

**CHAPTER 1136
Design Standards**

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1136.01 PURPOSE OF DESIGN STANDARDS.

- (a) These standards are intended to promote the design of an urban environment that is built to human scale, encourage attractive street fronts, and accommodate pedestrians in a safe manner as recognized in a “Complete Streets and Walkable Communities” platform while also accommodating vehicular movement. It is desirable that there be a base level of quality architecture of scale, color and materials that will allow a project to blend into its setting and build upon the existing aesthetic identity of an area. Building shapes can be articulated to provide a sense of human scale at the ground level that is inviting to the public through the application of horizontal and vertical patterns expressed by architectural features such as cornices, columns, windows, doors or variations in massing.
- (b) The intent of building design standards is to ensure a base level of quality architecture that is responsive to its context and contributes to the established architectural character of an area rather than a design solution that is based on a standardized formula or market prototype superimposed on the selected site. Not all structures in the surrounding area contribute equally to the area character and each example shall be weighed against the balance of all other projects. In areas with little, no or poor immediate context, or under redevelopment, proposals should add to area character without rigid uniformity of design.

1136.02 APPLICABILITY.

All uses except one-family and two-family residential must comply with the design standards of sections 1136.05 and 1136.07 of this Chapter under the following circumstances;

- (a) *New buildings.* All uses, except one-family and two-family residential, that receive site plan approval for construction of a new building after the effective date of this section must fully comply with its design standards. Refer to section 1136.12 of this Chapter for building design standards for one-family and two-family dwellings.
- (b) *Expansions and major improvements to buildings.* For buildings existing prior to the effective date of this section, building changes, improvements, and/or expansions which costs exceed 50% of the assessed value of the building as set by the Lucas County Auditor may be permitted by the Zoning Administrator (or designee) without the complete upgrade to meet the standards of this section, provided they are reasonable in relation to the scale and construction cost of the building improvements or expansion and they do not increase or perpetuate a legal non-conformity with the requirements of this section. Major exterior renovations must be consistent with the building design standards herein to the extent deemed practical.
- (c) *Minor improvements to buildings.* For buildings existing prior to the effective date of this Section, minor changes, improvements, and modifications may be approved administratively provided the improvements do not increase the nonconformity with the requirements of this any section of the City of Maumee municipal code or Zoning Ordinance. Any improvement in which the total cost does not exceed 25% of the assessed value of the building as set by the Lucas County Auditor shall be considered a minor improvement. In either case the Zoning Administrator may require compliance with current standards.
- (d) *All structures within the C-3, Uptown Commercial District.*
 1. *Change of use.* Any change of use within an existing structure in the C-3 zoning district shall be subject to the fenestration requirements of this section and the exterior wall design standards specific to materials. Additionally, to the greatest extent practical as determined by the Zoning Administrator (or designee), all structures shall use historically accurate restoration as approved by the Zoning Administrator and/or via original photographs. All other provisions of this section shall be at the discretion of the Zoning Administrator subject to section 1105.03; and/or
 2. *Interior and/or exterior modifications to a legal nonconforming structure.* Any interior or exterior modifications to a legal nonconforming structure within the C-3 zoning district may be subject to the same provisions as those noted for a change of use. This determination shall be at the discretion of the Zoning Administrator (or designee); and/or
 3. *Applicability if no longer deemed a legal nonconforming structure.* For purposes of this section, a legal nonconforming structure within the C-3 zoning district shall consist of any structure within which a use does not cease for a period of less than three (3) months or does not remain vacant for more than six (6) months. If the use ceases for greater than three (3) months, the structure will be subject to all of the design standards outlined in sections 1136.05, 1136.06, and 1136.07 of this Chapter.
- (e) *Modification of standards.* The Zoning Administrator (or designee) will perform an independent site review analysis and may allow the applicant to deviate from zoning regulations if unique or restrictive circumstances exist.

1136.03 PROCEDURES/RELATED APPROVALS FOR NON-CM ZONING DISTRICTS.

In all zoning districts other than C-M, an applicant for Site Plan approval shall file with the Site Plan, all supporting documentation and such additional information as is necessary to determine compliance with the applicable Design Standards and landscape requirements of this Chapter. Such additional information shall include:

- (a) Illustrations of all elevations of all structures, walls, fences, and accessory structures;
- (b) Color boards or samples for all exterior colors;
- (c) Samples of all exterior materials;
- (d) Drawings or photographs of all exterior illumination;
- (e) Landscape plans; and
- (f) Any other information necessary to determine compliance with this Chapter.

1136.04 PROCEDURES/RELATED APPROVALS FOR CM ZONING DISTRICTS.

Within C-M Zoning Districts, an applicant for Site Plan approval shall, prior to the filing of a Site Plan with the Zoning Administrator, apply for and receive building preliminary, general architectural approval from the applicable C-M Architectural Committee. Proof of approval and a copy of the approved architectural plans shall be filed with the Zoning Administrator concurrently with the Site Plan and supporting documentation. Approval by a C-M Architectural Committee which has applied standards meeting or exceeding the minimum requirements of this Code shall constitute compliance with design standards requirements.

