

(h) A building existing or maintained in violation of this section is hereby declared to be contrary to the Zoning Code and a nuisance per se.  
(Ord. 2-A-68. Passed 2-15-83.)

#### 1288.06 DRIVE-IN FACILITIES.

(a) No permit shall be issued for a drive-in restaurant facility or auto car wash facility until a general application and site plan is submitted to and approved by the Planning Commission and Council. Such site plan shall be drawn to scale and shall include the development name, the date, a north point, a dimensional property map, the location of existing and proposed structures, parking facilities, drive and space arrangements, access roads, the paved exterior area, proposed lighting, the location and size of utilities, outdoor storage, proposed sign and developmental features, and a schedule with land area, setbacks, floor area and parking ratio.

(b) All entrances and exits to any drive-in facility shall be designed and constructed to facilitate quick and easy ingress to and egress from the site and to permit gradual merging of motor vehicles leaving the facility to join adjacent thoroughfare traffic.

(c) Turning movements which impede traffic movement are prohibited.

(d) All traffic to and from the facility must be channeled through these established entrances and exits.  
(Ord. 2-A-23. Passed 6-4-68.)

#### 1288.07 CAR WASHES.

In addition to the provisions of Section 1288.06, each automobile wash shall be subject to the following requirements:

(a) All washing facilities shall be within the complete enclosure of the building, except that a vacuum area may be permitted outside the building, so located as not to impede the flow of traffic.

(b) Adequate standing area for the hand-finishing of washed vehicles shall be provided. Such area shall be located so as not to conflict with the entering and existing flow of traffic.

(c) Drainage facilities shall be provided to prevent any standing water on the site or on the public right of way.

(Ord. 2-A-23. Passed 6-4-68.)

#### 1288.08 DOWNTOWN DESIGN STANDARDS.

This chapter specifies the general standards and requirements for buildings in the downtown area as defined by this section. This chapter is being adopted to ensure aesthetics in the downtown are maintained and to make the connection to the existing buildings and new construction, renovations and additions.

The "Downtown Design Standard Area" is defined as properties located in the core area of the City as described with these boundaries as: Michigan Avenue West from

Fourth Street west to the railroad viaduct, Michigan Avenue East from Pershing Street to Fourth Street, Wayne Road from Michigan Avenue East north to Glenwood Road and Sims Avenue from Michigan Avenue West west to Newberry Street.

- (a) The chapter applies to any development that proposes to construct any new building, building additions and any renovations that affect the facade of the building. The following are the criteria for downtown design standards for the facade of the buildings:
- (1) "Facade" is defined as the portion of any building side facing a public street, private street, public alleyway or public parking lot; with corner buildings required to apply these design standards to both facades.
  - (2) There shall be a mixture of two or more predominant downtown finish materials (brick, clay, stucco (not-dryvit), natural stone or ornamental concrete/fiber cement siding). The facade may be 100% brick but the brick shall contain a design in the brick such as cornices and soldier coursing.
  - (3) Transparent glass shall not make up less than 70% of the total wall area of the first floor elevation, with the upper stories providing similar window openings corresponding with the overall design of building and adjacent existing structures. Storefronts shall be maintained and repaired, when replacement is required the new storefront shall fill the entire historic storefront opening, maintain the same proportion of bulkhead, display window, and transom, and maintain the same level of transparency. Sliding windows are prohibited as well as glass block windows.
  - (4) Exterior walls cannot be covered with metal panels, EIFS (exterior insulation and finish system), vinyl siding, faux half timbering, logs, shakes, shingles, exposed aggregate or split faced block.
  - (5) Preassembled clay brick panels, artificial stucco, decorative precast units resembling stone need to match the appearance of natural material.
  - (6) "Trademark" commercial buildings shall meet the architectural style and design standards of the Downtown Design Standard Area.
  - (7) New construction shall not imitate authentic historical styles but be compatible in size, scale and proportion, massing, and building materials shall be encouraged to fit with the rest of downtown designs.
  - (8) The size, scale, massing, and facade materials of new construction shall complement the architectural character of buildings in a traditional downtown.
  - (9) The building facades shall incorporate recesses or projections along at least 20% of the length of the facade.
  - (10) Decorative fencing consists of wrought iron, vinyl or ornamental aluminum.
  - (11) Building entries shall be readily identifiable and accessible, with at least one main entrance that opens directly onto the public sidewalk.
  - (12) Building entrances shall be clearly defined and recessed or framed by a sheltering element such as an awning (with no signage), arcade, or portico in order to provide shelter from the elements.
  - (13) Flat roofs shall be enclosed by parapets to conceal mechanical equipment.

- (b) Lighting.
- (1) All outdoor lighting shall be decorative. The use of wall pack type lighting is prohibited.
  - (2) All outdoor lighting shall be of the dark sky type with no light projecting up.
  - (3) All outdoor lighting shall be in proportion to the type and style of the building.
- (c) Anti-Theft.
- (1) All anti-theft devices shall be constructed or installed on the interior of the structure. No bars, rolling gates or iron work shall be installed on any exterior of the structure.
- (d) Residential Uses.
- (1) The following standards are required for any residential uses:
    - A. Residential minimum floor area:
      - Studio - 400 sq. ft.
      - One bed - 600 sq. ft.
      - Two bed - 800 sq. ft.
    - B. Open space/landscape/civic space.
    - C. Terraces/patios for each unit.
    - D. Porches.
- (e) Patio Seating/Outdoor Service Areas. In additions to the approval of the Zoning Board of Appeals outdoor service areas must include a detailed plan for the fencing, location, furniture, umbrellas/covering and lighting. The fencing shall be wrought iron or ornamental aluminum, if a cover is not proposed tables shall include an umbrella with no temporary structures permitted.
- (f) Dumpsters/Trash Receptacles. All dumpsters/trash receptacles shall be screened with enclosures constructed in accordance to City standards.
- (g) Setback.
- (1) To determine the building line, the setback of the front facade of the building shall be determined on a block by block basis. A front setback calculation shall be determined based on the existing structures in that block or within 100 feet if there are no other buildings in that block.
  - (2) Exclusions to the "build to" setback include new construction on Main Street from Williams to South Wayne Road, Biddle Street from Main Street to Michigan Avenue West and Newberry Street from Michigan Avenue East to Sims Avenue and all of Veterans Plaza.
- (h) Exceptions. These standards apply to the Downtown Design Standard Area as described, unless otherwise provided. Projects exempt from meeting the standards are those commercial buildings that are comprised of any of the following project types:
- (1) Interior remodels;
  - (2) Normal or routine maintenance and repair of existing structures;
  - (3) Work that does not require a permit.
- (Ord. 2014-02. Passed 4-15-14.)