

ARCHITECTURAL COMMITTEE

Signage Regulations for Temporary Signage in the Maumee C-M District

This document contains temporary signage regulations for the four (4) site designations within Arrowhead Park, established by the Architectural Committee as Industrial, Retail, Office and The Woodlands Office Sites.

TEMPORARY SIGNAGE. Defined as a product display sign, banner or other advertising device, including all construction site identification and real estate signage or signage for a major activity, with or without a structural frame, intended for a limited period of display.

Regulations for permanent signage for each site designation have been specified by the Architectural Committee and are available upon request from the Architectural Committee or from the City of Maumee Zoning Commission. Both permanent and temporary signage in all sites must meet with the Architectural Committee regulations and approval. A "Procedure for Submitting Signage Plans to the Architectural Committee" is available from the Architectural Committee or from the City of Maumee Zoning Commission.

- I. All signage within the Maumee C-M District must comply with Chapter 1135 of the Zoning Code of the City of Maumee. Further, all signage must comply with the "C-M District Plans and Standards" as amended by these regulations and as determined in the sole opinion of the Architectural Committee. Each sign contractor or owner shall obtain all required building permits.
- II. Plans specifying the general configuration of temporary signage and the anticipated use, area, height and placement must be submitted in the form of a drawing for approval by the Architectural Committee. Permits issued for such signs shall specify the maximum continuous length of time such sign may be used, and such sign shall thereafter be removed by the permittee unless such time is extended by the Architectural Committee.

All signage must be installed in a workmanlike manner and must be level and perpendicular to the existing ground. All signs must be maintained in good condition and must remain upright and able to withstand normal wind and weather conditions. The Architectural Committee reserves the right to request that signage owners reset the signs at any time.

It is expected that any site within the C-M District will accommodate only one (1) temporary sign at any one time, and on contiguous lots only one (1) sign per street frontage, unless a variance is granted by the Architectural Committee.

- III. Land usage. For all site designations, use of the land on which the signage is placed is considered the basis for the Architectural Committee's review. These uses are designated as vacant land, construction site and improved site.
 - A. Vacant land. Defined as land with no on-site improvements and not presently under construction.
 - B. Construction site. Defined as a project under development and not yet approved for occupancy by the owner or tenant.
 - C. Improved site. Defined as land with a permanent building structure.

- IV. Vacant land. Types of temporary signs permitted on vacant land are limited to business development identification, real estate business identification and business sale identification, subject to the restrictions contained in this document.
- A. Types of signage identification.
1. Business development identification. Signage which advertises the property available for development and the name of the developers, contractors, engineers and architects.
 2. Real estate business identification. Signage which advertises the sale or lease of surrounding land or which indicates the location of the business office.
 3. Business sale identification. Signage which identifies the sale of the land where the sign is located or which directs the public to a real estate development.
- B. Signage placement limitations.
1. Signage placed on vacant land will be limited within the C-M District to a maximum of one (1) sign per owner per 200 ft. of street frontage.
 2. No signs shall be closer than 1/4 mile from each other, except in those instances where an owner wishes to place signage at intersecting streets, and then only with approval of the Architectural Committee.
 3. For single-owner contiguous lots, only one (1) sign per street frontage is permitted.
- C. Temporary signage restrictions for single-owner contiguous lots.
1. Size of signage.
 - a. Horizontal, freestanding ground-pole signs with a total square footage not to exceed 40 sq. ft. per side surface.
 - b. Maximum height not to exceed 7 ft., with bottom of sign to be no higher than 2 ft. above existing ground level, not to be placed on mounding.
 2. Signage placement and permit duration.
 - a. Only one (1) sign per street frontage is permitted.
 - b. Sign placement shall be at least 10 ft. from the street curb and shall conform to the City of Maumee right-of-way regulations.
 - c. Signage permit may be issued prior to the first building permit and shall be valid for twelve (12) months, renewable at the discretion of the Architectural Committee.
 3. Color of signage. The official colors selected for C-M District temporary signage are based on the PANTONE¹ MATCHING SYSTEM.

¹ Pantone, Inc.'s check-standard trademark for color reproduction and color reproduction materials.

- a. Signage color shall be PANTONE 425 Gray and White only.
 - b. Signage must have either white background with PANTONE 425 Gray lettering or logotypes, or PANTONE 425 Gray background with white lettering or logotypes.
 - c. Company logos and trademarks are permitted within the color limitations.
 - d. Framing and mounting posts must be PANTONE 425 Gray.
- D. Temporary signage restrictions for non-contiguous lots.
- 1. Size of signage.
 - a. Horizontal, freestanding ground-pole signs with a total square footage not to exceed 20 sq. ft. per side surface.
 - b. Maximum height not to exceed 6 ft., with bottom of sign to be no higher than 1-1/2 ft. above existing ground level, not to be placed on mounding.
 - 2. Signage placement and permit duration.
 - a. Only one (1) sign per street frontage is permitted.
 - b. Sign placement shall be at least 10 ft. from the street curb and shall conform to the City of Maumee right-of-way regulations.
 - c. Signage permit may be issued prior to the first building permit and shall be valid for twelve (12) months, renewable at the discretion of the Architectural Committee.
 - 3. Color of signage. The official colors selected for C-M District temporary signage are based on the PANTONE MATCHING SYSTEM.
 - a. Signage color shall be PANTONE 425 Gray and White only.
 - b. Signage must have either white background with PANTONE 425 Gray lettering or logotypes, or PANTONE 425 Gray background with white lettering or logotypes.
 - c. Company logos and trademarks are permitted within the color limitations.
 - d. Framing and mounting posts must be PANTONE 425 Gray.
- V. Construction site. Freestanding and mounted construction site signage is defined as signage which identifies the project developers, contractors, subcontractors, engineers and architects on a project under development.
- A. Temporary signage restrictions for freestanding construction site signage.