1136.05 EXTERIOR WALL STANDARDS.

- (a) *Colors.* Information on building colors must be submitted with the site plan and considered to be part of any Site Plan approval under Chapter 1135. Colors must be architecturally compatible with the surrounding area and as agreed to by the City Administrator and Zoning Administrator (or designee).
- (b) *Wall materials.* The use of exterior wall materials on walls (including those on accessory structures) that are visible from a public road, alley, or a parking lot must be in compliance with the maximum percentages permitted in the "Table of Acceptable Exterior Wall Materials," unless otherwise provided per the footnotes on subsections (c)(2) through (5) of this section and must also demonstrate Architectural compatibility with both all structures on the property and those in the surrounding neighborhood.

Table of Acceptable Exterior Wall Materials						
Building Materials	Maximum Percent of Wall That May be Covered by Certain Building Materials by Zoning District (see Subsections (1) and (2))					
	R-3 R-4	C-1 C-2	C-3	C-4	M-1	M-2
Brick, face brick, or structural single wythe wall/veneer	100%	75%	75%	75%	75%	75%

Stone (cut)	100%	75%	75%	75%	75%	75%
Burnished concrete block	NP	15%	NP	50% (6)	50% (6)	50% (6)
Cast stone (5)	100%	75%	75%	75%	50%	50%
Precast concrete	NP	NP	NP (7)	NP (7)	75%	75%
Concrete formed in place	NP	NP	NP (7)	NP (7)	75%	75%
Metal	NP	NP	NP (8)	NP (8)	100% (3, 10)	100% (3, 10)
Reflective glass	NP	NP	NP	NP	50%	50%
Glass block	25%	15%	NP	25%	25%	25%
Cement board siding	100%	50%	50%	50%	50%	50%
Wood siding (9)	100%	NP	NP	25%	25%	25%
Vinyl siding (12)	30%	NP	NP	15%	NP (11)	NP (11)
Finishes (4)	50%	50%	50%	50%	50%	50%

Key: NP = Not permitted.

Footnotes to the Table of Acceptable [Exterior] Wall Materials.

- (1) Does not include facade areas consisting of doors and windows.
- (2) All walls exposed to public view from a public street, alley or an adjacent residential area must be constructed of not less than seventy-five (75) percent brick, face brick, stone or cast stone.
- (3) Includes flat sheets and seamed or ribbed panels, including aluminum, porcelain and stainless steel and similar material. Such materials cannot be used where contact with vehicles may occur, such as parking areas, traffic ways, and loading areas, unless such walls are adequately protected to prevent damage.
- (4) Includes fiberglass, reinforced decorative stamped, colored concrete, polymer plastic (fypon), exterior insulation and finishing systems (EIFS), plaster, stucco and similar materials. The Zoning Administrator (or designee) may increase the percentage of wall that can be clad in finishes if they are designed to mimic the appearance of another approved finish (e.g., EIFS designed to look like cut stone) or other embellishments are added to the building facade (e.g., window and door trim, cornices, etc.), per the criteria set forth in

subsection (c)(4) of this section. Such materials cannot be used where contact with vehicles may occur, such as parking areas, traffic ways, and loading areas, unless such walls are adequately protected to prevent damage.

- (a). Material used in the C-3 district shall match the historical characteristic of the district.
 - (5) Cast stone, including lightweight artificial stone products, must complement other materials found in the surrounding area and be approved by the and Zoning Administrator (or designee) upon the review of building facade elevations submitted by the applicant.
 - (6) A maximum coverage of fifty (50) percent burnished concrete block is permitted in the C-4, M-1, and M-2 districts only upon special approval from the Zoning Administrator (or designee) where the applicant demonstrates special conditions that limit use of other materials and demonstration that other site and building design enhancements are provided. The height limit for burnished concrete block is six (6) feet.
 - (7) Parking structures may use precast concrete or concrete formed in place if approved by the Zoning Administrator (or designee) upon the review of building facade elevations submitted by the applicant.
 - (8) Decorative metal and other embellishments may be used if approved by the Zoning Administrator (or designee) upon the review of building facade elevations submitted by the applicant.
 - (9) Must be clapboard, cedar shingles, or similar materials approved by the Zoning Administrator (or designee) upon the review of building façade elevations submitted by the applicant. Any grade of plywood, oriented strand board (OSB), T-111 siding, and similar materials are strictly prohibited on any portion of a structure because they are not finished building materials and do not under any circumstances weather like the other reference exterior/wall materials.
 - (10) The exterior wall of the office area of an industrial structure shall consist of any mixture of material permitted in the C-4 zoning district or other materials approved by the Zoning Administrator (or designee).
 - (11) The preferred product is a cementus material.
 - (12) Siding may not protrude beyond a window or door casing except under special circumstances which shall be approved at the discretion of the Zoning Administrator.
- (c) *Allowance for other materials.* The Zoning Administrator (or designee) may waive strict compliance with the subsection (b) of this Section when the qualities listed below can be demonstrated. Review and consultation by the appropriate design professional is encouraged before a final determination is made. The proposed building design and materials schedule must be accompanied by a written design statement which describes how the selected wall materials and material combinations will be consistent with and enhance the building design.
- (1) The design and materials are found to be in keeping with the character and history of the neighborhood or other area of the city;
 - (2) The materials are found to be permanent and durable;
 - (3) The design and materials are compatible with the type of use and development proposed;
 - (4) The design and materials can easily be adapted to another use in the future; and
 - (5) The design and materials meet the intent of this section.
- (d) *Mixture of materials.* The application of these standards promotes integration and mixture of materials where more than one (1) material is used on a building. If only one (1) material is used, architectural detailing and articulation, massing, texture and form must be introduced into the building design, unless otherwise specified in the Table of Acceptable Exterior Wall Materials (see subsection (b) of this Section). Building roof materials must be in harmony with the style and materials used on the building walls.

