

# EXHIBIT F – DESIGN GUIDELINES

Oberlin, Ohio Code of Ordinances

## PART THIRTEEN - PLANNING AND ZONING CODE / TITLE FIVE - Zoning Ordinance / CHAPTER 1357 Site Plan Review / 1357.06 STANDARDS FOR SITE PLANS.

### 1357.06 STANDARDS FOR SITE PLANS.

Site plans shall conform to the following standards which shall be utilized in the review of site plan applications.

(a) Site plans shall be prepared in a manner which ensures that the proposed development will be in compliance with all applicable plans, laws and ordinances, including those of the City of Oberlin, the County of Lorain, the State of Ohio, and the federal government.

(b) Consideration shall be given to providing uses of land and structures consistent with recommendations of plans adopted by the City in the area addressed by the site plan. Consideration shall also be given to providing suitable areas for parks, schools, open space, and other areas of public recreational use and other public facilities, especially when such facilities are proposed in plans adopted by the City in the area addressed by the site plan.

(c) All development features, including principal buildings, open spaces, service roads, driveways, and parking areas shall be so located and related as to minimize the possibility of adverse effects upon adjacent development. Maximum possible visual and auditory privacy for surrounding properties and occupants shall be provided through good design and the use of proper building materials and landscaping. Where necessary to promote harmony with adjacent developments, screening of parking areas and service areas from surrounding properties shall be provided through landscaping, ornamental walls, fences, or other means.

(d) To ensure the protection of property values and to promote effective land use in the transition from one district to another, the Planning Commission shall have the power to determine the need for, location, and the amount of planting materials, walls, walks, or fences or any combination thereof.

(e) Thoroughfares, service roads, driveways, and parking and loading areas shall be designed to promote safe and efficient pedestrian and vehicular traffic safety on both private and public lands. On-site traffic circulation shall be designed to permit adequate fire and police protection.

(f) The design and installation of high quality, attractive landscape planting, screening, fences, and other site improvements is encouraged. Such improvements shall be designed as integral elements of the overall site plan, selected to complement the site and surrounding sites, and designed to provide visually and spatially attractive areas in all parts of the site.

(g) The locations and designs of buildings and other site improvements shall be developed with consideration given to minimizing the removal of trees and natural native vegetation and changes of topography.

(h) In large parking areas, visual relief and traffic channelization shall be provided through the use of tree-planted and landscaped dividers, islands, and walkways. Provision shall be made for sidewalks and pedestrian walkways which will enable pedestrians to walk safely and conveniently from distant areas of parking to the buildings, from one building to another within the site, and to and from public walkways.

(i) Provision shall be made for the disposal of wastes generated by the proposed use. Screening of temporary storage areas and containers shall be provided to minimize visual impacts on abutting properties, especially adjacent residential uses.