



City of Lakewood, Ohio

RESIDENTIAL ARCHITECTURAL DESIGN STANDARDS

May 2024



CITY OF LAKEWOOD

12650 Detroit Avenue
Lakewood, Ohio 44107
www.lakewoodoh.gov

Purpose

These Design Standards offer examples to clarify and explain the architectural design standards pertaining to residential buildings as found in Chapter 1325 of the Codified Ordinances of the City of Lakewood (Codified Ordinances). It serves to describe the design standards and is used as a reference tool in order to better illustrate the application of the standards. The purpose of the standards are to:

1. Provide guidance to property owners, developers, architects, and contractors to aid in the preparation of appropriate plans for submittal. Following these standards creates “the best opportunity for success in an efficient manner.
2. Improve the quality, compatibility, and permanence in design found in Lakewood.
3. Encourage a harmonious development pattern where new construction, additions, and alterations respect and respond to the existing built and natural environments; and
4. Align proposals with the goals outlined in Lakewood’s Community Vision.
<https://www.lakewoodoh.gov/community-vision/>.

Applicability

The Design Standards referenced in this manual are applicable to all residential buildings in the city. The standards listed in this document are generally appropriate for all residential structures, but applicants should understand there are nuances for larger and more complex developments such as townhomes and multi-family developments. Generally, this does not include mixed use buildings that are commercially zoned. These Design Standards are required in addition to any other standards set forth in the Codified Ordinances, generally found in Chapters 1325, 1121, 1123, 1125, 1127, 1141, and 1153 (Codified Ordinances: https://codelibrary.amlegal.com/codes/lakewood/latest/lakewood_oh/0-0-0-72460). The implementation of these standards ensures that the goals and values of the community are reflected in each residential building.

Review Authority

A Design Review application must be submitted for review and approval by the Architectural Board of Review (ABR) whenever the following residential alterations are proposed:

1. Demolition of a residential building;
2. Construction of new residential buildings or additions that are directly visible and adjacent from the public right-of-way;
3. Construction and alterations to an accessory dwelling unit; including attached ADU’s or detached.
4. Alterations and renovations to existing residential buildings that are visible from the public right-of-way and are not consistent with these Architectural Standards, as determined by the Building Commissioner and ABR Chairperson or their designees; and/ or
5. Any painting or staining of previously unaltered masonry or covering thereof by other methods in whole or in part. See the requirements of Appendix A: Standards for Painting or Covering of Masonry Surfaces.

Properties located in a Historic District Overlay or individually designated as a Historic Property as set forth in Chapter 1134 of the Codified Ordinances are subject to separate standards. Property owners

and applicants considering alterations to a historic designated property must contact the City for additional information at (216) 529-6630 or planning@lakewoodoh.net.

The following items are not typically subject to review by the Architectural Board of Review unless referred by the Building Commissioner for standalone projects:

1. Solar/wind energy facilities;
2. Wireless telecommunications;
3. Rubbish structures/screening;
4. Fences;
5. Outdoor lighting plan;
6. Landscaping; and
7. Pools.
8. Repainting house
9. Replacing windows (unless new openings visible from street)
10. Roof repair/replacement
11. General repairs and maintenance provided it does not continue a non-conformity

*Administrative review may be considered for certain applications that offer minimal effect on the exterior of the property. The Secretary of the Architectural Board of Review and the Chairperson will determine if the alteration meets administrative review criteria. In the event it does not, the application will be forwarded for review by the Architectural Board of Review.

Design Standards

SITE DESIGN.

1. Site plans must clearly show the relationship of the residential building to the street, surrounding parcels and buildings, and immediate context.
2. New construction and additions must be located and oriented in a manner that complements the surrounding neighborhood.
3. Building placement and orientation is integral to the site design and the overall interaction with surrounding properties.
 - a. Buildings must be oriented with the primary façade and entry facing parallel to the principal street frontage, unless an alternative orientation is consistent with the majority of homes along the same block face.
 - b. For buildings located on corner lots, the secondary street frontage must be addressed with a compatible appearance of the principal street frontage but of less prominence.
4. Ground and wall-mounted equipment, including utility panels and meters, must not be located on a street-facing elevation.
5. Foundation landscaping, particularly along any street frontage, and the use of appropriate shade and ornamental trees is highly encouraged. Landscaping should include a mix of perennial, evergreen, and seasonal color.
6. All elements to be included in the design must be submitted: lighting components, parking lot design, landscaping elements, etc.

ARCHITECTURAL DESIGN COMPATIBILITY.

1. All new construction and alterations must complement and be compatible with the architectural patterns and context of structures in the immediate area.
2. The exterior materials, architectural style, and color scheme used in any addition or alteration of residential building must match or complement the exterior material, architectural style, and color scheme of the existing structure.

OVERALL FORM, MASSING, AND SCALE.

1. New residential buildings, additions, and alterations must be compatible in predominant form, mass, lot coverage, general character and in proportion and scale to other surrounding structures in the immediate area; however, some differentiation from adjacent homes is allowable.
2. For larger massed residential buildings, techniques such as stepping back upper stories, off-setting secondary masses, dividing facades into smaller components, or varying materials must be considered to reduce the perceived mass of the structure.
3. For visual variety, building massing for residential buildings should be varied by employing techniques such as but not limited to: bay windows, dormers, and varying planes or roof lines.
4. The combination of lots to create larger homes is discouraged unless the resulting residential building can meet these Design Standards and any other applicable regulation.
5. Any addition or alteration must be complementary to the principal structure.