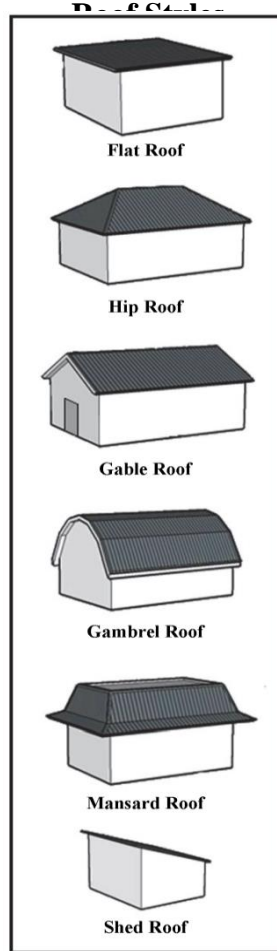
- (e) *Long walls.* When building walls are seventy-five (75) feet or greater in length, design variations must be applied to assure that the building is not monotonous in appearance. Such variations include but are not limited to the following:
 - (1) Recesses and projections along the building facade, which must be a minimum of one (1) foot in depth;
 - (2) Architectural details or features;
 - (3) Enhanced ornamentation around building entryways;
 - (4) Landscaping for which size, species, and number are acceptable to the Zoning Administrator;
 - (5) Streetscape elements; and
 - (6) Variations in building height.

1136.06 ROOF DESIGN STANDARDS FOR ALL STRUCTURES.

- (a) *Compatible design character.* Roof design and materials are considered to be key elements to the city character, and thus must be consistent with the character of the neighborhood or other areas of the city regardless of the zoning district. As a part of building design, roofs must be designed in keeping with the overall architecture of the building and other structures located on the same property (see Section 1136.05 (d)).
- (b) *Roof materials.* The following regulations apply to roof materials:
 - a. Asphalt, fiberglass, tile, slate or cedar shingles may be used in all districts.
 - b. Metal roof systems may be permitted by the chief building official and zoning administrator (or designee), based upon installation quality, panel design, coating quality, metal type, and metal thickness. However, a sample must be provided to verify each of the above requirements before its use can be considered. The color must also be subtle and compatible with the exterior building materials.
 - c. Roofing materials shall be the same material and color on all on-site structures unless deemed an accent by the Zoning Administrator (or designee).
- (c) *Roof style in the residential districts.* These districts are intended to maintain a residential character in the city and to be compatible with the neighborhood. To meet this intent the following roof style elements are required:
 - (1) Peaked roofs are required in single and two-family districts unless approved by the Zoning Administrator and Chief Building Official. In which case, the applicant must demonstrate the architectural reason and subsequent compatibility with the surrounding area.
 - (2) All roofs must be gambrel, hip or gable roof styles. The Chief Building Official and Zoning Administrator (or designee) may approve the use of shed roofs for porches and other extensions of the primary structure, provided that they comprise (in aggregate) no more than twenty-five percent (25%) of the total square footage of the roofs and/or are demonstrated to be necessary to provide architectural compatibility.
 - (3) Additional roofline treatments are encouraged and may be required by the Chief Building Official and Zoning Administrator (or designee) in order to minimize the mass of the roof and in order to promote the residential character. These treatments include, but are not limited to offset rooflines, dormer windows, cupolas, additional accent gables and covered entryways.
- (d) *Roof style in the C-3 district.* New building construction must blend with the existing established building line of the Uptown Commercial District. The buildings must be a minimum of two (2) stories and story height shall be a minimum of twelve (12) feet for the first story and nine (9) feet thereafter. Roofs must be flat or sloped with a maximum 2/12 pitch and a minimum three-foot

high parapet and decorative cornices, in keeping with the historic architecture of the Uptown Commercial District. An enclosure must be provided that is at least one (1) foot higher than rooftop mechanical equipment that is taller than three (3) feet. Building material for this screening must be approved by the Chief Building Official and the Zoning Administrator.

