ANDERSON TOWNSHIP DESIGN GUIDELINES

DRAFT

2026

ANDERSON TOWNSHIP
PLANNING & ZONING
First Adopted 01.09.2014

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INTRODUCTION & OVERVIEW

What are the Design Guidelines

The *Anderson Township Design Guidelines* provide recommendations for the appearance, form, and function of new development and redevelopment in nonresidential and multi-family zoning districts within the Township.

These guidelines are intended to supplement, illustrate, and amplify various sections of the Anderson Township Zoning Resolution. Check the applicable articles of the resolution for specific requirements. The *Design Guidelines* also supplement the goals of the Township's adopted plans including the Comprehensive Plan, Beechmont Plan, and Public Art Master Plan.

Where the Guidelines Apply

The *Design Guidelines* apply to developments in all nonresidential and multi-family zones, including new construction, expansions, and redevelopment.

How the Guidelines will be Used

The Design Guidelines are not intended to produce immediate results. Like other Township plans, they provide a framework and vision for the future. Implementation relies on partnership between developers, architects, engineers, and Township staff.

The Design Guidelines are designed with two purposes in mind:

Guidance – helping property owners and developers understand the Township's expectations throughout the design process.

Evaluation – serving as a benchmark for staff, the Zoning Commission, Board of Zoning Appeals, and peer reviewers to address whether developments support the Township's vision and interests.

Users of the guidelines—applicants, staff, and others—should consider site characteristics, surrounding context, applicable plans, and the intent of the standards. Where special conditions are not specifically addressed, the intent statement should guide decisions.

Design Guideline Objectives

Applying these guidelines helps Anderson Township implement its Comprehensive Plan and area-specific plans, such as the Beechmont Avenue Corridor.

1. Guide quality development and support efficient land use for redevelopment, new projects, and business expansion.
2. Protect property values and private investment.
3. Encourage a compatible mix of commercial, business, office, and residential uses.
4. Promote mixed-use development with two–three story buildings, minimal setbacks, continuous street-facing forms, and pedestrian-friendly design.
5. Support creative planning for building placement, parking, circulation, shared access, and reduced curb cuts.
6. Balance efficient traffic flow with safe, attractive pedestrian networks.
7. Apply performance standards to reduce impacts on adjacent areas and business corridors.
8. Prevent fragmented development that weakens neighborhood character and business vitality.
9. Promote public health, safety, and welfare.

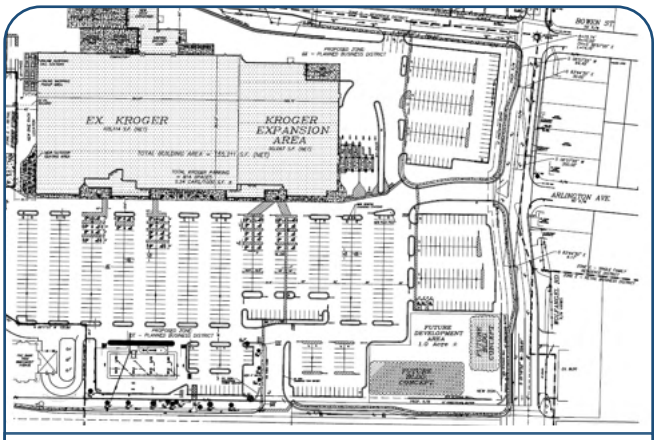
SITE PLANNING

INTRODUCTION

Every property is unique and should be carefully analyzed to balance the needs of the developer, Township, and natural environment. Development plans should complement the existing conditions of the site and adjacent properties, while meeting the Township's goals for functional, safe, and attractive development, in accordance with adopted plans.

Site Planning Goals

- Develop distinctive, attractive properties that welcome people to Anderson Township.
- Integrate developments with surrounding properties and existing commercial areas through smart connections between sites.
- Provide open spaces which improve the Township's appearance and support pedestrian use.
- Foster attractive, safe, functional environments which invite commerce and recreation.
- Protect nearby residences through sensitive site planning, architectural design, and buffering.
- Emphasize the visual character and sense of human scale in developments.
- Encourage walking and biking with safe, attractive, interconnected infrastructure.
- Support universal accessibility consistent with Americans with Disabilities Act (ADA) standards.



The redevelopment and expansion of this property incorporated connections to neighboring properties, planning for human scale, and pedestrian open spaces.

GENERAL PRINCIPLES

Objectives

Good site planning should create an attractive, safe, and economical relationship between buildings, parking, signage, lighting, landscaping, and the surrounding environment. Plans should minimize the visual impact of parking and utilities, feature high-quality landscaping, support pedestrian movement, and connect to nearby properties.

Design Guidelines

Site Analysis & Preservation. Site plans should consider both natural and man-made existing conditions. Developments should minimize disruption to natural and cultural features.

Open Space. Open space should be integrated and preserved throughout the development, and connect with open space on adjacent properties. Open space should be used for passive activities such as walking, hiking, and picnics, not commercial activity.

Relationship to Surrounding Properties. Provide safe pedestrian, bicycle, and vehicle connections to adjacent properties.

Service Areas & Utilities. Outdoor service, sales and storage areas, HVAC equipment, and other similar features should be screened from adjacent properties.

Parking Lots. Parking should be minimized along street frontage and incorporate visual screening. Buildings on out-parcels should be added in larger parking lots.

Coordinated Future Development. Site plans for part of a larger property should show how the plan will accomodate future development in a coordinated fashion.

Orientation of Development. New development and redeveloped properties should consider orienting towards the roadway. Corner developments should emphasize both street frontages.

Entryways. Design entryways that provide a sense of place while complementing surrounding properties. Site access should accomodate cyclists and pedestrians.

CIRCULATION

Objectives

Developments should be characterized by safe, user-friendly, and efficient traffic flow. Access management principles should be followed to reduce the number of curb cuts, provide a safe vehicular and pedestrian environment, encourage intra-parcel travel, and minimize the number of trips on roadways.

Design Guidelines

Curb Cuts. Curb cuts must meet ODOT and Hamilton County Engineer standards and follow best practices for access management, supporting efficient traffic flow and safety. Minimize curb cuts and design site access to avoid conflicts with off-site traffic, provide safe parking lot transitions, and allow for queuing and turn lanes.

The size of the curb cut can create an uninviting pedestrian environment.

Shared Access. Where possible, combine entrances with adjacent commercial properties to reduce curb cuts and improve circulation.

Internal Traffic Flow. Vehicle and pedestrian routes should have clearly marked pavement markings, crosswalks, landscaped islands, and signage.

Connections with Adjacent Properties. Provide pedestrian and vehicle links between adjoining parcels to reduce roadway turning movements.

These developments were designed with pedestrian and vehicular connections between the sites, reducing traffic on Beechmont Ave

Refuge Zones. Install pedestrian islands at least 5 ft wide where crossings exceed 32 ft.

Traffic Calming. Incorporate traffic calming methods likre speed tables, raised crosswalks, neck-downs, plantings, and signage to manage speeding on-site and between properties.

This raised crosswalk reminds drivers to watch for pedestrians who may be crossing a major driving aisle.

Drive-Throughs. Access routes leading to or from drive-throughs should minimize conflicts with pedestrian circulation routes. Motorists should be made aware of pedestrians through signage, lighting, raised crosswalks, changes in paving, or other devices.

Pedestrian & Bicycle Movement. Provide safe, walkways separated from streets and parking areas, with minimal crossings for vehicles. Ensure direct connections to building entrances, neighboring properties, transit stops, and existing or planned trail systems as appropriate.

