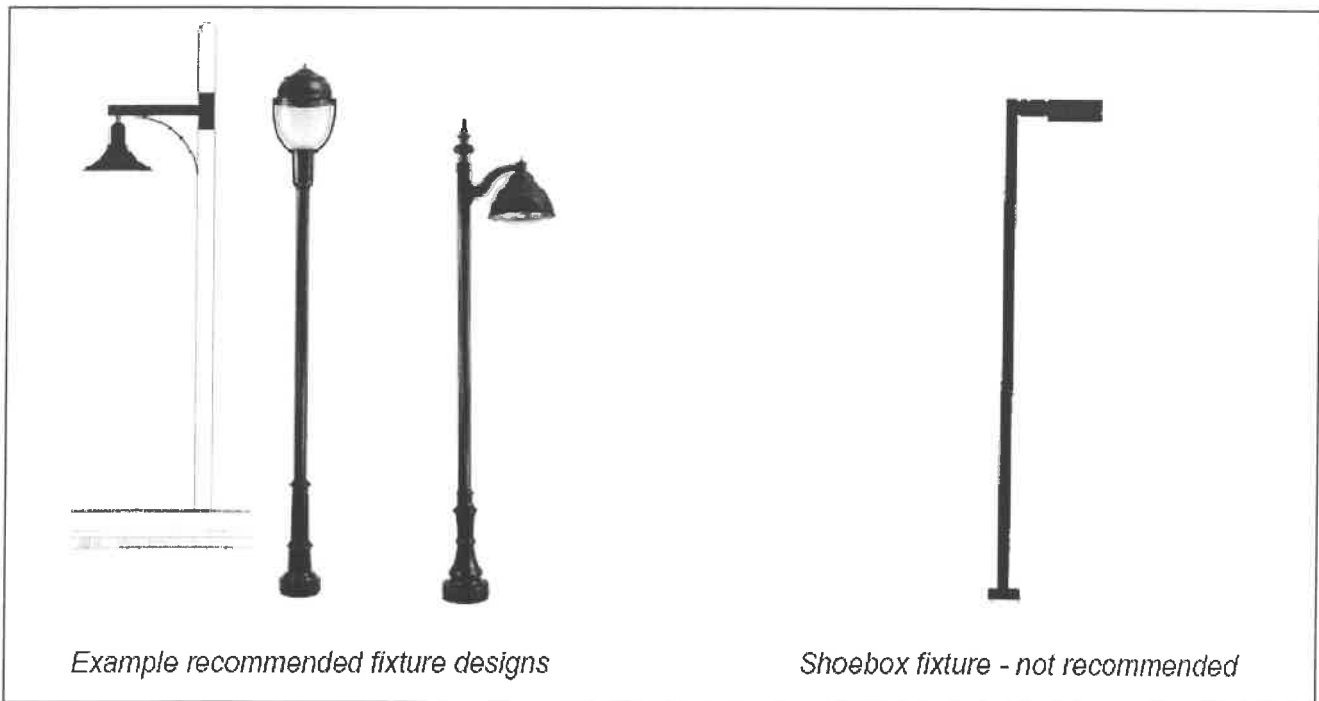
The following standards must be met:

1. Light fixtures mounted on canopies must be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy and/or shielded by the fixture or the edge of the canopy so that light is restrained to no more than 85 degrees from vertical, as shown in the illustration below.

2. Lights must not be mounted on the top or sides (fascias) of the canopy, and the sides (fascias) of the canopy must not be illuminated.

3. Canopies must be constructed of non-light-emitting material.

Section E. Recommended Lighting Designs: Consideration of items such as the overall appearance of the light fixture and pole, the placement of the light, surrounding landscaping for screening, and design features such as shielded light sources intended to reduce off-sight light spillage must be used. Design light fixtures must be part of a “family” of site elements. This must include various lighting levels for vehicles, pedestrian circulation, signage and special accents.