- (e) *Roof style in the C-1 district.* New building construction in this district should attempt to emulate the design character and history of the residential neighborhoods which often surround this district. At the same time, the buildings must accommodate the types of uses and sites proposed. As such, the following roof styles are required:
 - (1) Additional roofline treatments are encouraged and may be required by the Zoning Administrator (or designee) in order to minimize the mass of the roof and in order to promote the residential character when appropriate. These treatments include, but are not limited to dormer windows, cupolas, additional accent gables and covered entryways; and
 - (2) The Zoning Administrator (or designee) may allow a gentler pitched roof including a flat roof with a minimum three-foot high parapet and decorative cornices consistent with the design standards of subsection (d) of this section.
- (f) *Roof style in the C-2, C-4, M-1, and M-2 districts.* New building construction in these districts should complement their surroundings. Buildings should be multiple stories. Single story buildings may be permitted under special circumstances or with certain uses. All single story buildings shall be reviewed and approved at the discretion of the Zoning Administrator. At the same time, the buildings must accommodate the types of uses and sites proposed. As such, the following roof styles are required:
 - (1) The roofs of large buildings (i.e., two thousand (2,000) square feet or greater) may be flat as long as a minimum three-foot high parapet at least three (3) feet high and decorative cornices consistent with the design standards of subsection (d) of this section are part of the roof design. A peaked roof is required for smaller structures and extensions of larger buildings; and
- (g) *Screening rooftop equipment.* New or replacement rooftop equipment, including but not limited to, HVAC, kitchen vents, hood or exhausts equipment, shall be screened from view of adjacent properties and the nearest public rights-of-way and the nearest public rights-of-way on all sides the property. The method to screen rooftop equipment must complement the buildings color sale, materials, and architectural style unless the Chief Building Official and/or Zoning Administrator can demonstrate a hardship which requires modification and/or waiving this requirement. Rooftop screening on a one story structures may be accomplished by using ground level vegetation that will mature in growth within five (5) years at the time of planting; location of the planting will be at the discretion of the Zoning Administrator (or designee). The Zoning Administrator (or designee) may require cross-section details to confirm compliance.



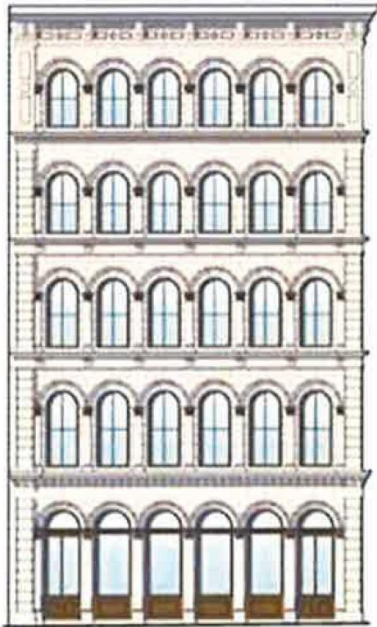
1136.07 FENESTRATION REQUIREMENTS FOR ALL NEW BUILDINGS, AND WHERE PRACTICAL IN REHABBED BUILDING IN THE R-4, C-1, C-2, C-3, AND C-4 DISTRICTS.

- (a) In R-4, C-1, C-2 and C-4 districts, windows and doors must comprise at least forty (40) percent of the first floor front facade of a building and the bottom of a window shall be no more than three (3) feet above grade except under special circumstances which shall be approved at the discretion of the Zoning Administrator.
- (b) In the C-3 District, windows and doors must comprise at least seventy (70) percent of the first floor front facade of a building and the bottom of a window shall be no more than three (3) feet above grade except under special circumstances which shall be approved at the discretion of the Zoning Administrator.
- (c) The window area of a facade above the first floor shall be a minimum of thirty-five (35) percent and cannot exceed sixty-five (65) percent of the total facade area of that floor.
- (d) Windows above the first floor must be vertical in proportion (whether a single unit or combined units) unless deemed impractical due to structural limitations in which case all windows must be broken-up to maintain the same vertical proportion.
- (e) Windows and glass doors must be clear glass and not tinted. Samples complete with a VLT rating of 75% or higher shall be provided in advance of installation to ensure compliance with

this requirement. The appropriate light transference shall be determined by the Chief Building Official and the Zoning Administrator.

- (f) Fixed hung windows must be used in all retail and store front applications unless a deviance from this standard can be shown to be architecturally compatible and/or shown to accentuate the district in which it is located.
- (g) Sliding windows will not be permitted in the C-3 district, while sliding doors will be permitted above the ground floor in the C-3 district provided a balcony is installed in accordance with the building code, is architecturally compatible with the structure, and constructed of an all-weather material approved at the discretion of the Zoning Administrator. Wood or other porous material shall be prohibited.
- (h) Vinyl and fiberglass windows in the C-3 district are strictly prohibited.
- (i) Windows and doors in the C-3 district shall maintain a uniform finish for all fenestration openings in the building they are installed, and, the windows and doors shall be architecturally compatible with the historic characteristics of the buildings in the C-3 district.
- (j) Windows and doors in all other districts shall maintain a uniform finish for all fenestration openings in the building they are installed, and, the windows and doors shall be architecturally compatible the general characteristics of the buildings in the respective district.
- (k) Replacement windows or doors shall not serve to reduce the dimension of an existing opening.
- (l) Window areas cannot be permanently blocked in a manner that obstructs views into the buildings.