Maintenance. Periodically repaint crosswalks and parking lines regularly to maintain visibility.

Restriping the parking lot at this business noticeably improved parking lot safety and navigation.

Transit Connections. Plan access to existing or future transit facilities, including stops, shelters, and park-and-ride locations. Integrate transit infrastructure into site design and protect users from vehicle conflicts.

PARKING AREAS

Objectives

Parking lots should be designed to complement the site, adjacent buildings, and the commercial district without becoming a dominant visual element. Efforts should be made to reduce the scale of parking lots by minimizing the total amount of paved surface visible from the road. Parking lots should be designed as inviting, pedestrian-friendly places through careful attention to landscaping, lighting, and walkways.

Design Guidelines

Orientation. Parking lots should be designed as part of the overall plan for the site, and coordinated with the circulation plan, building entrances, lighting, landscaping, snow storage, and service areas. Parking lots should be located and designed so they do not detract from the character and scale of the surrounding area and the streetscape, and where feasible, the majority of the parking area should be located to the rear and sides of the building so that they can be screened by buildings.

Scale. Parking areas should be broken up with trees, landscaped islands, grade changes, low walls, or other appropriate features. Large expanses of uninterrupted pavement should be avoided and new parking areas should incorporate green infrastructure facilities to accommodate runoff.

The large parking lot for this business is broken up by interior landscaping which provides a more human scale.

Parking Aisles. Parking lots should be oriented to minimize the number of parking lanes crossed by pedestrians.

Shared Parking. Shared parking is encouraged among different sites where the peak parking demands occur at different times.

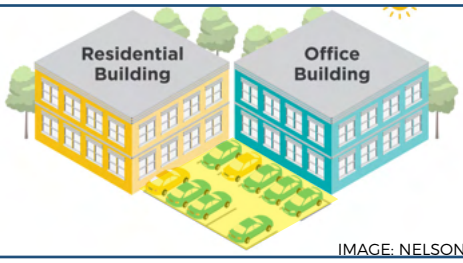


IMAGE: NELSON\NYGAARD

These buildings can share parking since their peak demand occurs at different times.

Sustainable Parking. Parking areas constructed with sustainable materials in accordance with LEED or similar design specifications can be used for infrequent parking or overflow parking.

This business has overflow parking, reducing overall impervious surface while providing enough parking for periods of high demand.

Parking Obstruction. Pedestrian walkways through parking areas should allow for at least a four foot (4') wide clear zone from vehicles obstructing the walkway.

Clear walkways keep visitors safe and unobstructed when walking through parking areas.

PEDESTRIAN SPACES

Objectives

Commercial buildings should provide outdoor spaces for a variety of uses to create a pedestrian friendly environment. Pedestrian use should be considered throughout the design process.

Design Guidelines

Outdoor Spaces. Development plans should include outdoor spaces which compliment the use. Buildings should orient toward these spaces with primary access facing them. Outdoor spaces should encourage pedestrian use with provisions for outdoor activities and buffers to maintain separation from vehicles.

This building's use of greens, plazas, and courtyards with seating and activity areas, encourages residents to gather, walk, and enjoy the space.

Planning. Where outdoor use areas are provided, they should be located in sunny, highly visible locations and sized to fit the anticipated uses.

Materials. Pedestrian spaces should be made with high quality, low maintenance materials with a unified design. Decorative paving is encouraged for sitting areas, pedestrian plazas, building entrances, or other designed open spaces.

Public Art. Public art is encouraged in pedestrian spaces, where appropriate, to provide a strong sense of place for both the site and the Township.

This mural provides visual interest and a sense of place for this courtyard at a local school and for the Township as a whole.

PUBLIC SIDEWALKS

Objectives

Public sidewalks and planted esplanades can be a highly desirable part of the streetscape, adding scale in a commercial landscape and creating a safe place for pedestrian movement. The long term objective is to provide an interconnected network of sidewalks, consistent with the Anderson Trails Plan, that provide an alternative to the automobile.

Design Guidelines

Coordination with Other Sites. Required sidewalks should be placed near the right-of-way for safe pedestrian movement and linked with adjacent properties to improve connectivity in commercial areas.

The installation of sidewalks and well-marked cross walks improved pedestrian safety and connectivity to adjacent areas.

Coordination with Site Plan. All new sidewalks should be coordinated with the site plan to avoid conflicts with landscaping, utilities, grading, drainage structures, signs, and other elements.

Material Selection. Materials selected for curbing and sidewalks should be durable and long-lasting, and consistent with the character of the district.

Crosswalks. Where sidewalks cross commercial drives or roads, crosswalks should improve visibility with noticeable texture and color changes. Raised crosswalks may be used for traffic calming.

This crosswalk uses a different material from the road to match the aesthetic of the development while reminding drivers to be alert for pedestrians.

INTERNAL WALKWAYS

Objectives

Site development should consider the needs of the pedestrian for safe, functional, attractive walkways throughout the property.

Design Guidelines

Location. Locate walkways where drivers can anticipate pedestrian movement, and where pedestrians can easily avoid oncoming vehicles. Walkways should avoid high-traffic routes like drive-throughs and site access roads.

Orientation & Width. Align walkways with main entrances or building focal points to aid wayfinding. Internal walkways should be at least 4 feet wide.

This walkway helps patrons navigate safely through the parking lot from the road way and out-lot businesses to the front entrance of this business.

Coordination with Landscaping. Walkways should be landscaped with trees, shrubs, and plantings which provide interest throughout the year. Plantings should avoid causing blind spots. Benches, planters, and artwork can enhance the walkway, provided that clear sightlines and accessibility is maintained.

This walkway is landscaped with a variety of features which maintain an inviting environment throughout the year.

MULTIPLE BUILDING DEVELOPMENT

Objectives

Developments consisting of more than one structure should exhibit a high degree of coordination in site planning, architectural design, site design, and site detailing. All physical components should be designed to complement an overall plan.

Design Guidelines

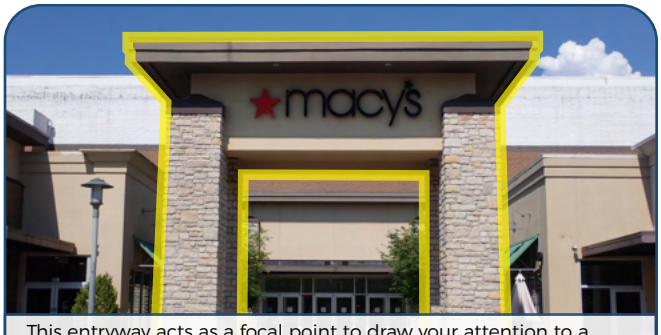
Master Plan. Master plans should show building locations, parking, circulation, lighting, signage, landscaping, utilities, stormwater management, and connections to adjacent properties.

Phasing Plan. Show how development phasing will ensure compatibility between all phases.

Building Orientation. Orient buildings to create safe, attractive pedestrian spaces, preserve important site features, and reduce the visual impact of parking areas.

These buildings are oriented to create a central traffic corridor, for vehicles and pedestrians, replicating a downtown "main street" environment.

Focal Points. Highlight key buildings or features through height, massing, architectural details, lighting, and landscaping.



This entryway acts as a focal point to draw your attention to a business which sits farther back from adjacent businesses in the development.

Circulation. Prepare a unified site plan showing site access, internal circulation, and shared driveways.

