



City of Aurora, Ohio

ARCHITECTURAL BOARD OF REVIEW

COMMERCIAL/INDUSTRIAL GUIDELINES

COMMERCIAL/ INDUSTRIAL PROJECTS

These guidelines endeavor to protect an important aspect of the economic base of the City of Aurora by preventing the destruction of the natural environment and to enhance property values by controlling design, material types and architectural elements. This unique character is encouraged and controlled.

Exposed Foundations:

All exposed foundations shall be constructed of brick or stone materials which give a permanent dimensional appearance on all sides. Exterior materials shall be approved by the Architectural Board of Review. *Exception: All exposed foundation materials for additions shall match the existing building.*

Exterior Building Equipment:

All exterior equipment must be screened from any public vehicular way.

Stacks and Rooftop Equipment:

All stacks and rooftop equipment must be screened from any public vehicular way.

Windows:

Windows are required on all elevations of a building, except as permitted by the Architectural Board. Frame type and style of windows shall be consistent on all elevations except as approved the Architectural Board. Glass block is not permitted on the front elevation. The Architectural Board may reject glass block windows on other elevations if considered too large.

Overhead Doors:

All garages must have doors. Overhead doors shall not appear on the front elevation. *Exception: The Architectural Board may approve front elevation garages for hardship reasons. Items of hardship shall include, but are not limited to, a narrow lot, a ravine, or large trees.*

Architectural Style:

All styles must match or enhance any existing structure on the site. The Architectural Board shall have the right to approve or not approve all architectural elements. Western Reserve architecture is encouraged.

Exterior Wall Materials:

All exterior wall materials and the style of architecture shall be approved by the Architectural Board. Buildings of an established traditional style shall have all materials, colors, roof pitches, windows, architectural details and proportions consistent with that particular style as approved by the Architectural Board. Siding materials, such as wood or fiber-cement board, are preferred for use in Western Reserve style buildings. The use of siding materials that do not reflect the Western Reserve style, such as exterior insulation finishing systems (E.I.F.S.), plywood, exposed plywood, aluminum and vinyl, are strongly discouraged.

Accessory Buildings and Structures:

All accessory buildings and structures shall match the materials, colors and architectural style of the primary buildings. These buildings shall have either column foundations or solid foundations. *(Exception: if exempted by the Ohio Building Code)*. The Architectural Board shall approve the architectural style and materials. All dumpsters shall be enclosed and fully screened on three sides with materials and colors to match the building. All dumpster enclosure openings shall have a gate which is not visible from the right-of-way. All dumpster enclosures shall have foundations.

Additions to Existing Buildings:

All additions shall match or improve the existing materials, colors, roof pitch, windows and architectural style of the existing primary building. *Exception: as approved by the Architectural Board.*

Signs:

The Architectural Board shall approve all signs as defined in Chapter 1159 of the Aurora Codified Ordinances. The use of individual letter design is encouraged for wall signs.

Note: Exceptions to these guidelines may be made at the discretion of the Architectural Board of Review.