Fenestration Example



1136.08 PARKING LOTS AND SITE STANDARDS.

Parking areas shall be designed so as to maximize accessibility and convenience, while ensuring that parking does not dominate the streetscape and site design and shall be subject to the following conditions:

- (a) The design of parking facilities shall define spaces for safe pedestrian movement and spaces where people change modes of travel. Parking areas in excess of one-hundred (100) parking spaces must provide pedestrian walkways that are separate and distinguished from parking or vehicular circulation. Walkways may cross parking aisles or driveways if distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, scored concrete or scored and painted asphalt to enhance pedestrian safety and comfort. When appropriate, crosswalks may be required to be a “Table Top” design. The Zoning Administrator shall, at their discretion, approve the location, materials and design of all walkways and crosswalks.
- (b) Placing large amounts of parking between the front door of buildings and the adjacent street contributes to a formless arrival experience for users, and creates a detached relationship between the primary building and the street. When not prohibited by another section of this code, the placement of all off-street parking between the front facade of the principal building and the primary abutting street(s) shall be avoided unless approved at the discretion of the City Administrator and Zoning Administrator. If the Zoning Administrator approves off-street parking spaces to be located between the front facade of the principal building and the Primary Street(s) abutting the site, then additional landscaping, mounding and/or buffering between the parking area and the primary street(s) may be required as a condition of this approval.
- (c) In order to reduce the scale of parking areas, no single parking area shall exceed one hundred (100) spaces unless divided into two or more sub-areas separated from each other by a buffer strip consisting of landscaping, access drives or public streets, pedestrian walkways, or buildings. This requirement is in addition to the requirements imposed by Chapters 1145 (Minimum Landscape Requirements) and 1141 (Off-Street Parking and Loading). Safe and clearly defined pedestrian walkways, leading to store entrances, must be provided within large parking lots.
- (d) Large parking areas in multiple building developments shall be divided into small lots related to the buildings served.
- (e) Site design shall include an external orientation to the public street, and an internal orientation to the surrounding neighborhood with connected open space and pedestrian pathways.
 - (1) The primary entrance of the building(s) shall be located on the facade facing the street.
 - (2) Site design emphasis should be given to the pedestrian, rather than the auto through placement of parking to the side or rear of the building, rather than in front.
 - (3) When physical site limitations such as topography; existing trees or other natural features or special circumstances prevent the main entrance from being located on the street-facing facade, the Zoning Administrator may, at their discretion, approve the building oriented to a courtyard or other feature with a prominent pedestrian entrance and clear connection to the public sidewalk.

1136.09 PEDESTRIAN CIRCULATION.

An integrated pedestrian circulation system should be provided throughout the development with minimal contact points between pedestrians and vehicular paths. All sites and developments shall feature a fully integrated pedestrian circulation system,

connecting buildings, structures, open space, and parking areas with the adjacent street sidewalk system. Pedestrian circulation shall consist of sidewalks, walkways, crosswalks or designated pathways, raised or otherwise separated and distinguished from parking and vehicular circulation and subject to the following conditions:

- (a) At least one continuous internal pedestrian connecting walkway for each primary street frontage, no less than eight (8) feet and no more than twelve (12) feet in width and clear of any vehicle overhangs, shall be provided from the public sidewalk or right-of-way linking the principal customer entrance of all principal buildings on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and shall feature items such as adjoining landscaped areas that includes trees, shrubs, benches, flower beds, planters, groundcover, or other such materials for no less than thirty (30) percent of its length. The location and width of the pedestrian connecting walkway shall be approved at the discretion of the Zoning Administrator.
- (b) Sidewalks shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas. Such sidewalks shall be located an average of six (6) feet from the facade of the building to provide planting beds for foundation landscaping, except where features such as arcades, display windows, planters or entryways are part of the facade. The location and width of all sidewalks shall be approved at the discretion of the Zoning Administrator but at no time shall the required width of any sidewalk be less than six (6) feet or more than twelve (12) feet and be clear of any vehicle overhangs.
- (c) Customer entrances shall have weather protection features such as awnings, pergolas, porticos, arcades, or vestibules approved at the discretion of the Zoning Administrator.
- (d) All internal pedestrian walkways may cross parking aisles or driveways and shall be distinguished from driving surfaces through the use of durable, low-maintenance surface materials such as pavers, bricks, scored concrete, or scored and painted asphalt to enhance pedestrian safety and comfort. When appropriate, crosswalk may be required to be a "Table Top" design. The Zoning Administrator shall, at their discretion, approve the location, materials and design of all crosswalks.

1136.10 LANDSCAPING AND SCREENING.

The Landscaping and Screening standards of Chapter 1145 (Minimum Landscaping Requirements) and Chapter 966 shall apply.

1136.11 BUILDING DESIGN ACCENT STANDARDS.

- (a) *Front facade.* Blank walls cannot face a public street. Walls facing a public street must include windows and architectural features customarily found on the front facade of a building, such as awnings, cornice work, edge detailing or other decorative finish materials. A prominent and usable public building entrance must be provided at the front of the building. Wall massing must be broken up with vertical pilasters or other architectural elements to reduce scale.
- (b) *Pedestrian orientation.* Buildings must be designed at a pedestrian scale with relationship to the street and sidewalk. Buildings must include windows that face the sidewalk and street. Convenient and safe pedestrian access must be provided between the public sidewalk and the building entrance.