OUTDOOR SERVICE & STORAGE AREAS

Objectives

Outdoor service and storage areas should be integrated into the overall site plan. They should be designed to meet the functional needs of the facility while minimizing any traffic, visual conflicts, audible noise, or smells.

Design Guidelines

Location. All service facilities, including waste collection and storage areas, off-street loading zones, loading docks, utility and mechanical equipment, dumpsters, fueling, and vehicle service/maintenance area, should be located at the side or rear of the principal building. Facilities should avoid locations facing public roadways or adjoining residential properties.

This service facility is in the side yard at this business, minimizing visibility from adjacent properties and public roads.

Design. Outdoor service and storage areas should be properly sized to meet the operational needs of the building and its intended use.

This outdoor storage area is properly sized for the building's needs letting operations function smoothly without overflow or visual clutter.

Screening Design. Service areas should be screened with walls, fences, or landscaping such as evergreens, shrubs, or berms. Screening should complement the primary building in materials, scale, and color. Chain link fencing, where necessary, should be dark-coated and landscaped. All screening must be well maintained for effectiveness and appearance.

The screening of this mechanical equipment complements the design of the primary building, helping maintain the overall character of the development.

Recycling Facilities. The installation and use of recycling bins is encouraged. Recycling areas should be screened similarly to other service areas, and dumpsters and recycling facilities should be consolidated where possible to reduce clutter and improve site appearance.

While recycling areas are encouraged, it's important to note that it needs to be screened like other services

BUFFERING & SCREENING

Objectives

Buffering or screening will be required in certain areas to ensure compatibility between incompatible land uses (commercial, industrial, and residential properties). Plantings, earth berms, stone walls, grade changes, fences, distance, and other means can be used to create a visual and psychological separation.

Design Guidelines

Appropriateness. The proper buffer type should be selected based on site conditions, proximity to property lines, the intensity of the proposed use, and concerns from the Planning & Zoning Department, Zoning Commission, Board of Zoning Appeals, and neighboring landowners.

The fence and vegetation at this property helps buffer it from neighboring residences.

Design. Buffers and screens should be an integral part of the site plan. Stone walls, plantings, fencing, and landforms used as buffers should match with other landscape elements.

Maintenance. Buffers must be maintained year-round. Plantings which do not survive or grow larger than intended should be replaced.

Fencing. Fencing or screening walls in visible locations should complement the form, style, color, and detailing of nearby buildings.

Walls. Freestanding walls should use durable materials. Walls visible from the street should be consistent with those installed by the Township.

Combinations. Combining plantings, berms, fencing, and walls can be an attractive, cost-effective way to meet buffer requirements.

STORMWATER MANAGEMENT

Objectives

To comply with Hamilton County Requirements and NPDES Stormwater Management requirements, treatment basins, infiltration basins, rain ponds, or other measures might be required to maintain the quality of stormwater runoff. All stormwater management areas should be treated as integral and attractive parts of the landscape.

Design Guidelines

Basins or ponds should meet NPDES standards while being as attractive, integrated landscape features.

Location. Where stormwater basins are required, they should be graded to follow natural land contours and planted to integrate them into the natural landscape.

Design. Basins should resemble natural landforms, avoiding hard geometric shapes, and may be included in open space calculations. Side slopes should be planted with suitable vegetation to control erosion and visually screen the basin.

Grading. Avoid abrupt changes in grade and slopes steeper than 3:1. Use transitional grading to blend earthworks into the natural terrain and maintain a smooth, natural appearance.

Structures. Man-made drainage structures such as culverts, manholes, and outfalls visible from roads or residential areas should be screened with vegetation.

Shared Basins. Where appropriate, basins should be designed for shared use among adjacent properties to reduce the total land area needed for stormwater management and make efficient use of the site.

ON-SITE AMENITIES

Objectives

An attractive public realm is essential for successful commercial and mixed-use developments. Open-air or semi-enclosed spaces for people to gather away from traffic should be included in projects of 5 acres or more, or those adding buildings over 50,000 square feet.

Amenities can be categorized by access. **Public spaces** are areas owned by a public agency and open for public access and congregation. **Semi-public spaces** are privately owned but still allow public access. **Private spaces** are owned by private interests and reserved for use by building employees, tenants, or customers. Spaces can be used in various ways including:

Patios and Plazas. Minimum 10 ft. depth and width, 300 sq. ft. total area. Seating and pedestrian amenities are required. Asphalt is prohibited; decorative pavers or textured, colored concrete must be used.

This outdoor space provides an area for visitors to gather and relax and supports pedestrian activity/

Outdoor Public Art. Public art should be visible to pedestrians or motorists, serving as focal points that provide a sense of place.

Public art installations help enrich community spaces, celebrate culture, and create memorable landmarks.

Landscaped Mini-Parks, Squares, or Greens. Minimum depth and width of 10 ft., and a total area of 650 sq. ft. with pedestrian amenities to encourage use of the site as a gathering place.

Water Features. Pedestrian-accessible fountains or similar features with integrated seating areas.

Other Features. Well-designed gathering areas or focal points may be considered if they substantially enhance the development and align with these guidelines.

Design Guidelines

Size. Outdoor spaces should be proportionate in size to the development.

Landmarks. Amenities should be visible and easily recognizable as areas that encourage outdoor assembly.

This outdoor space acts as a focal point within the development and provides a space for visitors to gather.

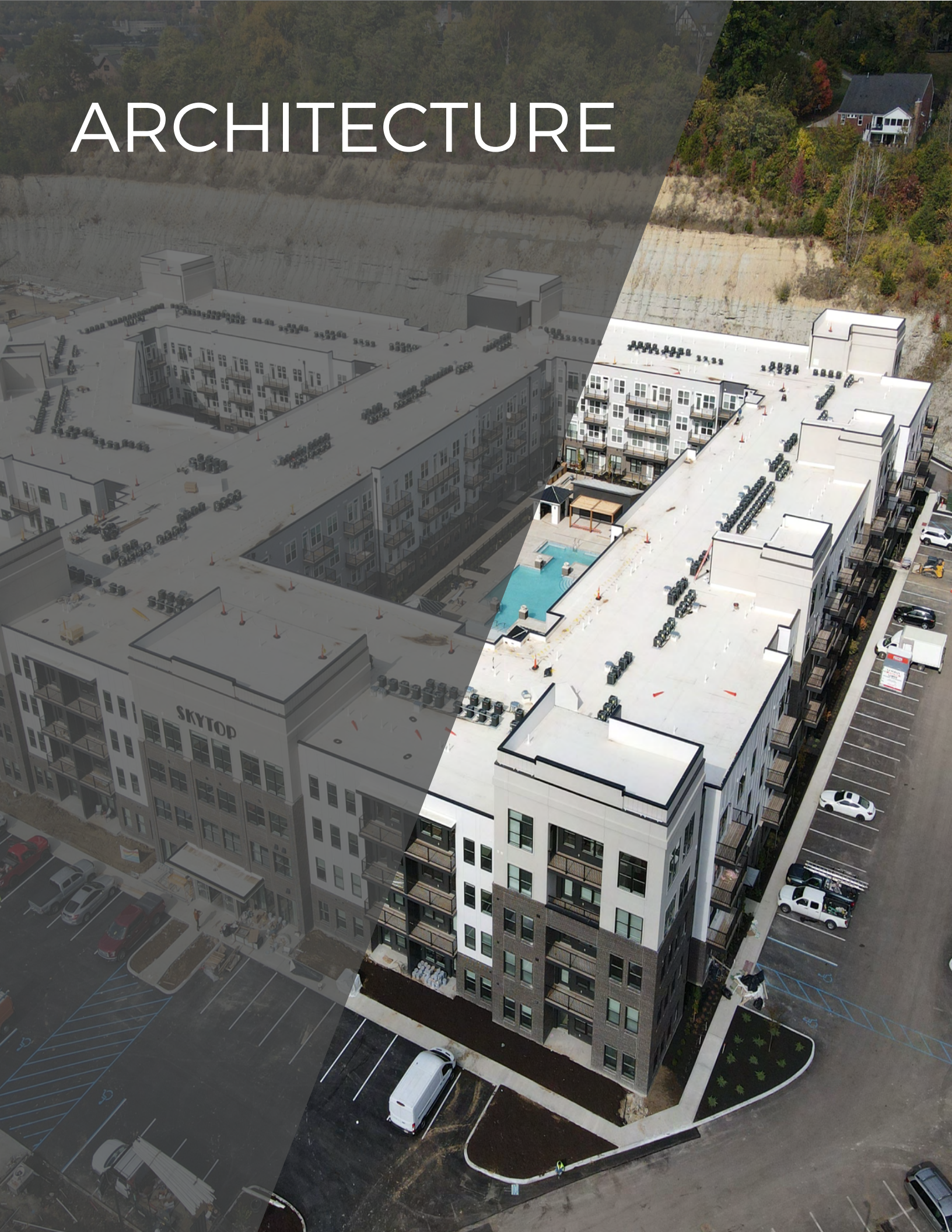
Pedestrians. Patios, plazas, and greens may include amenities such as seating, lighting, paving, plantings, vendors, and artwork.

