

**C-M DISTRICT
PLANS AND STANDARDS**

Adopted Pursuant to City of Maumee
Ordinances Nos. 165-1985 and 166-1985
and Zoning Code Section 1127.15

Set forth below are the Plans and Standards for the development of the properties (“Properties”) which have been zoned C-M Commercial-Industrial pursuant to Ordinances Nos. 165-1985 and 166-1985.

1. INTRODUCTION

No improvement of any kind shall be installed, erected, placed, assembled, altered or permitted to remain on any of the Properties until and unless the proposed use, the plans and specifications for the same showing the nature, shape, size, color, architectural design, material, location and landscaping, paving plans, curbing and storm drainage have been first approved in writing by the Architectural Committee described in the Declaration of Restrictions recorded at 85-1519C11 of the Mortgage Records of the Lucas County Recorder (“Committee”) in accordance with said Declaration of Restrictions. A majority vote of the Architectural Committee on the conformity of the submitted plans with the C-M District Plans and Standards shall be the final determining factor for the approval or disapproval of the proposed improvements. The statement of intended use shall include all uses to which the owner or lessee will presently and in the future put the improvement which is submitted for approval. The drawings shall include, without limitation, plot plans showing proposed land contouring or grades, buildings, parking areas with parking stalls indicated, loading facilities, access ways, other paved areas, and landscaping, including planting areas, elevations and signs. The specifications shall describe types of construction, colors and materials to be used. Approval of drawings should be obtained from the Committee before application for a building permit is made and before plans are filed.

2. LANDSCAPING AND MOUNDING

(a) Landscaping Standards and Approval

Natural resources will be utilized within the park wherever possible. Detailed landscape plans together with irrigation plans, must be approved by the Committee. Mounding and/or plantings in the district shall be of sufficient height so as to shield the view of parking areas from any adjacent roadway. Examples of acceptable landscaping and mounding are available from the Committee.

(b) Outside Storage and Equipment

No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the Properties outside a permanent structure without the prior written approval of the Committee. Outdoor storage (e.g., materials, supplies, equipment, waste containers) shall be permitted only where screened from view by a permanent wall, mounding, or other appropriate permanent screen and confined to approved locations. This provision shall not be applicable to the materials, equipment and supplies stored in relation to and as part of the construction of the permanent structures upon a parcel, which materials, equipment and supplies shall be removed immediately upon completion of construction.

(c) Fences and Exterior Attachments

No fence, wall or mass planting shall be erected or installed without the prior approval of the Committee. These and exterior attachments and lighting must be approved in the same manner as buildings or other improvements.

(d) Lighting

All lighting must be arranged or shielded as to avoid excessive glare reflecting onto any portion of any adjacent street or into the path of oncoming vehicles or onto any adjacent parcel.

3. YARD REQUIREMENTS

(a) Building Lines and Construction Requirements

All buildings and improvements shall be erected in conformity with the platted building lines. All unplatted parcels and future plats will conform, in general, to the building lines of parcels already platted within the Properties, particularly with adjacent parcels. In any event, starting from the right-of-way of a dedicated street, all front yard building lines shall be 40 feet, except along Dussel Drive and Salisbury Road where the building line shall be 100 feet. The side yards must aggregate 30 feet, but no side yard shall be less than 10 feet wide.

Rear building lines shall be at least 15 feet from the property line. The area between the property lines and building lines is to be used for landscaped areas, lawns, walks or off-street parking, providing that no parking will be allowed between the building line and any existing or proposed right-of-way line, except by written approval of the Committee, and such area will be designated as a landscaped area kept free of any improvements other than trees, shrubs and lawns, except that drives and walks will be allowed. No fence, wall or mass planting shall be permitted to extend beyond the building lines established herein, except by written approval of the Committee. The building construction and design both shall be used to create a structure with four equally attractive sides of high quality rather than to place all emphasis on the front elevation of the building by neglecting or downgrading the aesthetic appeal of the side elevations of the building. The accessory buildings and enclosures, whether attached to or detached from the main building, shall be of similar compatible design or materials.

(b) Parking Requirements and Driveways

All parking areas will be paved unless otherwise approved by the Committee. Off-street parking shall not be permitted within the right-of-way of a dedicated street. Minimum automobile parking space requirements shall meet Maumee Zoning Code requirements. Waivers may be obtained from the City Administrative Board after securing prior approval from the Committee. The Committee may, at its discretion, prohibit parking wherever the same constitutes a hazard, increases congestion or causes inconvenience.

(c) Loading Areas

All loading and unloading of vehicles shall be conducted upon the parcel and not on any right-of-way. No loading dock may be placed on any side of a building having street frontage. Sufficient loading and unloading places shall be provided for each parcel, with provisions for handling all freight either by railroad or truck located only on those sides of the building which do not face any street. Loading docks and doors shall be screened from view by appropriate planting or screen walls which are compatible with the building design and materials.

(d) Maintenance

The grounds of each parcel will be maintained in a neat, presentable manner.

It shall be the duty of the owners, lessees, sublessees and occupants of each and every unimproved parcel to keep the weeds and/or grass cut in their respective portions, unless currently leased for agricultural purposes.

All owners, lessees, sublessees and occupants shall carefully maintain their parcels and all improvements of whatever nature thereon in a safe, clean and wholesome manner and in first-class condition and repair at all times. All exterior painted surfaces shall be maintained in first-class condition.

(e) Utilities and services

All utility services to the front of any building from the property line must be underground. Exterior power equipment in front or side yards must blend with other improvements.

4. SIGN REQUIREMENTS

The Committee has control over all signage for the Properties and must approve the size, location, height, letter styles, colors, lighting and materials. In addition to the requirements of the Committee, all City of Maumee sign ordinance requirements must be met. Building identification signs must be located in a landscaped setting to provide the desired continuity and street scene effect. Comprehensive signage regulations are written for the four site designations which have been established within the Maumee C-M District for permanent and temporary Signage Control purposes. These designations are industrial, retail, office and Woodlands office. These regulations are available from the Architectural Committee.

5. BUILDING DESIGN AND MATERIALS

(a) Materials and Colors

All exterior building materials and colors must be approved by the Committee so as to be compatible with neighboring properties.

(b) Standards for Harmony

The following standards will be considered by the Committee, equally as important as any previous requirement:

(1) Conformity and harmony of external designs and general quality with the existing standards of the neighborhood and adjacent properties.

(2) The use or improvement of the proposed building and the materials of which it is to be built in relation to the parcel upon which it is to be erected or improved.

(3) The effect of the proposed improvement on adjacent and neighboring properties.

(4) The effect of the improvement, as planned, on the outlook from the adjacent neighboring properties.

(c) External Equipment

The placement of external equipment used in the operation of the building (e.g., transformers, air conditioners, etc.) or in the operation of the tenant (e.g., radio and TV antenna, communication dish, etc.) must be approved by the Committee and must comply with Section 2(b) for outside storage and equipment.

6. VARIANCE

In those instances where strict compliance with these specific Standards would create an undue hardship by depriving the owner or lessee the reasonable use of its parcel, or in the opinion of the Committee, there are unusual characteristics which affect the parcel or use in question and make strict compliance with these Standards unfeasible, the Committee may grant the owner or lessee a variance from the Standards as long as the general purposes of the Standards are maintained. Any variance granted from the provisions of these Standards shall only be applicable to the specific parcel and conditions for which the variance was granted and shall in no respect constitute and change in or affect the terms or conditions set out in the Standards.

ARCHITECTURAL COMMITTEE