- (c) *Awnings.* Awnings with straight sheds may supplement facades. Awnings cannot be cubed or curved except over doorways. Translucent or internally lit cloth awnings will not be permitted. However, metal awnings may be internally lit provided there is a solid metal roof and all lighting complies with section 1136.13 of this Chapter. In no case may awnings be designed to cover more than twenty percent (20%) of the height of each story of a building.
- (d) *Canopies.* Canopies, such as over gasoline pumps or drive-through structures, must be designed to be consistent with the approved building materials and colors. Support columns must be brick or comprised of materials compatible with the principal structure. The zoning administrator (or designee) or planning commission may require a peaked roof to complement the principal building. Any canopy lighting must be flush with the canopy.
- (e) *Neon.* Exposed neon will not be permitted on a building.
- (f) *Quality and workmanship.* This section is not intended to regulate the quality, workmanship and requirements for materials relative to strength and durability.

1136.12 BUILDING DESIGN STANDARDS FOR ONE-FAMILY AND TWO-FAMILY DWELLING UNITS.

The following are building design standards for one-family and two-family dwelling units.

- (1) *Applicability.* The regulations of this subsection apply to one-family and two-family dwelling unit construction under the following circumstances:
 - a. *New dwellings.* All new one-family and two-family dwelling construction that requires a building permit after the effective date of this section must fully comply with the design standards of this subsection.
 - b. *Expansions to dwellings.* For dwellings existing prior to the effective date of this section, major improvements or expansions that require a building permit may be permitted without a complete upgrade to meet the standards of this subsection. Reasonable improvements are required in relation to the scale and construction cost of the project. All exterior renovations must be consistent with the building design standards herein to the extent deemed practical by the Chief Building Official and the Zoning Administrator.
 - c. *Minor improvements to dwellings.* For dwellings existing prior to the effective date of this section, minor changes, improvements, and modifications that require a building permit will not be required to comply with this subsection, provided the improvements do not increase or perpetuate non-comformity of the structure or the site with the requirements of this subsection.
- (2) *Intent.* The purpose of this subsection is to establish standards and regulations governing the location and appearance of one-family and two-family dwelling units in the City of Maumee that are either developed as a new neighborhood or as in-fill housing in an existing neighborhood. It is the intent of these regulations to allow a mix of housing types and living styles in a manner that will not adversely affect existing neighborhoods. For this reason, standards have been set that will regulate the appearance of one-family and two-family dwellings, allowing only those that are compatibly similar in appearance to houses on individual lots in all zoning districts that allow one-family and two-family residences. These regulations will not apply to one-family dwellings located within a state licensed manufacturing housing community.
- (3) *Permits.* Prior to the construction or installation of a one-family or two-family dwelling unit on a residential lot, the individual must obtain a building permit from the Chief Building Official and a zoning permit from the Zoning Administrator (or designee).
- (4) *General appearance and site standards.* To ensure the compatibility in appearance of one-family and two-family dwelling units, such units must meet the following design and site standards:
 - a. Be constructed to the most current local, state and federal building standards.

- b. Have a minimum dimension of twenty (20) feet.
- c. Comply with the gross floor area and lot coverage standards for one-family or two-family dwelling units set forth in Chapter 1125. To ensure that neighboring dwellings are compatible in scale and mass, the city may require units to be not less than ninety (90) percent and no more than one hundred thirty-five (135) percent of the average floor area and lot coverage of other one-family or two-family dwelling units within three hundred (300) feet of the subject lot, including dwelling units on both sides of the street of the same block.
- d. Have two (2) exterior doors (front and rear, or front and side), and where there is a difference in ground elevation, steps must be permanently attached on a frost depth foundation either to the perimeter wall or to porches connected to the perimeter wall.
- e. Have a minimum eight-inch eave and rake (i.e., overhang), and with a drainage system that will collect and concentrate the discharge of storm water or snow away from the sides of the dwelling. The roof must have wood shake, asphalt or other acceptable shingles, and meet the snow load standards for this portion of the State of Ohio. Metal roof systems may be permitted by the Zoning Administrator (or designee) based upon installation quality, panel design, coating quality, metal type, and metal thickness.
- f. Have an exterior finish architecturally compatible to that of other similar homes in the surrounding area. Plywood, oriented strand board (OSB), T-111 siding, and similar materials are strictly prohibited.
- g. Be firmly attached to a permanent foundation constructed on the site in accordance with the Ohio Residential Building Code and must have a wall of the same perimeter dimensions of the dwelling and constructed of such materials and type as required in the applicable building code for one-family or two-family dwellings.
- h. Have a design and appearance determined to be compatible by the Zoning Administrator (or designee) upon review of the plans submitted for a particular dwelling. An aggrieved party may appeal the Zoning Administrator's decision to the Zoning Board of Appeals.