Fully shielded light sources



Light source not fully shielded

Section F. Lighting Plan. Applications for new structures and the expansion or remodeling of existing structures must submit a lighting plan to The Commercial and Office Development Committee (CODC) for review. CODC will make a recommendation for approval or rejection of the plan to the Executive Board of the Kennedy Heights Community Council. The Executive Board has the final authority to approve or reject a lighting plan.

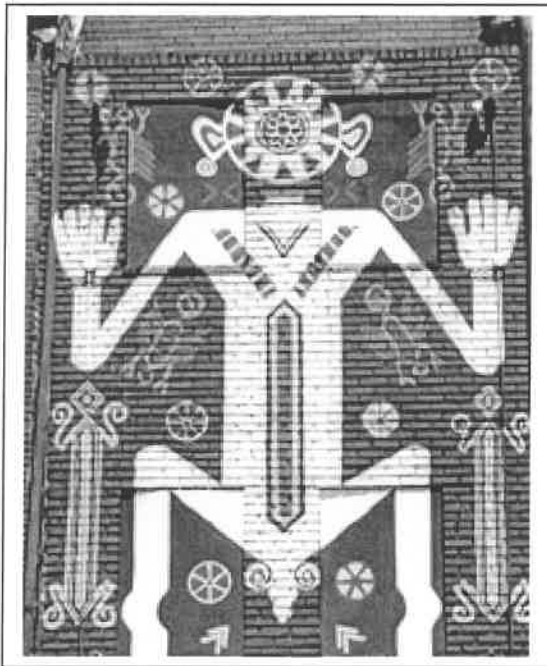
1. Site plan with location of all light fixtures and a numerical grid of lighting levels (in foot-candles) that the fixtures will produce on the ground (photometric report).
2. Area of illumination.
3. Lamp type and wattage.
4. Mounting height of all fixtures.
5. Cut sheet showing the design and finishes of all fixtures and designation as IESNA “cut-off” fixtures.
6. Drawings of all relevant building elevations showing the location and aiming points of the fixtures.

Section G. Definitions.

1. **Fully Shielded Light:** light fixtures shielded or constructed so that no light rays are directly emitted by the installed fixture at angles above the horizontal plane as certified by a photometric test report. The fixture must also be properly installed to effectively down direct light in order to conform with the definition.
2. **Foot-candles:** a unit of illumination of a surface that is equal to one lumen per square foot. For the purposes of these regulations, foot-candles must be measured at a height of 3 ft. above finished grade.
3. **Fixture Height:** height of the fixture must be the vertical distance from the ground directly below the centerline of the fixture to the lowest direct light emitting part of the fixture.

4. **Light Spillage:** the shining of light produced by a light fixture beyond the boundaries of the property on which it is located.

CHAPTER V. PUBLIC ART



Section A. Goals of Public Art in Kennedy Heights:

1. **Reinforce safe environments** - Providing an engaging and safe place for people to live, work, shop and play is essential to this entire effort and requires the transformation of real and perceived negatives - physical, economic and social - into positives.

2. **Foster a sense of place and community** - Community means much more than a physical place; it suggests pride of ownership and interaction between people.. It suggests safe and comfortable streets and access to recreation.
3. **Support ‘greening’ as a key component of corridor development projects** - All development and infrastructure improvements should incorporate a strong greening/public realm component. Open spaces and dedicated public parks will contribute immeasurably to the quality of life for residents, businesses and visitors in adjacent neighborhoods.

Section B. Public Art Categories and Definitions:

1. **Infrastructure-based** - Artwork designed by artists and integrated into the permanent structure of the transportation or business corridor, i.e. overpasses, sidewalks/pathways, landscape.
2. **Temporary** - Generally, though not always, lower cost projects that are placed on a temporary basis throughout the system. These may be commissioned in response to a relevant current event, a special event, and/or in collaboration with another presenting organization. Possible examples include pyrotechnic demonstrations, heating or lighting elements, projections of images of films.
3. **Site-specific** - Typically permanently placed artworks created for and in response to a specific location often serving no function other than aesthetic. These are individual responses to a given site.
4. **Functional objects** - Functional artworks, i.e. drinking fountains, information kiosks, planters, tree guards, tree grates, bike racks, gates, benches, designed by artists and intended for utilitarian purpose or neighborhood gateways.