Nearby Areas. Placement should consider nearby pedestrian spaces and adjacent residential areas to ensure connectivity and compatibility.

Visibility. Providing good public visibility of on-site outdoor amenities should enhance the security of pedestrians. Integrate nearby buildings with the space with entryways, windows, arcades, and outdoor seating.

Lighting. Lighting should be provided for safety, comfort, nighttime use, and to highlight key features.

ARCHITECTURE



INTRODUCTION

Anderson Township's Design Guidelines establish standards for new or renovated commercial and industrial buildings which embrace future design. The guidelines are not intended to dictate building styles but instead to provide a guide that illustrates Anderson Township's vision for its future.

Architectural Goals

- Develop well-designed buildings that reinforce Anderson Township's sense of place, and/or that of the surrounding area.
- Design buildings that thoughtfully consider scale, form, orientation, height, setback, massing, materials, color, and architectural features.
- Design buildings that present a "front door" to the street and make a positive contribution to the streetscape.
- Design buildings that are designed to address human scale, comfort, enjoyment, and safety of the users.
- Construct buildings that are designed as permanent, positive additions to the community, constructed of high quality, long lasting materials.
- Treat street corners as special places and focal points.
- Support architecture that recognizes diversity of the Township's zoning districts and neighborhoods.
- Integrate sustainable design into overall architectural design for developments.

These plans show how the expansion makes use of different materials throughout the facade to help maintain human scale and make the facade more visually interesting.

GENERAL PRINCIPLES

Objectives

The purpose of these guidelines is to encourage architecture that provides lasting value. Building design should be developed to a human scale through careful consideration of architectural forms, massing, detailing, number, use of materials, and color.

Design Guidelines

Design. New buildings should be designed to fit the characteristics of their site and surrounding area. Architectural decisions should consider durable materials, the needs of intended users, the nature of the use, and other site-specific factors.

Human Scale. Buildings and site elements should be designed and detailed to a human scale. Architectural features such as recessed openings, divided-pane windows, building-mounted light fixtures, projecting rooflines, and covered walkways can enhance scale when integrated into the overall structure.

Freestanding Structures. Freestanding non-habitable structures (e.g., ATMs, storage units, recycling sheds, trash enclosures, utility buildings) should meet the same design standards as the principal building.

This business's facade is designed with varying heights, fake windows, and a variety of materials which provide visual interest and maintain human scale.

RENOVATIONS & ADDITIONS

Objectives

Renovations or additions offer an opportunity to add visual interest to existing buildings and to strengthen their relationship with the site and nearby structures. The Township expects high quality architectural and site design for all renovations and additions.

Design Guidelines

Materials. Where the existing building currently meets the design guidelines, proposed renovations should be designed to respect the proportions and details of the original building. Where the existing building does not meet the design guidelines, it is strongly encouraged to upgrade the most visible portions of the entire structure.

Design. Applications to the Zoning Commission or Board of Zoning Appeals that involve renovations and additions should show all improvements and how they relate to the existing structure.

Architectural Features. Renovations should retain any distinctive architectural features, which should be incorporated into the addition where possible.

This renovation kept many of the original architectural features of the building while redesigning the entrance to better meet the needs of the new use.

Addition Locations. Efforts should be taken to provide building additions that provide a greater connection towards public roadways and help improve the pedestrian orientation of development.

FACADE DESIGN

Objectives

All buildings should present an inviting, human scale façade to the street, internal drives, parking areas, and surrounding neighborhoods. Entrances should be clearly visible from the street and reinforced through site and architectural features.

Design Guidelines

Building Elevations. The front façade should serve as the main entrance, with doors and/or windows and human-scale details like cornices, projections, recessed openings, or changes in material, color, or texture. Side and rear elevations should share similar materials and detailing, to a lesser extent.

Entrances. Each building should have a clearly defined, visible entrance. Building entrances should be located where a sidewalk connects to a street. Multi-tenant buildings should provide separate public entrances. Entrances should maintain human scale.

This building provides great accessibility and visibility with its connected sidewalks and clearly marked entries to the different tenants.

Blank Walls. Facades should not extend more than 75 feet without features like windows, cornices, porches, projections, offsets, or material and color variations. Blank walls should be avoided on streets, residential areas, or public viewpoints.

Ground Floors. Street-facing ground floors should include pedestrian-friendly features such as awnings, display windows, or weather protection.

Functional Elements. Vents, meters, HVAC equipment, service areas, and loading docks should be integrated, screened, or placed out of public view, preferably on the side or rear.

BUILDING MATERIALS

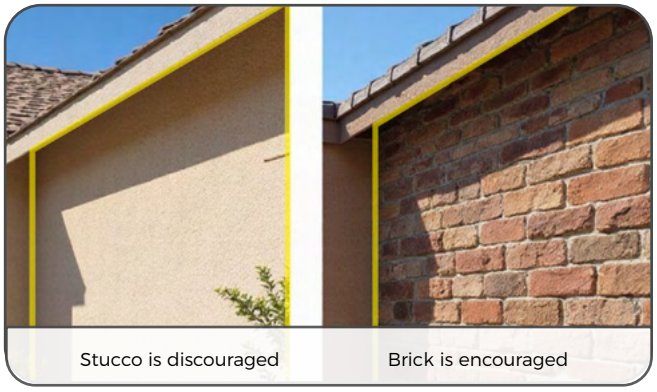
Objectives

Building materials and design details reflect a building's style and character.

Design Guidelines

Encouraged Materials. Buildings should use high-quality materials, and a variety is encouraged. Acceptable primary materials include brick, clapboards, shingles (wood, fiberglass, metal), and stone or simulated stone. Contemporary secondary materials that visually match traditional ones (e.g., cement clapboards) are acceptable if detailed properly. Painted medium density overlay (MDO) plywood may be used as a secondary material to provide scale.

