

**CHAPTER BY CHAPTER HIGHLIGHTS OF THE PROPOSED
CITY OF MAUMEE ZONING CODE**

Title One – Administration:

Definitions: In this section, we attempted to clean up several inconsistencies in the current code between words that were used in the code and those contained in the definition section.

- All Adult uses are now under the “Sexually Oriented Business” definition.
- Home occupation has been simplified.
- Several types of signage have now been defined.
- Several types of fencing have now been defined.
- Wireless equipment is now defined.
- Recreational vehicles have been more clearly defined.

General Provisions: This section was separated out and establishes the foundation of rules that support and allow for the enforcement of the code.

Administration Procedures and Enforcement: This section was also separated out and establishes the various boards and commissions for the city and has been expanded to further define the role and authority of these boards and commissions. Further, this section establishes the authority of the Building and Zoning Inspector and contains the regulations for zoning permits, fees, and public hearings.

Amendments to Zoning Code: As the title suggests, this sections sets forth the process in which this zoning code may be amended.

Title Two – District Regulations:

Overview: This section has received some significant changes in this update. The two most significant being that Multi-family dwellings will have their own zoning district and not have to apply for a SUP to be constructed in the new R-4 district, and a newly established district entitled R-2A has been created to help address several of the problems owners who own homes in the older sections of the city typically face.

Open Space District: This District has changed very little from its' prior version.

R-1 Single Family: Changes in this district include:

- Additional permitted uses:
 - Child Day care
 - Group Foster Home / Adult Care / MRDD
 - Water or Sanitary pump stations

- Additional conditional uses:
 - Adult Day Care / group home (higher intensity)
 - Bed and Breakfast
 - Cemetery
 - Child day care (higher intensity)
 - Hospitals, etc...
 - Nursing Home
 - Parking for adjacent District
 - Private Schools
 - Yacht / Boat clubs

R-2 Single Family: Changes in this district include:

- Additional permitted uses:
 - Child Day care home Type B
 - Group adult care / foster / MRDD
 - Sanitary sewage / Water pump station (moved from conditional to permitted)

- Additional conditional uses:
 - Adult day care / group home
 - Bed and Breakfast
 - Cemetery
 - Child day care Type A
 - Zero lot line dwellings
 - Hospitals / Nursing homes
 - Parking areas
 - Private / Special schools
 - Yacht clubs

R-2A Single and Two-Family: This is a brand new district that has been added to the zoning code to allow the city to better address issues unique to the older section of the city, primarily the Historical District. Currently, residents of this section of the city are forced to make frequent trips to the Administrative Board and seek variances to make just about any change or improvement to their property. This new zoning district decreases the minimum lot area, lot width, and set back requirements in an attempt to allow residents to make standard type improvements (i.e. garages, sheds, additions, etc..) without the need for a variance.

R-3 Two-Family: Changes to this district include:

- Additional permitted uses:
 - Child day care type B
 - Group adult care / Foster home / MRDD
 - Sanitary sewage pumping station
 - Water pumping stations

- Additional conditional uses:
 - Adult day care / Group home
 - Cemetery or Mausoleum
 - Child day care Type A
 - Zero lot line dwelling
 - Group adult care (over 6)
 - Group MRDD (over 9)
 - Hospitals, clinics, etc.
 - Nursing homes
 - Parking areas
 - Public utility control structures
 - Private schools / special schools
 - Yacht Clubs

R-4 Multiple Family: This is another brand new district. The current zoning code only allows Multi-family development under a Planned Unit Development. That is not really a good way to do zoning because the City does not have anywhere this use is a permitted use. A property zoned R-4 will also be able to change or modify their lot as long as the use is “permitted” without having to ask for an amendment to their PUD.

C-1 Neighborhood Commercial: Changes to this district include:

- Additional permitted uses:
 - Adult day care
 - Bed and Breakfast
 - Child day care

- Lawn and garden center
- Massage studios
- Nurseries, including outdoor display and sales
- Public structures or parking
- Water / Sanitary sewage pump station
- Uses no longer permitted:
 - Funeral homes
- Additional conditional uses:
 - Gas station or Gas + Carryout
 - Churches
 - Hotels and Inns
 - Nightclub
 - Offices
 - Parking areas
 - Retail centers / sales / service medium scale
 - Vending machines in outdoor location

C-2 General Commercial:

Changes to this district include:

- Additional permitted uses:
 - Arcade
 - Churches
 - Funeral Homes
 - Massage Studios
 - Motels, motor inns, and motor courts
 - Extended stay lodging
 - Night Clubs
 - Public structures
 - Recreational indoor facilities
 - Additional outdoor recreation: Miniature golf, batting cages, go-cart racing etc...
 - Retail centers both medium and large scale
 - Schools
- Additional conditional uses:
 - Auto service stations
 - Kiosk in large scale retail center
 - Mini-warehouse
 - Nightclub
 - Parking areas
 - Outdoor storage
 - Outdoor vending machines
- Removed from conditional use:

C-3 Uptown Commercial:

○ Water / Sanitary pumping stations
Changes to this section include:

- Additional permitted uses:
 - Massage studios
 - Water / Sanitary pump station
 - Veterinary clinics with no outdoor pen or run.
 - Bed and Breakfasts

- Additional conditional uses:
 - Churches
 - Nightclub
 - Parking
 - Public utility control facilities
 - Educational Institutions
 - Theaters, cinemas, etc...
 - Outdoor vending machines

C-4 Office Laboratory, and Research:

This is a new district created to allow for an office park / college campus style development.

C-M Commercial-Industrial:

Very little changes except for the addition of C-4 permitted uses as permitted uses in C-M

M-1 Controlled Industrial:

Changes to this district include:

- Additional permitted uses:
 - Mini-warehouse
 - Public structures or parking areas
 - Recycling facilities
 - Schools
 - Automotive sales and service
 - Recreational vehicle, manufactured home, and agricultural vehicle sales and service

- Conditional uses do not exist in current code. They have been added to this proposed code and included:
 - Airport, landing field, or landing pad
 - Churches
 - Parking areas
 - Public utility control facilities

- Additional performance standards:
 - Automotive sales and service (heavy)

M-2 Industrial:

Changes to this district include:

- Additional permitted uses:
 - Agricultural processing facilities
 - Public structures
 - Supply or storage yard

- Again, this is a new category to this section and conditional uses include:
 - Auto service station
 - Churches
 - Extraction of sand and gravel, topsoil, and other natural resources
 - Parking areas
 - Public utility control facilities
 - Refuse disposal sites
 - Any industrial use not listed that can operate within the performance standards.

- Performance standards for Sexually Oriented Businesses:
 - This section has been updated to allow for compliance with the O.R.C.