Section C. Approval for Art Installations in Public Venues in Kennedy Heights Business Corridor:

1. All proposals for the installation of public art in public venues within Kennedy Heights Business Corridor, must be submitted for review by a “Public Arts” committee consisting of designated 2 individuals from the Kennedy Heights Art Center, 2 individuals from the Commercial and Office Development Committee and two individuals from the Executive Board of the Kennedy Heights Community Council.

- a. The Public Arts Committee will make a recommendation for approval to the Executive Board of the Kennedy Heights Community Council, regarding art installations in public venues within the Business Corridor.
 - b. The Public Arts Committee must work with the City of Cincinnati to conform to safety, law enforcement and zoning requirements. Applicable requirements of the City of Cincinnati Municipal Code, including the zoning code, must be reviewed by the Public Arts Committee and included in its recommendation to the Kennedy Heights Community Council Executive Board.
 - c. Approval of the recommendation of the Public Arts Committee will be accepted or rejected by Executive Board of the Kennedy Heights Community Council. The Executive Board, in accordance with the City of Cincinnati zoning code and applicable ordinances of the Cincinnati Municipal Code will have final authority on the placement of art in public venues within the Kennedy Heights Business Corridor.
 - d. The business corridor is defined within Section C of Chapter VIII of the Urban Design Overlay Guidelines.
2. Prior to making a final decision, the “Public Arts Committee” and the Executive Board will present proposals for public art in public venues within the business corridor to the community for review at Kennedy Heights Community Council Meetings within a reasonable time after receiving a request for display of public art within the Business Corridor.
 3. Approval of appropriate public art displays must be determined by a majority vote of the members of the Public Arts Committee.
 4. If the Public Arts Committee cannot reach agreement, then the matter must be decided by a majority vote of those in attendance at a Kennedy Heights Community Council Meeting.

CHAPTER VI. BUILDING FACADES, ARCHITECTURAL DESIGN AND PARKING

Section I. Construction/Building Renovation Application Procedures:

A. Procedure for Review and Approval of Applications – Applications and/or permits for construction or renovation within the Kennedy Heights Business Corridor must be submitted to the Commercial and Office Development Committee (CODC) of the Kennedy Heights Community Council for review. CODC will make a recommendation for approval or rejection of plans and/or permits within this Section to the Executive Board of the Kennedy Heights Community Council. The Executive Board has the final authority to approve, recommend adoption, reject or oppose a plan or permit, where allowable by the laws and ordinances of the City of Cincinnati and the provisions of the Kennedy Heights Urban Design Overlay Guidelines.

1. Applications or permits for new construction
2. Demolition of existing structures
3. Signs
4. Awnings
5. Mechanical Equipment and Utilities
6. Replacement Windows
7. Exterior Renovation or alterations of existing structures
8. Eating and Drinking Establishments

Section II. Basic Building Design, Scale, and Proportion – within the Kennedy Heights Business Corridor must conform to the following architectural elements and design principles:

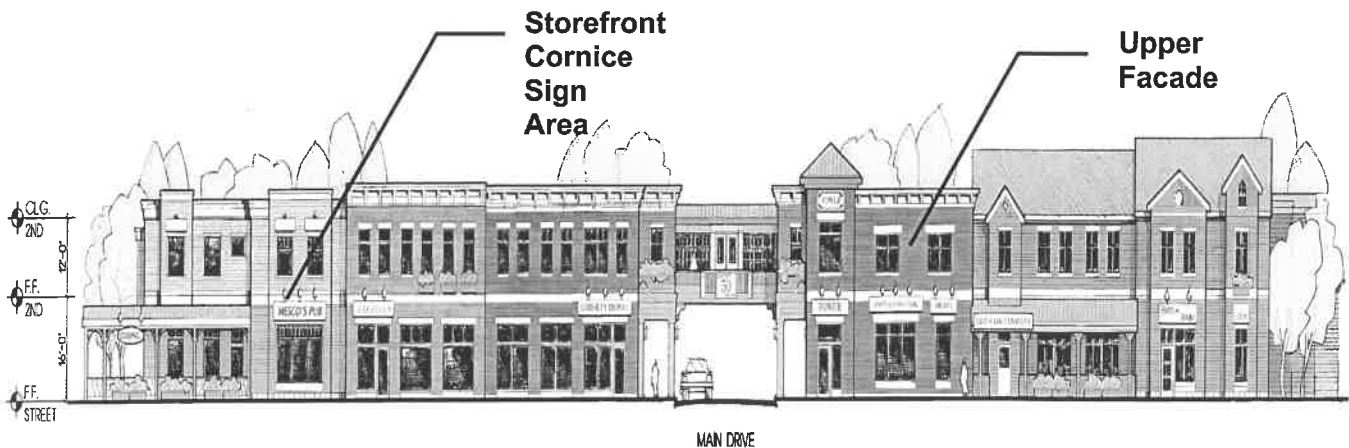
A. Single Story Construction:

1. Transom windows provide inviting and open views to interior and link activities inside to outside.
2. Large display windows set back modestly from façade.
3. Upper façade elements in alignment with lower façade.
4. Signing in scale with transom



B. Two & Three Story Construction

1. Windows and Upper façade elements in alignment with ground floor window and door openings.
2. Buildings Share Similar Heights with Adjacent Structures
3. Building Heights must not exceed 4 stories or 50 feet.



Section III. Building Materials:

The following building materials may be used and combined to create a consistent, attractive, interesting and long-lasting building design.

A. Allowed Building Materials:

1. Brick – Brick veneers intended to simulate brick exteriors are not acceptable. Painted brick is not acceptable;
2. Stone – Natural stone such as, but not limited to, Granite, Limestone, and Marble are allowed building materials. Terra Cotta and/or Cast Stone, which simulate natural stone, are also acceptable. Painted stone is not allowed;
3. Split-Face Block/Concrete Masonry Unit (CMU);
4. Tilt/Architectural Pre-Cast Concrete;

- e. High Grade Stucco
- f. Natural Wood and/or Cement-based Artificial Wood Siding;
- g. Glass;

Section IV. Building Materials Not Permitted:

- A. Building designs which include 100% metal façade are not permitted. Building facades which include some metal elements in its design must be reviewed by the CODC and approved by the Executive Board of the Kennedy Heights Community Council.

Section V. Architectural Styles

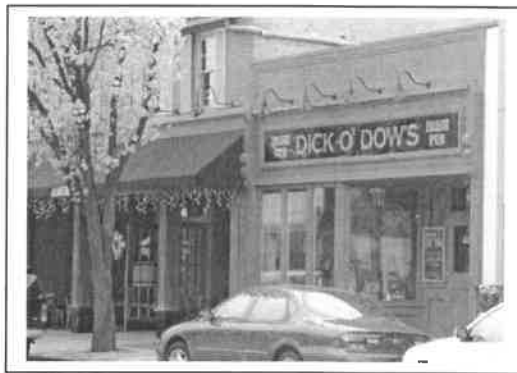
- A. Styles should be complimentary to existing flat roof commercial buildings of the mid 1920's and 30's or architecture of late 1800 or 1900's.
 - 1. Use of Brick or other durable masonry veneers should be used to compose wall, piers, and cornices.
 - 2. Finish colors should compliment basic earth tones of existing brick & stucco buildings,





Section VI. Storefront Elements

- A. Individual storefronts should express window styles, materials, and color.
- B. Storefront signing should be incorporated and integrated with the storefront façade design.