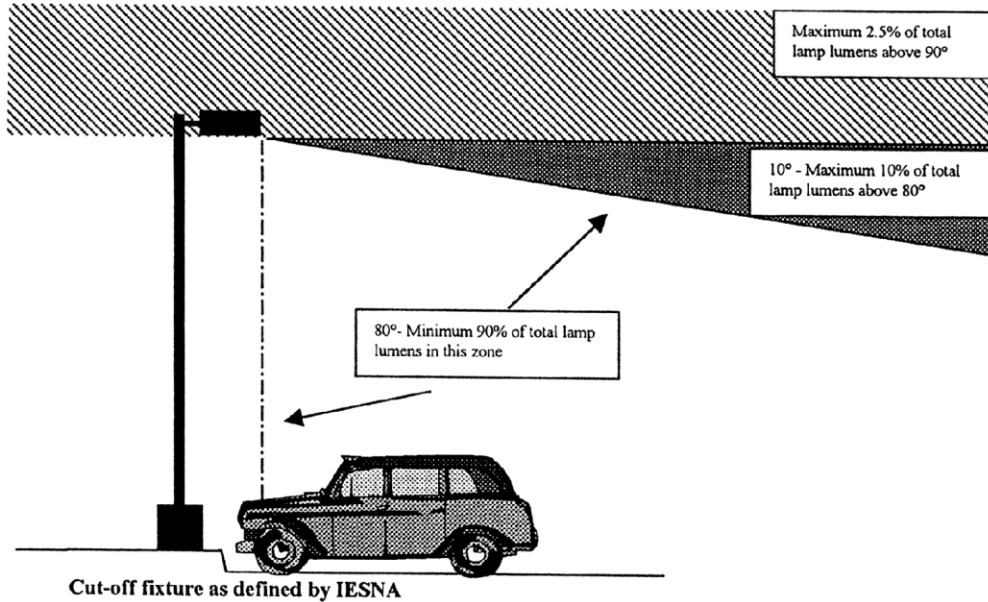
Compatibility is based upon the character, design and appearance of one (1) or more residential dwellings within three hundred (300) feet of the subject dwelling provided the surrounding existing dwellings considered are located outside of a manufactured housing community. The foregoing will not be construed to prohibit innovative design concepts involving such matters as solar energy, view, unique land contour, or relief from the common or standard design homes.
- i. Be connected to the public sewer, storm and water utilities operated by the City of Maumee.
- j. Orient all dwelling units toward the public right-of-way such that the facade that faces the street contains a door, windows and other architectural features customary of the front facade of a residence.
- k. Provide concrete sidewalks in accordance with the standard required by the Chief Building Official and the Zoning Administrator within the dedicated right-of-way along the frontage length of all parcels. The portion of the sidewalk that crosses the driveway shall be of a different material, unless concrete, and float separately from the driveway and approach. An inclined approach is required where sidewalks intersect curbs for barrier free access. The inclined approach must comply with grades established by ODOT. Required sidewalks may be installed following the construction of the dwelling unit. However, a certificate of occupancy will not be issued until the sidewalk is installed along the individual lot's frontages. If the Zoning Administrator determines that, due to weather conditions, sidewalk installation should be delayed, a certificate of occupancy may be issued. In which case, a performance guarantee must be provided to the city. The sidewalk must be installed within six (6) months of issuance of the certificate of occupancy. The Zoning Administrator will schedule a follow-up inspection.

- l. All residential driveways shall have a concrete approach and a hard-surfaced driveway of concrete or plant-mixed bituminous material in accordance with specifications of the city. Approaches must have a compacted six (6) inches thick base and be six (6) inches thick, concrete, with the sidewalk floating separate from approaches. The maximum width of a residential approach shall not exceed twenty (22) feet at the curb line which includes tapers and 20 feet wide in the front yard of a structure or property. The minimum asphalt depth for driveways must be three (3) inches. The minimum concrete depth for driveways must be four (4) inches. Up to two (2) dwellings may be permitted to share a driveway provided it complies with these construction standards.
- m. The provisions of this subsection will not apply to manufactured homes situated in licensed manufactured housing communities.
- n. In all zoning districts accessory structures must comply with the standards of Chapter 1133. The exterior material and roof line shall compliment the exterior material and roof style of the principle structure. The Zoning Administrator (or designee) may approve a different siding that compliments the principal structure. Plywood, oriented strand board (OSB), T-111 siding and similar materials are strictly prohibited.

