

**CHAPTER ????  
ARCHITECTURAL DESIGN REVIEW OVERLAY DISTRICT  
(new Chapter)**

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**???? PURPOSE**

The purpose of this Chapter is to designate and define one or more Architectural Design Overlay Districts within the City of Kent and to define the process for amending existing Overlay Districts and designating new Overlay Districts.

**???? DESIGN GUIDELINES**

This Chapter works in conjunction with Chapter ???? of the Kent Codified Ordinances and utilizes the Design Guidelines adopted by reference in said Chapter ????.

**???? APPLICABILITY**

The provisions of this Chapter and related sections of the Kent Codified Ordinances shall be applicable to properties located within the Architectural Design Review Overlay District. All projects subject to review, as defined in Section ???? herein, shall be reviewed for compliance with the requirements set forth herein. All such projects shall obtain a Certificate of Appropriateness from the Architectural Review Board prior to submitting applications for other additional reviews which may be required, including Site Plan Review, Conditional Zoning Certificates, Sign Permits, Zoning Permits or Building Permits.

**???? ARCHITECTURAL DESIGN REVIEW OVERLAY DISTRICTS**

The City may designate one or more areas within the corporation limits of the City of Kent as an Architectural Design Review Overlay District.

(a) Downtown / West River Overlay District

Beginning at a point located at the intersection of North Mantua Street and Crain Avenue (Fairchild Avenue), south along the centerline of North Mantua Street and continuing south past West Main Street, along the centerline of South Mantua Street, and continuing south past Haymaker Parkway to a point where the imaginary centerline of South Mantua Street would intersect the centerline of Stow Street. Thence, east along the centerline of Stow Street and continuing along that centerline to a point where Stow Street becomes West Summit Street and continuing along the centerline of West Summit Street and continuing past South Water Street, along the centerline of East Summit Street to a point where it intersects the centerline of South Lincoln Street. Thence, north along the centerline of South Lincoln Street to a point where it intersects the centerline of East Main Street. Thence, west along the centerline of East Main Street to a point where it intersects the centerline of North Willow Street. Thence, north along the centerline of North Willow Street to a point where it intersects the centerline of Columbus Street.

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Thence, west along the centerline of Columbus Street and continuing west past North Depeyster Street along the centerline of Columbus Street to a point where it intersects the centerline of North Water Street. Thence north along the centerline of North Water Street to a point where it intersects the centerline of Crain Avenue (Fairchild Avenue). Thence, west along the center line of Crain Avenue (Fairchild Avenue) bridge to a point where it intersects North Mantua Street, this being the point of true beginning.

**1117.04 SEVERABILITY**

If a court of competent jurisdiction shall adjudge any provision of this Chapter invalid or unenforceable, then the remaining provisions of this chapter shall not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.

**1117.05 AMENDMENTS / ADDITIONAL DISTRICTS**

Any Overlay District may be amended at any point in time in the future upon the approval of Kent City Council and additional overlay districts may be created upon approval of Kent City Council. The Architectural Review Board, Planning Commission or City staff may initiate such changes, amendments, and new districts as well as property owners within the geographic area to be designated as an Overlay District providing they have obtained the signatures of property owners on a petition of no less than 51% of the properties in the affected area.

Additional (new) overlay districts may be created upon approval of Kent City Council. Such changes shall be treated as amendments to the Kent Zoning Code and shall be subject to the requirements of Chapter 1117 (*Proposed Chapter 1111*).