- C. Access and entries should front corner wherever feasible,
- D. Where parking occupies corner, utilize masonry screen walls and landscaping to create architectural edge / buffer views to parked cars.
- E. Corner Lots must be preserved for building development as opposed to parking lot uses.



Section VII. Awning Standards

- A. Awnings must meet the following standards:
1. Awnings must project no more than two-thirds the width of the sidewalk or six feet, whichever is less.
 2. Awnings must run parallel to the face of the building.
 3. Awnings must be located within the existing building framework between columns and below spandrel panels. Awning colors and design should be compatible with the colors and design of the building.
 4. Structural supports for all awnings must be contained within the awning covering.
 5. Each storefront bay should have a similar awning to the other
 6. storefront bays on the same building.
 7. Awnings must be designed to be harmonious with the
 8. architecture of the building that they are to be placed on. They
 9. must relate in shape and proportion to the building's
 10. architectural elements such as window and opening shapes, arcade articulation and general character of the building.
 11. Awning materials must be durable and weather resistant (resist fading), Asphalt shingle or shake canopies must be supported by columns or brackets of appropriate scale.



Section VIII. Mechanical Equipment and Utility Standards

- A. Mechanical equipment, including air conditioning, piping, ducts, and Conduits external to the building should be concealed from view (within 300 feet) on all sides from adjacent buildings or street level by grills, screens or other enclosures. Electric and other utility service connections must be underground for new construction and encouraged for all other changes.
- B. For all commercial/retail buildings, roof mounted mechanical, HVAC and like systems must be screened from public street view (within 300 feet) on all sides.

Section IX. Replacement Window Standards

- A. Replacement windows must meet the following standards:
Replacement windows must fit the size and style of the original openings.
1. Original window and door openings should not be enclosed or bricked-in on the street elevation. Where openings on the sides or rear of the building are to be closed, the infill materials must

match that of the wall and be recessed a maximum of three inches within the opening.

Section X. Exterior Renovation or Alterations of Existing Structures

- A. Renovations, alterations or additions should be designed and executed in a manner that is sympathetic to the particular architectural character of the structure being worked on. Architectural elements should be sensitively designed to reflect the detailing and materials associated with the particular style of the building.
- B. Renovations and restorations of older buildings should respect the original building design, including structure, use of materials and details. New materials or signs should not cover original materials and detailing. Natural materials (brick, slate, glass, stone, etc.) should be retained in their natural state and not covered with any other contemporary materials. Materials that are out of keeping with the historic character of the building should be removed from the facade upon significant exterior renovation or restoration of the existing structure.

Section XI. Eating and Drinking Establishments

- A. Restaurants, Limited must meet the following standards:
 - 1. No more than 45 percent of their floor area may be devoted to food preparation, related activities and other space not accessible to the public;
 - 2. No more than 35 percent of the restaurant's sales by dollar volume are carry-out and the patrons are served with other than single-use utensils, plates and beverage containers.
 - 3. The consumption of food or beverage in automobiles parked upon the premises is prohibited.

Section XII. New Construction

- A. New buildings should be compatible with their surroundings. Architectural style, bulk, shape, massing, scale and form of new buildings and the space between and around buildings should be consistent with the area, and should be in harmony with neighboring buildings.

1. New buildings should respond to the pattern of window placement in the district. The designs of new buildings should avoid long unrelieved expanses of wall along the street by maintaining the rhythm of windows and structural bays in the district. The preferred pattern of ground floor windows is open show windows, with inset or recessed entryways; and landscaping, lighting and other amenities equivalent to those existing in the district.
2. Buildings should de-emphasize secondary rear or side door entrances to commercial space, unless the entrances are associated with public parking areas.

Section XIII. Design Plans.

- A. Building designs and site plans for new structures, building expansions or remodeling of existing structures must submit



scaled drawings and color renderings of the proposed changes for approval by the Kennedy Heights Commercial and Office Development Committee.

