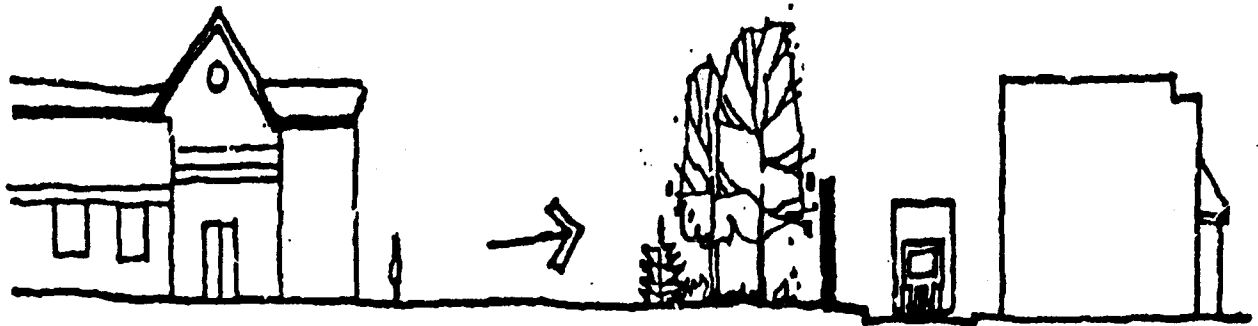


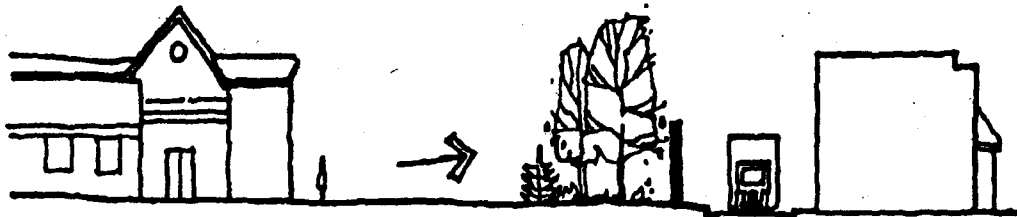
DESIGN GUIDELINES FOR COMMERCIAL AND INDUSTRIAL CORRIDORS

The City of Mentor, Ohio



Prepared for the City of Mentor
by
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V. INDUSTRIAL CORRIDOR

A. LOCATION AND DESCRIPTION

The majority of the industrial development within Mentor is located in a corridor of industrial zoned land that roughly bisects the City from east to west. State Route 2 is the northern border, and, the Norfolk and Western Railroad is the approximate southern edge. The development is generally clustered in small separated industrial parks on lots under five acres. The existing topography in the area is generally flat, so there is not much interest generated by the land form. Occasionally some effort has been made to save some of the existing vegetation, but all too often a site has been clear-cut of all vegetation before construction. The developments are all auto-access oriented, which is to be expected in an industrial park.

B. EXISTING ZONING

Four zoning classifications have been established for industrial/manufacturing uses. They are M-1, Light Manufacturing, M-2, Heavy Manufacturing, M.I.P., Industrial Park, and M.R.D., Research and Development. The purpose of the M-1 district is to provide locations for light manufacturing activities in a manner conducive to economic development and job creation. The M-2 district accommodates more intense industrial uses, specifically, those that exceed M-1 performance standards. The M.I.P. zoning district regulates aesthetics more than in the other industrial zoning districts. The buildings have more architectural character, as compared to buildings in other zoning districts, and the site layout has been given more thought. The M.R.D. zoning district has been established to provide appropriate locations for facilities suited to research and development of new products and processes. One site is zoned M.R.D. and is located south of I-90 between Garfield and Center Streets.

C. DESIGN GUIDELINES

1. Architecture

a. Styles

The style of most of the buildings within the industrial areas of Mentor are modern, unadorned masonry structures with flat roofs. Their designs naturally reflect, for the most part, their functional nature as industries, warehousing, and offices.

- i. **No particular styles are recommended, although more recent industrial construction has included more varied roof lines and more architectural detailing than earlier examples.**

b. Height/Width

Industrial buildings are generally one story in height and their width and height varies with the functional requirements of the user.

- i. **It is recommended that industrial structures' height be one story. Widths will relate to size requirements of users.**

c. Scale

- i. **It is recommended that the scale of industrial buildings be low and horizontal like most of the existing buildings. Dimensions range from medium to large in scale.**

d. Orientation

- i. **It is recommended that the orientation of industrial buildings be toward the street parallel to the front property line. All building elevations that have entrances should be treated as facades (except loading docks on the rear).**

e. Materials

- i. **It is recommended that the dominant material used on industrial buildings be masonry in general and brick in particular. Existing policy has encouraged earth tones and that recommendation should be continued.**
- ii. **If painted metal panels are used in an industrial building, they should not be used on the office portion of the building and/or on the main facade facing the street. If used on sides and rear elevations, they should not occupy more than fifty percent of the wall and should be located above a brick base wall.**

iii. Textured or split faced concrete block can also be used as a building material. Painted or unpainted cinderblock is not recommended to be used as a building material except on rear and/or expansion walls that are not visible from the right-of-way. The use of T-111 (plywood) and similar materials is discouraged.

f. Roof Forms and Materials

- i. Most roofs of industrial buildings are flat built-up roofs which are appropriate.**
- ii. Mechanical equipment on roofs should be screened with a parapet wall.**

g. Entrances and Windows

- i. Entrances and windows should be placed in the main facade of the building.**
- ii. The main entrance should be articulated within the facade instead of just placing a door in a wall.**
- iii. Windows should be defined in the facade with surrounding trim, brick bands, cast stone lintels, or other features.**

h. Architectural Details

- i. While most industrial buildings have little architectural detailing, more recent examples have added such features as gable forms over entrances, decorative brick bands along the cornice and around openings, contrasting masonry lintels and sills, glass block walls at entries, and other details. This use of features is encouraged in new construction, particularly on the main facade and other major elevations of the building.**