STYLES AND FACADES.

1. Building design is not limited to any specific architectural style, however a residential building – including modern designs - must have a unified architectural style or unifying architectural elements that are complementary and compatible with the surrounding neighborhood.
2. Where appropriate, include bay windows and other architectural elements to provide relief to the façade of the building and to match the context of the surrounding area.
3. For new construction, alterations, and additions on a corner lot or where frontage is on multiple streets, façade details should extend to all frontage streets.
4. If the front façade of a residential development includes brick, stone, or simulated brick or stone material that extends to the edge of the front façade, these elements shall be extended around the corner to the side façade to provide an appropriate transition to the adjacent material.
5. Attempts should be made to limit use of surface mounted conduit. Where unavoidable, efforts should be made to conceal and locate on elevations not facing the street and paint to match surroundings.

ROOF DESIGN.

1. A roof's form, style, and material must be compatible with the chosen architectural style. For existing structures, the roof's form, style and material shall be harmonious and consistent with the neighborhood context.
2. Roofline variations may be used to demarcate primary building entrances, to break up larger massed front facades, and provide visual variety to the front façade of the home.
3. When appropriate to the roof design and surrounding context, overhangs must be present.

FRONT PORCH AND ENTRY.

Residential buildings must include a prominent front porch and entry, when appropriate for the architectural style. The front porch and entry form, style, and material must be compatible with the chosen architectural style of the home and shall be harmonious and consistent with the neighborhood context.

1. Columns and railings create much of the design character of a front porch. Traditional Lakewood railings are made up of a top rail, bottom rail, and balusters, which are the vertical pieces in between. Cable and horizontal railings are discouraged.
2. Pressure treated wood is acceptable for structural members only, not the finished material. Painting these finished materials is acceptable.
3. The permanent enclosure of a front porch, including a second story front porch, is not appropriate and will not be supported.
4. Compliance with Appendix B Front Porch Guidelines is required.
5. Additional considerations for front porches can be found in Appendix C: Lakewood Heritage Advisory Board Front Porches.

WINDOWS AND DOORS.

1. Windows and doors must be proportional in scale to the size of the building and to each other.
2. Vertical orientation is required unless an alternative orientation is necessary due to the architectural style or element.
3. Window and door placement and patterns should be consistent and fit with the overall architectural style of the building and the surrounding community.
4. Wherever possible, the first and second floor windows should be vertically and horizontally aligned with each other, particularly on the front elevation.
5. Blank walls on residential buildings that void of windows and doors are not appropriate.
6. Windows and doors should be used as architectural elements that add relief to the façade and wall surface.
7. When appropriate to the architectural style of the home, all front facing windows and doors must have consistent spacing and symmetry and a unifying architectural element or pattern, including but not limited to: sills, ledges, mullions, frames, trims, or spacing in relation to column patterns.
8. Appropriate trim around windows and doors is required.
9. The front door must face the street.
10. Excessive window glazing or reflective window glass is prohibited.
11. When utilized, shutters must be equal to the height of the window and half of its width. Shutters must be installed so the bottom of the shutter aligns with the top of the window lintel and bottom of the window sill.

EXTERIOR MATERIALS AND DECORATIVE DETAILS.

1. The combination of different materials must be appropriate to the surrounding area and existing building's architectural style and design.
2. Simulated finishes (e.g. artificial stone or concrete simulating stone or brick, or vinyl siding simulating wood) shall be of high quality that successfully mimics the natural material and be durable to the Northeast Ohio climate.

3. Foundations shall have the appearance of brick or stone through the use of split face blocks, brick veneer, burnished, parged, pressed concrete, etc. Exposed CMU and smooth faced concrete foundations are prohibited.
4. Wood trim should be painted and strictly staining is discouraged.
5. Columns must have appropriate trim at the base and capital.
6. Masonry is required on all chimneys.

GARAGES AND ACCESSORY STRUCTURES.

1. Garages and accessory structures must be secondary structures on the lot and shall not overshadow the primary building or residence. They must be complementary to the primary structure.
2. Detached or side or rear-oriented attached garages are preferred.
3. Street facing garages that are attached to the primary structure are discouraged and shall only be considered when no other alternative exists for the location and orientation of the garage. When permitted the garage shall comprise less than 50% of the ground floor building frontage. The garage shall not be permitted to be closer to the adjacent street than the ground floor building frontage.
4. Garage doors must be designed in a way that is compatible with the chosen architectural style of the rest of the home and surrounding properties.
5. Finish materials and colors must match or complement principal structure.

DEMOLITION.

Demolitions of residential buildings are regulated by Section 1133.09 of the Codified Ordinances. This section can be found at the following link.

https://codelibrary.amlegal.com/codes/lakewood/latest/lakewood_oh/0-0-0-73399.

Property owners and applicants considering a demolition property must contact the City for additional information at (216) 529-6630 or planning@lakewoodoh.net.