Section XIV. Demolition

- A. Where demolition has been ordered by the Director of Buildings and Inspections for reasons of public health and safety:
 1. The structure does not contribute to the architectural quality of the district;
 2. The demolition is necessary to accomplish the construction of a Building which would meet the guidelines contained in the urban design plan;
 3. The demolition is necessary to provide parking and/or other use specified in the urban design plan;
 4. The owner has endeavored in good faith to find a use for the

structure and is unable to obtain a reasonable rate of return on the property;

5. Demolition has been ordered to remove blight.

B. Demolition Plans. Demolition plans for existing structures must be submitted to the Commercial and Office Development Committee (CODC) of the Kennedy Heights Community Council and the Executive Board for review and approval as described in Section I of this Chapter. The following information must be included in the demolition plan submitted to CODC:

1. parcel number and legal address of the property and a detailed description of the structure(s) to be demolished,
2. name, address and phone number of the legal owner of the structure to be demolished,
3. The name, address and phone number of the commercial firm and site supervisor or project manager who will complete demolition on the site.
4. The proposed date of demolition;
5. Information regarding the future disposition of the property including sale of the property or subsequent development on the property where the demolition occurred.

Section XV. Shared Parking:

A. Where appropriate, the Commercial and Office Development Committee (CODC) encourages the use of “shared parking”. Plans for shared parking will be reviewed in accordance with the provisions of Chapter 1425 and section 1425-25 of the City of Cincinnati Zoning Code. The CODC will make a recommendation to the Executive Board of the Kennedy Heights Community Council to review whether a shared parking proposal would be of benefit to businesses within the Business Corridor. Final approval to implement a shared parking plan will be made by the Executive Board of the Kennedy Heights Community Council.

CHAPTER VII. SIGNAGE

Section A. Signs and Signage Standards:

1. Prohibited Signs:

- a. All blinking, flashing, rotating or moving signs, except barber poles and theater marquees;
- b. Rooftop signs, signs or awnings extending above the roofline of the building, or signs or awnings that extend above the window sill line of the second floor of the building;
- c. Any advertising sign on or about an unoccupied building, except those related to the sale or rental of that building;
- d. All signs, handbills, or flyers on utility poles, except those installed by the city and state.
- e. Billboard Signs
- f. Portable or Mobile Signs

2. A Sign Plan must be submitted for review by the Commercial and Office Development Committee (CODC). A Sign Design Plan shall contain requirements for the lettering, illumination, colors, materials, location, and sign type to be used within the development. Final approval for all signs will be made by the Executive Board of the Kennedy Heights Community Council. Approval of signs, includes but is not limited to the following:

1. Exterior Neon signs,
2. Banners,
3. Temporary Signs as defined in Chapter 1427 of the City of Cincinnati Zoning Code.
4. Wall Sign. A wall sign may be erected on the one wall of a building which most nearly parallels a street, parking lot or service drive. One (1) permanent wall sign not to exceed one (1) sq. foot for each linear foot of sign frontage.
 - a. Not to exceed thirty-six (36) inches in height.
 - b. The maximum allowable size is fifty (50) sq. feet.
 - c. The sign must be placed in the building sign band, if one exists.
 - d. The sign must be placed so that it doesn't obscure architectural details of the building.
 - e. The sign shall be placed at such a level so than its top is lowest when: it is twenty (20) feet above grade, or reaches the bottom of the window sills on the second story, or it reaches

- f. the height of the building lien; which ever of these choices results in the lowest altitude for the top of the sign.
- g. The sign shall project no more than twelve (12) inches out from the building.
- h. The letters in the sign shall not be greater than two and one-half (2.5) feet in height.
- i. Mounting hardware devices shall be placed to minimize their visibility from the sidewalk.
- j. Signs not overhanging a Public Way may project thirty-six (36) inches out from the building.
- k. The sign may be broken up into two segments if architectural details of the building make it necessary. Such segmentation is allowed only if both segments remain in the building's sign band, and the sign complies with all other regulations for non-segmented primary wall signs,
- l. Secondary wall signs – a secondary wall is one that is not part of the building frontage facing a street or public right of way;
 - 1. One wall sign per secondary wall
 - 2. Area shall be no greater than one-half (1/2) the area of the Primary wall sign or shall not exceed one-half (.5) sq. foot for each linear foot of secondary building frontage,
 - 3. And will not be greater than thirty-six (36) inches high. The maximum allowable area is thirty (30) sq. feet