Discouraged Materials. Avoid highly reflective or processed materials (e.g., sheet metal, plastic panels, brushed aluminum, bronzed glass), stucco or synthetic stucco, adobe, concrete block, T-111, untreated plywood, particle board, tilt-up concrete panels, and multicolored brick as primary facade materials.



Stucco is discouraged Brick is encouraged

Colors. Facade colors should be low reflectance. High-intensity, metallic, fluorescent, or black colors are discouraged as primary colors.

Trim. Trim should match the building's primary color.

Detailing. Avoid arbitrary material changes or embellishments that conflict with the design.

EIFS (Exterior Insulation and Finish System). EIFS may be acceptable as a secondary material if properly maintained.

AWNINGS & CANOPIES

Objectives

When properly installed and maintained, awnings and canopies can enhance the appearance and function of a building by providing shade, shelter, shadow patterns, and visual interest. Where awnings are used, they should complement the design, materials, and color of the building.

Design Guidelines

Location. Where awnings are used, both fixed or retractable, they should be an integral element of the architecture. Awnings should be located directly over windows or doors to provide protection from the elements, and maintained in working condition.

The awnings incorporated into each storefront give users protection from weather and help maintain a sense of scale.

Materials. Awnings and canopies should not be made of highly reflective materials. Their colors should complement the facade of the building.

Design Elements. Graphics used on awnings for identification or advertising should be designed as an integral part of the signage for the property, and be coordinated with other sign elements in terms of typeface, color, and spacing.

ROOFS

Objectives

Rooflines can add visual interest to the streetscape and establish a sense of continuity between adjacent buildings. When used properly, rooflines can reduce the mass of large structures, emphasize entrances, and provide shade and shelter for the pedestrian.

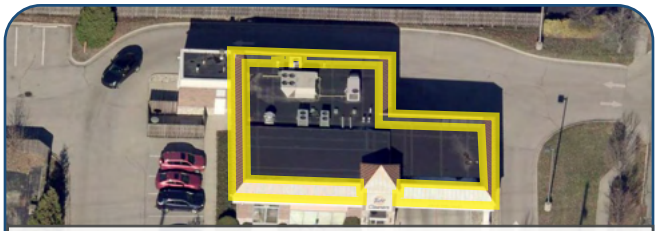
Design Guidelines

Preferred Materials & Colors. Use composite asphalt shingles or standing-seam, non-glare metal for visible roofing. High-gloss materials, stripes, and patterns are discouraged. Colors should complement the building facade, with muted earth tones or shades darker than the facade.

Roof Design & Pitch. Prominent roofs should have a minimum pitch of 4/12 (rise to run) unless engineering or technical constraints justify otherwise. Incorporate eaves or overhangs to create distinct shadowlines, and consider features like cupolas, dormers, or chimneys if integrated into the overall structure.

The roof line of this grocery store is designed with varying heights which breaks up the roofline into more interesting segments.

Flat Roofs & Equipment. Flat roofs are discouraged but allowed if non-architectural materials (e.g., tar, paper) are concealed with parapet walls featuring 3D cornices or similar screening. Mechanical and HVAC equipment should be placed toward the rear or screened from public.



The parapet walls on this building help screen rooftop equipment from the view of people passing at street level.

STREET CORNERS

Objectives

Buildings located on corners are particularly important because they help define the character of two streets. These high visibility locations should be emphasized by quality architecture and site development.

Design Guidelines

Siting on Corner Lots. Place buildings near the intersection per the Anderson Township Zoning Resolution or adopted plans, with no parking, driveways, or service areas between the building and street-facing property lines.

This bank is built close to the intersection, providing a safer, and more inviting environment for pedestrians.

Corner Design. Buildings should enhance the corner with added massing, articulation, and visual prominence. Main entrances may face the primary street or the corner but should be visible from both streets. Architectural treatments—such as unique detailing, lighting, or distinctive massing—should highlight the corner's prominence.

This business is oriented toward the street corner with signage emphasizing the intersection and both facades.

Focal Points. Corner sites are ideal for distinctive features like architectural elements, signage, sculpture, lighting, or landscaping. These should relate to the overall building design, creating an accent without overwhelming it.

LINEAR COMMERCIAL BUILDINGS

Objectives

Linear commercial buildings (e.g. strip shopping centers, multi-tenant offices, and commercial buildings) should be designed with facade and roofline elements that reduce their scale and add architectural interest.

Design Guidelines

Design. Multi-storefront buildings should be unified through complementary architectural forms, materials, colors, details, and signage. Focal points, such as clock towers, public art, raised entranceways, are encouraged to add interest and reduce scale.

This strip mall feels cohesive because its consistent details, finishes, and the size of signage make it feel like one connected place, not separate buildings.

Scale. Long buildings should include features which provide shelter, encourage pedestrian movement, and unite the structure, such as covered walkways or colonnades.

Entrances. Pedestrian entrances should be clearly defined with detailing, roofline breaks, landscaping, lighting, or similar elements.

Rooflines. Street-facing facades should feature awnings, transparent display windows, or weather-protective elements that complement the building.

Pedestrian Access. Functional elements such as vents, downspouts, meters, HVAC units, and service areas should be integrated into the design, screened, enclosed, or placed out of public view.

SERVICE STATIONS AND CONVENIENCE STORES

Objectives

Service stations and convenience stores that sell gasoline should be designed with facade and roofline elements that reduce their scale and add architectural interest to the building.

Design Guidelines

Orientation. Service stations and convenience stores should be sited to face the street.

Canopies. Where canopies are used over gasoline pumps, they should be integrated into the design of the building. Canopies should complement the main structure through consistency in roof pitch, architectural detailing, materials, and color. Pitched roofs with fascia trim are preferred for canopies. Bands of bold color on the canopy and backlighting inside the canopy are discouraged.

The design of the canopy at this site complements the primary structure, creating a cohesive site, instead of standing out as a separate structure.

Pedestrian Circulation. Connections to the public sidewalk should be included in the site plan to encourage pedestrian use. Access routes leading to or from service stations and convenience stores should minimize conflicts with pedestrian circulation.

Connections to public sidewalks should be included to help promote pedestrian uses.

DRIVE-THROUGHS

Objectives

Drive-throughs (for restaurants, pharmacies, banks, and similar uses) should be subordinate to the design of the main building. Drive-throughs require careful consideration of architectural design and circulation planning to integrate them into the streetscape.

Design Guidelines

Drive-Throughs. Where permitted, drive-throughs should be integrated into the building design through scale, color, detailing, and massing. Façade and roofline elements (roof pitch, detailing, materials, color) should reduce scale and add interest. Bold canopy striping and backlit canopies are discouraged.

This bank's canopy shares the same materials and detailing, making it feel like it's all one structure.

Location. Drive-throughs should be located at the side or rear of the building and avoid facing public or private roadways. Where drive-throughs are located at the rear, consideration should be given to making the site as visible as possible to ensure pedestrian safety.

This drive-through is well marked helping vehicular and pedestrian customers safely navigate the premise. The drive through is primarily at the rear of the business.

MULTI STORY / BIG BOX

Objectives

Large-scale multi-story or "big box" buildings of masonry or concrete block should include architectural variations in materials, forms, and colors. Architectural design should enhance community character while avoiding rigid uniformity and promoting a cohesive aesthetic.

Design Guidelines

Materials. Buildings should be constructed of high quality materials that relate to the color, form, and texture of the proposed structure as well as nearby structures.