1. Size of signage.
 - a. Horizontal, freestanding ground-pole signs with a total square footage not to exceed 64 sq. ft. per side surface.
 - b. Maximum height not to exceed 10 ft., with bottom of sign to be no higher than 2 ft. above existing ground level, not to be placed on mounding.
 2. Signage placement and permit duration.
 - a. Only one (1) sign per construction site is permitted.
 - b. Sign placement shall be at least 10 ft. from the street curb and shall conform to the City of Maumee right-of-way regulations.
 - c. Signage permit may be issued prior to issuance of the first building permit and is valid until thirty (30) days after occupancy or until recalled by the Architectural Committee or the Director of Public Safety.
 3. Color of signage. The official colors selected for C-M District temporary signage are based on the PANTONE MATCHING SYSTEM.
 - a. Signage color shall be PANTONE 425 Gray and White only.
 - b. Signage must have either white background with PANTONE 425 Gray lettering or logotypes, or PANTONE 425 Gray background with white lettering or logotypes.
 - c. Company logos and trademarks are permitted within the color limitations.
 - d. Framing and mounting posts must be PANTONE 425 Gray.
- B. Temporary signage restrictions for mounted construction site signage.
1. No signage shall be mounted on the building while under construction except as shall be granted by the Architectural Committee.
 2. No additional signage shall be affixed to construction trailers on site.
- C. Temporary directional signage shall be permitted at the discretion of the Architectural Committee.
- VI. Improved site. Types of temporary signs permitted on improved sites are limited to business development identification, real estate business identification, business sale identification, building and owner/occupant identification, subject to the restrictions contained in this document.
- A. Types of signage identification.
1. Business development identification. Signage which advertises the property and the name of the developers, contractors, engineers and architects.

2. Real estate business identification. Signage which advertises the rental or lease of improved property where the sign is located or which indicates the location of the business office.
 3. Business sale identification. Signage which identifies the sale of an improved property where the sign is located or which directs the public to a real estate office.
 4. Building and owner/occupant identification. Signage which identifies an unoccupied or semi-occupied building, building owner or occupant during permanent signage planning stages.
- B. Temporary signage restrictions for improved sites.
1. Size of signage.
 - a. Horizontal, freestanding ground-pole signs with a total square footage not to exceed 20 sq. ft. per side surface.
 - b. Maximum height not to exceed 6 ft., with bottom of sign to be no higher than 1-1/2 ft. above existing ground level, not to be placed on mounding.
 2. Signage placement and permit duration.
 - a. Only one (1) sign per street frontage is permitted.
 - b. Sign placement shall be at least 10 ft. from the street curb and shall conform to the City of Maumee right-of-way regulations.
 - c. Signage permit is valid until the property is leased or sold, or in the case of signage for building or owner/occupant identification, for a period of six (6) months, at the discretion of the Architectural Committee.
 3. Color of signage. The official colors selected for C-M District temporary signage are based on the PANTONE MATCHING SYSTEM.
 - a. Signage color shall be PANTONE 425 Gray and White only.
 - b. Signage must have either white background with PANTONE 425 Gray lettering or logotypes, or PANTONE 425 Gray background with white lettering or logotypes.
 - c. Company logos and trademarks are permitted within the color limitations.
 - d. Framing and mounting posts must be PANTONE 425 Gray.

Temporary Signage Quick Reference Guide

Architectural Committee Temporary Signage Regulations

Vacant Land Signage (Section IV)

Single-owner contiguous lots

- 40 sq. ft. maximum area per side
- 7 ft. maximum height and minimum 10 ft. from curb
- Only one sign per street frontage
- Permit valid for 12 months, renewable
- Signage color PANTONE 425 Gray and White

Non-contiguous lots

- 20 sq. ft. maximum area per side
- 6 ft. maximum height and minimum 10 ft. from curb
- Only one sign per street frontage
- Permit valid for 12 months, renewable
- Signage color PANTONE 425 Gray and White

Temporary Signage Quick Reference Guide

Construction Site Signage (Section V)

Freestanding

- 64 sq. ft. maximum area per side
- 10 ft. maximum height and minimum 10 ft. from curb
- Only one sign per construction site
- Permit valid until 30 days after occupancy or until recalled
- Signage color PANTONE 425 Gray and White
- No building-mounted construction signage

Improved Site Signage (Section VI)

- 20 sq. ft. maximum area per side
- 6 ft. maximum height and minimum 10 ft. from curb
- Only one sign per street frontage
- Permit valid until property leased or sold
- Signage color PANTONE 425 Gray and White