Section B. Projecting Signs:



1. Projecting signs must not be used except for small identification or trademark signs symbolic of the business identified. The copy of all signs should identify the predominant business on the premises or its principal product or service.
2. Advertising signs are prohibited.
3. Projecting signs must not exceed six square feet per sign face and must not exceed 12 square feet for all faces.
4. Projecting signs should be located over entry doors or building columns or piers and should be limited to one projecting sign per business.
5. All sign supports must be simple in nature, have no visible guy wires and be made less obtrusive with camouflaging color in harmony with the surrounding environment.

Section C- Signage for Multiple Storefronts and Multiple Tenants

1. In the case where buildings have multiple storefronts occupied by different tenants, the allowable signage area for each tenant will be calculated based upon the storefront street frontage in order to maintain a proportional distribution of signage area.
 - a. An establishment in a multi tenant building can have 24 square feet of wall signage or one square foot of sign for each linear foot of building frontage, whichever is least.
 - b. Multiple-tenant buildings shall be allowed the option to erect either a directory or wall sign.
 1. **Directory sign.** The sign area shall be equal to either thirty-five (35) percent of the buildings' linear footage on the building façade, or 150 square feet, whichever is less.
 - i. The height of the sign cannot exceed twelve (12) feet above ground level.
 - ii. The name of the building or center cannot comprise more than twenty (20) percent of the sign face.
 - iii. The minimum size for each tenant panel is



fourteen (14) square feet.

iv. The minimum item of information size is six (6) inches.

Section D- Signage for Buildings with Multiple Tenants with No Exterior Wall or Windows

For businesses located within an interior portion of a building, or on the second floor or higher story of a building and lacking an exterior wall or window area, a sign identifying the business no larger than six square feet may be affixed to the exterior of the building. This sign area must be included in the maximum allowable area for all signs on the property.

Section E. Ground signs:

Where permitted, ground signs must meet the following standards:



1. Ground signs should be a maximum sign area of not more than one square foot of sign area per linear foot of street frontage per sign face, up to a maximum sign area of 30 square feet per face, or 60 square feet for all sign faces.
2. Ground signs should be limited to two sign faces and should not exceed six feet in height.
3. Ground signs should be located at or near the primary street frontage. The setback for ground signs must be a minimum of 6 feet from the curb or right of way line.
4. Ground signs should be compatible with the design of the building in proportion, shape, scale, materials, colors, and lighting.

CHAPTER VIII.

APPLICATION AND ENFORCEMENT OF URBAN DESIGN GUIDELINES

Section I. Applicability – Urban Design Overlay Guidelines and Cincinnati Zoning Code

A. Except as otherwise provided in this chapter, all regulations of the underlying zone districts and other applicable overlay districts, apply to and control property in an Urban Design Overlay District; provided, however, that in the case of conflict between the provisions of an underlying zoning district and the Urban Design Overlay District, the provisions of the Urban Design Overlay District govern.

B. Upon consultation and review with the Commercial and Office Development Committee, the Executive Board of the Kennedy Heights Community Council has the final authority to modify, suspend or exempt the applicability of any provision within the Kennedy Heights Urban Design Overlay Guidelines where appropriate.

C. The Kennedy Heights Urban Design Overlay Guidelines (UDOG) shall apply to the “business corridor” that includes the properties located between Tyne Avenue and Coleridge Avenue on Montgomery Road; any property abutting or having building frontage on a street adjoining Montgomery road including, but not limited to Kennedy Avenue, Mc Hugh Place and Ravenal Court.