Building Mass, Forms, and Pedestrian Scale. Variations in facade elements should reduce perceived mass and scale. Variations in color, materials, and/or texture, and a facade composition that uses rhythms and patterns of windows, columns, and other architectural features are encouraged.

The variation of facade elements for this apartment building helps provide visual interest at the pedestrian level.

Design Elements. Moldings and trim should be incorporated into the façade. Building entrances shall contrast with the surrounding wall planes by changing materials and color from the primary facade.

Roof Lines and Roof Elements. Roofs should contribute to the unified appearance of each development and should be considered as seen from ground level.

LANDSCAPE

INTRODUCTION

Landscaping should be an integral part of all site plan developments. Trees, shrubs, and other landscape elements can be used to accentuate buildings, create a sense of place, reduce the amount of impervious surfaces, and provide screening and human scale. Applicants should carefully evaluate the physical characteristics of each site and their own maintenance abilities when selecting plants to ensure they will survive and achieve maturity in their selected locations.

Landscape Goals

- Incorporate appropriate plantings that are in scale with their surroundings.
- Separate roadways from commercial development with attractive landscape planting strips.
- Incorporate plantings in parking lots to add aesthetic value, reduce parking lot scale, provide canopy shade, reduce radiant heat from the surface, reduce headlight glare, and add seasonal interest.
- Preserve mature trees and other significant landscape features which provide a sense of place.
- Screening less attractive parts of a site or incompatible land uses.
- Define areas where pedestrians are safely separated from a road or drive pattern.
- Reinforce wayfinding by emphasizing entrances and circulation patterns.

This landscape plan provides a defined character, preserves trees, screens unattractive areas, separates pedestrians from traffic, and enhances parking lots with shade, scale, and seasonal interest.

GENERAL PRINCIPLES

Objectives

Development in Anderson Township should be characterized by a rich variety of landscape materials that enhance human scale, complement the architecture, reinforce circulation paths, highlight entrances, provide canopy shade, and add seasonal interest.

Design Guidelines

Plans. Landscape plans should be prepared by a licensed Ohio landscape architect or other qualified professional.

Coordination. The landscape plan should show utilities, signage, lighting, circulation, and other features. The plan should be designed to avoid conflicts, both during planting and in the future, between plantings and other site features.

Safety. The selection of plant materials should consider public health so they do not create unsafe conditions, interfere with utilities, or block sight lines for pedestrians, cyclists, or motorists.

Rocks. Large rocks may be used very sparingly as accents within mass plantings, not as shrub substitutes. They should be partially buried between a third and half their depth for a natural look.

Variety. Plant materials should exhibit some seasonal color and interesting texture to create a distinctive, yet low maintenance environment. Landscape plans should have a balance between single species plantings and excessive variation.

Irrigation. Underground irrigation is encouraged in visible areas such as front setbacks and public spaces, and should prevent overflow onto walkways or parking lots.

TREE PROTECTION

Objectives

Mature trees along roadways in the Township and nearby areas are an important element of community character that also reflects Anderson Township's preservation initiatives. Mature trees provide significant shade, year-round visual interest, and comfort to pedestrians. Where practical, existing mature specimen trees should be preserved during development.

Design Guidelines

Existing Trees/Plants. Preserve trees and plantings during site inventory and planning. Transplanting and reuse are strongly encouraged where preservation is not applicable.

Tree Protection. The landscape plan should show protection measures. No construction activity should occur within the drip line, including grading, compaction, utilities, stockpiling, or vehicle movement.

Temporary Measures. Use snow fencing or similar barricades to protect root zones during construction.

The snow fencing around these street trees will help deter any equipment from road construction from damaging the roots, protecting the overall health of these trees.

Grade Changes. Avoid grading more than a few inches within the drip line, as it can irreparably damage roots.

Tree Walls/Wells. Where grading is unavoidable, use properly designed wells or walls to protect long-term tree health.

PLANTING STRIPS

Objectives

Commercial development should be separated from adjacent roads by landscaped planting strips. These should be designed to screen parking areas, separate land uses, and visually unify the Township's business districts.

Design Guidelines

Ground Covers. Use turf, ornamental grasses, perennials, low evergreens, and flowering shrubs. Non-turf plantings should reach full coverage by three years.

Plant Masses. Group shrubs, perennials, annuals, and grasses in masses or drifts to emphasize color, form, and texture for visual interest and cohesion.

This building feels more inviting with the plant masses bringing visual interest and cohesion through form and seasonal color.

Streetside Trees. Plant trees in rows or informal groupings. Linear plantings can create a boulevard effect with large deciduous trees that define the roadway, provide shade, and enhance sense of place.

Planting rows of trees can help create a visual buffer by defining the roadway and a business.

Roadside & Parking Plantings. Maintain clear sight lines at intersections and streets. Use landscaping to screen parking, reduce glare, and minimize vehicle views while keeping buildings visible.

PARKING LOT LANDSCAPING

Objectives

Landscaping in parking lots can be used to improve their appearance, reduce the scale and amount of paved areas, define edges, provide shade, reduce headlight glare, and add seasonal interest.

Design Guidelines

Trees in Parking Lots. The interior area of parking lots should be incorporated as landscaped islands, as a means of creating an attractive character; establish a sense of place, and to increase the value and marketability of the development.

This industrial business has well maintained landscaping in the parking lot which provides an attractive atmosphere for employees and visitors.

Location of Trees. Trees should be planted a minimum of three feet from the end of parking lot islands.

Safety. Trees in parking lots or those that abut walkways should be pruned to avoid becoming an obstacle. Plantings should not block visibility.

Entryways. The design of entryways should provide for a substantial landscape treatment. A variety of plant materials should be used to establish an attractive landscape with year-round color and texture.

The planting of a variety of materials makes this entryway attractive and makes it more inviting for the community.

TREE SELECTION & PLANTING

Objectives

Trees are used throughout Anderson Township, including those planted within the right of way, near buildings, and in parking lots. Trees should be sited to achieve full maturity and display their natural form.

Design Guidelines

Suitability. Trees should be resistant to insect infestation, drought, disease, roadside salt, and auto emissions. All plant material should be suitable to Anderson Township's growing conditions.

Planting Locations. Trees should be planted in locations where their root development and branching patterns will not interfere with window displays, signage, underground or overhead utilities, streets, and sidewalks.

Pedestrian Movement. The lower branches of trees planted near pathways and sidewalks should minimize interference with pedestrian movement year-round.

The landscaping along the sidewalk at this location is appropriately sized and maintained to not obstruct pedestrians.

SHRUBS & ORNAMENTAL PLANTING

Objectives

A variety of shrubs and ornamental plantings should be used throughout the community to add seasonal color, provide visual interest, help define spaces, screen undesirable elements, and emphasize circulation routes.

Design Guidelines

Variety in Plantings. The use of flowering shrubs, evergreen shrubs, perennials, annuals, vines, ornamental grasses, and other plant material is highly recommended, in addition to street trees, evergreen trees, and ornamental trees.

This business uses a variety of plants in its landscaping to keep the property looking appealing at all times of year.

Selection. The selection of plantings should consider ultimate height and spread, maintenance, pest and disease tolerance, along with their nuisance potential (severe thorns, excessive leaf litter, etc.).

Foundation & Wall Plantings. Planting beds are recommended along exposed building edges, foundations and uninterrupted walls. Plantings should be installed a minimum of 18 inches from the wall to allow proper root zone development. Plantings should provide either a formal pattern or a naturalistic blend of heights, colors, and species.

This planting bed screens the exposed building edges and foundation at this business, improving is visual appeal.

