

EXCERPT FROM CITY OF MAUMEE ORDINANCE 165-1985

SECTION 3. Chapter 1127 of the Zoning Code of the City of Maumee, Ohio be, and the same hereby is, amended by adding thereto the following:

1127.15 Regulations in the C-M Commercial-Industrial District

- 1. Purpose and Criteria.** The C-M Commercial-Industrial District is intended to provide for a compatible mix of commercial and industrial uses in a commercial and industrial park-like site, provided the owners and developers of property in the site establish an Architectural Committee, which committee shall formulate a plan and standards for development of the site, as set forth at paragraph 9 below. Said site shall contain not less than 200 acres. Non-contiguous parcels and lots may be included in an original established site, provided that the acreage of said non-contiguous parcels and lots shall not be used in calculating the minimum requirement of 200 acres for a site and provided further that all other requirements of this Zoning Code are met. Contiguous parcels and lots may be added to an established site, provided that all other requirements of this Zoning Code are met. Non-contiguous parcels and lots may be added to an established site, provided that said non-contiguous parcels and lots are situated in the same plat in which all or part of an established site is located, or in a plat which is contiguous to a plat in which all or part of an established site is located, and provided further that all other requirements of this Zoning Code are met.
- 2. Permitted Uses.** Within the C-M Commercial-Industrial District, a building or premises may be erected or used only for the following purposes:

 - a. Any use permitted within the C-2 General Commercial District.
 - b. Any use permitted within the M-1 Controlled Industrial District.
- 3. Conditional Uses.** Conditional uses listed within the C-2 General Commercial District, if not otherwise permitted, may be permitted under the procedure contained in Section 1127.05 of this Zoning Code.
- 4. Lot Size and Yard Area Requirements.** Minimum floor area requirements as set forth in Section 1127.14 shall apply to all structures hereafter erected, relocated, reconstructed or structurally altered within the C-M Commercial-Industrial District.
- 5. Minimum Floor Area Requirements and Bulk Regulations.** Minimum floor area requirements and bulk regulations as set forth in Section 1127.14 shall apply to all structures hereafter erected, relocated, reconstructed or structurally altered within the C-M Commercial-Industrial District.
- 6. Off-Street Parking, Loading and Storage Regulations.** Off-street parking, loading and storage regulations as set forth in Chapter 1131 of the Zoning Code shall apply to all uses established within the C-M Commercial-Industrial District.
- 7. Signs Permitted.** Signs shall be permitted in the C-M Commercial-Industrial District in accordance with Chapter 1135 of the Zoning Code.

8. **Performance Standards.** The performance standards set forth in Section 1127.11 of the Zoning Code shall apply to the C-M Commercial-Industrial District.
9. **Tree Regulations.** Tree planting and retention shall conform with Street Tree Plans and all other tree regulations contained in Chapter 566 of the Maumee Municipal Code.
10. **Architectural Committee.** An Architectural Committee shall be established in accordance with paragraph 1 above and shall establish a plan setting forth standards for (a) landscaping and mounding, (b) yard requirements, (c) sign requirements, and (d) building design and materials. Said Committee shall, no less than once each year, file a written report with the Administrator of the City as to the aforesaid plan, standards and amendments thereto. Said plans, standards and amendments thereto shall be no less restrictive than those standards established by this Zoning Code. The City and its officers and employees shall not be responsible for enforcing the plan, standards or amendments thereto established by the said Architectural Committee.