LANDSCAPE MAINTENANCE

Objectives

Landscape plans should anticipate 3-8 years for shrubs to achieve maturity, and 15-20+ years for trees. Proper maintenance should be provided to assure that the landscaping achieves its proper form and full height.

Design Guidelines

Replacement Planting. If plant materials specified, including grass areas, do not survive or are damaged, they should be replaced in accordance with the approved planting plan.

Low Maintenance Materials. The use of plant materials and landscape elements that require a low degree of maintenance is strongly encouraged.

This landscaped median uses low maintenance plant materials to create an aesthetically cost-effective landscape.

LIGHTING

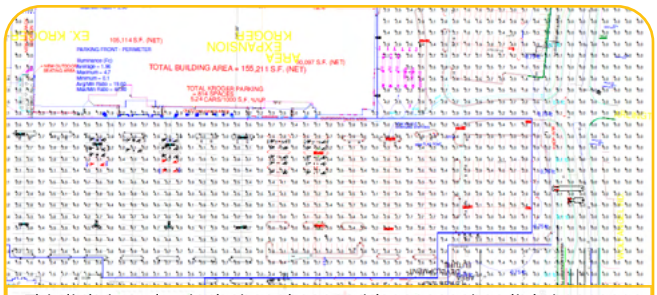
INTRODUCTION

Outdoor lighting directly impacts both the visual character and safety of the Township. These guidelines are intended to balance visibility and safety with aesthetic quality, while respecting the privacy of adjacent residential properties and enhancing the overall appearance of the Township.

Lighting should create a safe, inviting environment, highlight key site features, and support a cohesive identity for the project. Lighting plans should consider appropriate light levels, fixture placement, and design that meet safety needs, complement nearby development, and comply with Township regulations and Illuminating Engineering Society of North America (IESNA) recommended minimum standards.

Lighting Goals

- Provide appropriate levels of lighting to ensure visibility and safety in both pedestrian and vehicular areas while avoiding over-illumination.
- Promote wise energy consumption.
- Help to unify the quality of the visual environment through the selection of attractive, appropriately scaled fixtures.
- Avoid light fixtures or mountings that can cause distractions or hazards to motorists or pedestrians.
- Minimize reflected light from parking lots and large commercial users that contribute to skyglow.
- Avoid intrusions onto abutting properties, especially residential uses.
- Enhance noteworthy features such as monuments, sculpture, or architectural elements.



This lighting plan is designed to provide appropriate lighting while minimizing impacts to neighboring properties. The plan also considers energy efficiency in its design.

GENERAL PRINCIPLES

Objectives

Exterior lighting should be designed to provide the minimum level of illumination necessary for security, safety, and visual appeal for both pedestrians and vehicles without any unnecessary skyglow. Functional, aesthetic, and safety goals should be met with fixtures that are designed as integral site elements.

Design Guidelines

Lighting Plan. Lighting plans should be submitted with the development application to allow staff, the Zoning Commission, or Board of Zoning Appeals to review the design.

Pole and Fixture Design. The location and design of lighting should complement adjacent buildings, pedestrian amenities, and site elements. Poles and fixtures should be proportionate to the spaces they illuminate.

Mounting Heights. Fixtures should be mounted at the lowest height that complies with IESNA standards and the Anderson Township Zoning Resolution.

Safety and Energy Conservation. Illumination should not exceed minimum levels defined by IESNA for safety.

Safety Considerations. Plantings, buffers, screen walls, and fencing should be coordinated with lighting to eliminate dark spots and hiding places.

Feature Lighting. Special building or landscape features may be highlighted if it avoids glare or distraction.

Light Pollution. Lighting should not spill onto neighboring residential properties or create hazardous glare on adjacent roadways.

Energy-Saving Devices. Timers, photo sensors, and other energy-saving devices should be used where practical to reduce energy use and prevent unnecessary lighting.

PARKING & OUTDOOR USE AREAS

Objectives

Proposed lighting for driveways, parking lots, and outdoor sales and service areas should be designed to provide the minimum lighting necessary for traffic and pedestrian safety. Lighting should not cause glare or avoidable spillover onto adjacent properties.

Design Guidelines

Illumination. Driveway lighting should be designed to illuminate the roadway and sidewalk, with a concentration on roadways. Light fixtures should be selected and aimed to prevent glare and spillover on adjacent properties.

These parking lot lights are energy efficient and focus on the paved parking areas, with minimal impact to neighboring residences.

Design. The design and color of fixtures used along driveways should complement the architecture, landscaping, and street furnishings of the site.

Layout. The alignment and spacing of fixtures in parking lots should follow a regular pattern that is coordinated with the orientation of buildings and other site elements.

Location. Light poles should be incorporated within raised planting areas wherever possible to avoid damage from vehicles and plows.

Coordination with Planting Plan. The lighting plan should be coordinated with the landscape plan to avoid obstructions from large trees, dark spots from shadows, or other conflicts as plantings mature.

PEDESTRIAN SPACES

Objectives

The lighting of pedestrian spaces should consider users' needs and safety. Light standards should adequately, but not excessively, illuminate the space occupied by people and the elements within those spaces. Lights should be oriented to pedestrian circulation to increase safety and navigation.

Design Guidelines

Heights. Mounting heights for pedestrian lighting should be appropriate for the project and the setting. Light bollard fixtures, 3-4 feet in height, and ornamental fixtures, up to 12 feet in height, are encouraged.

This residential development uses short, bollard-style lighting to illuminate pedestrian areas at the premise.

Luminaries. Lamps should be high efficiency, housed in a luminaire that is classified by IESNA as a cutoff fixture. Lights should generally not exceed 100 watts.

Decorative. Ornamental and decorative lighting should be used to highlight significant design elements.

Scale. Pedestrian circulation is encouraged and therefore pedestrian-oriented lighting is encouraged. Pedestrian area lighting should emphasize the location of pedestrian ways and complement the architectural and landscape design of the development.

Number of Fixtures. In pedestrian areas, a greater number of low fixtures is preferred over few tall fixtures. The development should avoid major dark spots.

BUILDING FACADE & LANDSCAPE LIGHTING

Objectives

Facade lighting is a way of highlighting special architectural features and attractively landscaped areas, while adding depth and variety to developments at night. Lighting used to illuminate building facades and landscaping should be limited to areas where it enhances particular features in accordance with the overall lighting plan and does not disturb surrounding residential areas.

Design Guidelines

This business has unique lighting for its facade which helps establish a sense of place and unique character for the business, even at night.

Location. Lighting fixtures should be sited, aimed, and shielded so that light is directed only onto the building facade. Lighting fixtures should not be directed toward adjacent streets, sidewalks, or properties.

Mounting Heights. The maximum light fixture height for building-mounted light fixtures should be 15 feet on the facades facing public streets (the front lot line) and 20 feet on all other facades.

Wall-Mounted Fixtures. Facade-mounted lighting fixtures should include full face shielding: either solid panel or louvers that direct the light upward or downward.

SERVICE STATIONS, CONVENIENCE STORES & CANOPY LIGHTING

Objectives

Lit canopies, architectural features, or devices used to illuminate gas stations, convenience stores, and drive-through elements of a building should facilitate the activities taking place in such locations without creating glare onto adjacent properties or roadways.

Design Guidelines

Canopy Luminaries. Canopy-mounted light fixtures must comply with the Anderson Township Zoning Resolution so motorists cannot see the source of light. Drop fixtures are not permitted.

The lights in this business's canopy are an appropriate brightness to not distract motorists.

Fascia. Lights should not be mounted on the sides (fascia) or top of the canopy. Sides and tops of canopies should not be illuminated.

Service Areas. Fully shielded lighting fixtures should be used in all parking areas, in service and delivery areas.

This lighting fixture is optimally designed to direct light down towards the parking surface and other use areas, while avoiding light pollution and impact to adjacent properties.

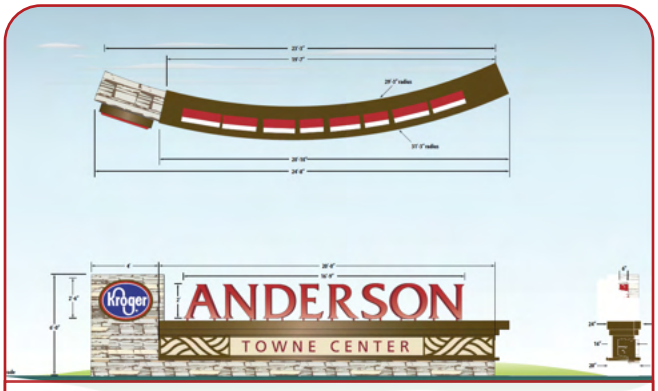
SIGNAGE

INTRODUCTION

Signs play a critical role in providing information and wayfinding for motorists, cyclists, and pedestrians, while having a direct effect on the overall appearance of the roadway.

Signage Goals

- Provide basic, legible information with attractive, highly legible signage.
- Create distinctive signage that is compatible with quality architecture and site design.
- Reduce visual clutter along roadways in Anderson Township.
- Protect the investment of commercial interests throughout Anderson Township by establishing a quality benchmark for future signage.
- Promote safety and wayfinding by ensuring adequate display of building/business address number.



This signage plan for a large multi-tenant development clearly identifies the premise as well as a major anchor tenant in an aesthetically pleasing manner.

GENERAL PRINCIPLES

Objectives

Commercial establishments should be identified by attractive, legible signs that serve the needs of the individual business, help complement the site and the architecture, and are legible to both the motorist and pedestrian.

Design Guidelines

Signage Plan. Applications for development should include the location and design of signs. If the building's tenant is unknown at the time, the sign plan must be resubmitted to planning staff for review once the tenant is known.

Compatibility. Signs should visually complement the building and surroundings through similar detailing, form, color, lighting, and materials.

Design. Sign shapes should complement architectural features, with simple geometric forms preferred.

Lettering Size. Identification signs should generally use letters at least six inches tall to ensure readability and avoid safety hazards for motorists.

Advertising Features. Objects meant primarily to attract attention, such as oversized product models, character replicas, flags, or banners, are discouraged because they distract drivers and add visual clutter.

Materials. Signs should be made of durable materials consistent with the principal building; painted plywood is discouraged.Temporary materials such as banners or corrogated plastic cannot be used in place of permanent signs in most cases.

Messages. Business signs should be simple and direct, conveying only essential information.

FREESTANDING SIGNAGE

Objectives

Signage that is not affixed to a facade shall be designed to complement the design of the building and in concert with the signage pattern and character of public and private development.

Design Guidelines

Height. Signage is encouraged to be erected at lower heights, maintaining clearance above landscaping and parked automobiles, and below power lines and mature trees.

Signage Support Structures. The use ground mounted signs are generally encouraged, as opposed to pole signs. Support structure for such signs should be of materials (e.g., stone base) that are compatible with the sign and surrounding site.

This business's ground-mounted sign is built with materials that compliment the primary building, providing a more pleasant, inviting environment than a pole mounted sign.

Readerboards. Where readerboards are part of a permanent sign, they should contain no more than three lines of text and be integrated into the sign design. Electronic message boards should avoid flashing imagery or animations which may distract drivers.

This electronic readerboard uses large text, without flashing animations which could distract drivers. The overall design matches that of the primary structure.

BUILDING-MOUNTED SIGNS

Objectives

Building-mounted signs used to identify commercial properties should be integrated into the design of the building.

Design Guidelines

Design. The shape and materials of facade-mounted signs should be designed as an integral element of the architecture of the building.

This business' sign compliments the overall design of the building, and is an integral element of the building's facade.

Location. Signs should not be mounted in locations that obscure architectural details on the building. Signage should be mounted on vertical surfaces without projecting above the fascia trim.

Signage Placement. Signage on awnings, windows, and other facade elements shall be designed to complement and be consistent with the building architecture.

MULTI-TENANT PROPERTY

Objectives

Multi-tenant commercial properties should provide legible, attractive signs that help people identify the property without contributing to sign clutter. Entrance signs should stress the identity of the place and de-emphasize individual tenants that occupy it.

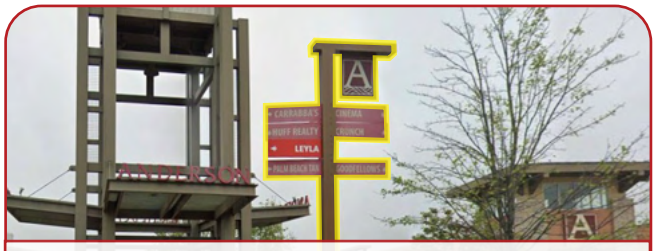
Design Guidelines

Hierarchy of Signs. Create a signage hierarchy to support wayfinding and reduce clutter. Multi-tenant sites on major roads should have a simple, visible identification sign.

Identification Signs. Provide one sign at the main entrance showing the property's identity. Multi-tenant signs should list information in order: address, development name, primary tenant, other tenants.

This multi-tenant sign clearly displays the address, name, and tenants at the property, helping visitors quickly find the business they're looking for.

Informational & Directional Signs. Follow the Anderson Township Zoning Resolution and match the site's character and architecture.



This property's directional signage compliments other structures and helps patrons navigate the development.

Compatibility. Signs should coordinate with the building's color, materials, and style. Limit signage to a generally no more than three colors, to avoid clutter.

SIGN LIGHTING

Objectives

Internally-lit signs should not create glare that distracts motorists or pedestrians, nor should illumination disturb nearby residences or contribute to light pollution

Externally-lit signs should be integrated into the sign design, without glare that distracts motorists or pedestrians, and without illumination that disturbs residences or adds to light pollution.

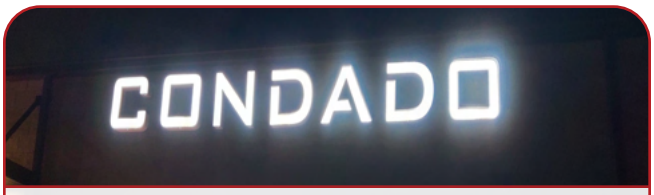
Design Guidelines

Light Level. Signs should be illuminated enough to contrast with the building or landscape without causing glare.

Lighting. Fixtures should direct light onto the sign and avoid streets, sidewalks, or properties. Ground-mounted lights must be screened or partially buried.

Direct light fixtures to only illuminate the sign, avoiding any light hitting streets, neighboring properties, and sidewalks.

Design. Light fixtures and mounts should complement the sign and building design. Internally lit signs should use light letters or symbols on a dark background. Individually lit letters are preferred over fully lit panels.



This business's wall sign uses individually lit letters which provides a modern, clean appearance.

Intensity. Signs should avoid acting as light sources or causing glare on nearby pathways or roads.

Maintenance. Signs should be accessible for upkeep, and non-functioning bulbs replaced promptly.