1136.13 LIGHTING STANDARDS

- (a) When used in this section, the following definitions shall apply:
 - (1) *Average illumination* means the overall average of all points on the surface of the illuminated area including the brightest and dimmest points.
 - (2) *Canopy structure* means any overhead protective structure, which is constructed in a manner to allow pedestrians/vehicles to pass under.
 - (3) *Flood light* means a fixture designed to "flood" a well-defined area with light.
 - (4) *Footcandle (fc)* means a unit of illumination produced on a surface all points of which are one (1) foot from a uniform point source equivalent to one candle in brightness of illumination.
 - (5) *Glare* means the sensation produced by a bright source within the visual field that is sufficiently brighter than the level to which the eyes are adapted to cause annoyance, discomfort, or loss in visual performance and visibility (e.g., blinding light). The magnitude of glare depends on factors such as the size, position, brightness of the source, and on the brightness level to which the eyes are adapted.
 - (6) *Lamp* means the component of the luminaire that produces the actual light including luminous tube lighting.
 - (7) *Lamp lumen depreciation (LLD)* means a factor (i.e., between 0.0 and 1.0) used to describe how the lamp output changes with time compared to the initial output. Typical LLD factors (depending principally on lamp type) for outdoor lighting types are as follows: metal halide: 0.84, compact fluorescent: 0.85, high pressure sodium: 0.91 and mercury vapor: 0.79.
 - (8) *Light loss factor (LLF)* means a factor (i.e., between 0.0 and 1.0) describing light output of a luminaire after losses due to dirt accumulation (i.e., luminaire dirt depreciation (LDD)) and lamp lumen depreciation (LLD), relative to the output when the lamp and luminaire are new (i.e., $LLF = LDD \times LLD$).

- (9) *Light fixture* means the assembly that holds a lamp and may include an assembly housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and a refractor or lens. A light fixture also includes the assembly for luminous tube and fluorescent lighting.
- (10) *Light pollution* means artificial light which causes a detrimental effect on the environment, enjoyment of the night sky or causes undesirable glare or unnecessary illumination of adjacent properties.
- (11) *Light trespass* means the shining of light produced by a luminaire beyond the boundaries of the property on which it is located.
- (12) *Luminaire* means the complete lighting system including the lamp and light fixture.
- (13) *Luminaire dirt depreciation (LDD)* means a factor (i.e., between 0.0 and 1.0) used to describe how much light produced by the lamp is lost to dirt accumulation and other changes in the optical characteristics of the luminaire, relative to the value when the luminaire is new, depending on the quality of the luminaire, materials used, maintenance, and environment.
- (14) *Mounting height* means the vertical distance between the surface to be illuminated and the bottom of the light source.
- (15) *Outdoor light fixtures* mean outdoor artificial illuminating devices, outdoor fixtures, lamps and other similar devices, permanently installed or portable, used for flood lighting, general illumination or advertisement.
- (16) *Shielded fixture* means outdoor light fixtures constructed so that light rays emitted by the fixture are projected below the horizontal plane passing through the lowest point on the fixture from which light is emitted (i.e. a shoebox-type fixture or a cutoff fixture as defined by the Illuminating Engineering Society of North America) and meet the "Dark Sky Society" recommendations. The fixtures almost always have a flat, horizontally oriented lens and opaque (usually metal) sides. A luminaire mounted in a recessed fashion under a canopy or other structure so that the surrounding structure effectively shields the light in the same manner is also considered fully shielded for the purposes of this section.
- (17) *Spot light* means a lighting assembly designed to direct the output of a contained lamp in a specific tightly focused direction (a beam) with a reflector located external to the lamp.
- (18) *Uniformity* means a measure indicating how evenly light is distributed across a surface. Typically the measure is expressed as a ratio of one value to another, such as average to minimum, or maximum to minimum. Using ratios, perfect uniformity would be 1:1.



Lamp Lumens

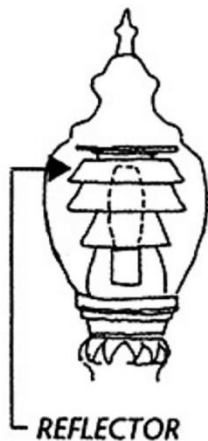
- (b) *Intent and purpose.* The purpose of this section is to protect the health, safety and welfare of the public by recognizing the need for buildings and sites to be illuminated for safety, security and visibility for pedestrians and motorists balanced against the often detrimental effects associated with the use of outdoor lighting. This section provides standards for various forms of lighting that will minimize light pollution; reduce the potential for off-site impacts; preserve the restful quality of nighttime by eliminating intrusive artificial light and lighting that unnecessarily contributes to sky glow; reduce light pollution and light trespass from light sources onto adjacent properties; enhance customer and employee safety; contribute to improving visibility by requiring illuminated areas to have uniform light; and curtail the degradation of the nighttime visual environment.
- (c) *Applicability.* The standards in this section apply to any light source visible beyond the property from which it is emanating. The Zoning Administrator (or designee) may review any building or site to determine compliance with the requirements under this section. Whenever a person is required to obtain a building permit, electrical permit for outdoor lighting or illuminated signs, a conditional use permit, subdivision approval or Site Plan approval from the city, the applicant must submit sufficient information to enable the Zoning Administrator (or designee) or Planning Commission to determine whether the proposed lighting will comply with this section.
- (d) *Exemptions.*
 - (1) Street lights located in a public right-of-way or another public easement is exempt from the lighting requirements of this chapter without any conditions.
 - (2) The following are exempt from the lighting requirements of this chapter, provided that they do not shine beyond the property line and have no glare or other detrimental effects on adjoining streets or property owners:
 - a. Residential lighting associated with one- and two-family dwellings.
 - b. Private swimming pools;
 - c. Holiday decorations; and
 - d. Window displays only if they are below 500 lumens.

(e) *Submittal requirements.* The following information must be included for all Site Plan submissions which include any existing or new exterior lighting and where site plan approval is not required, some or all of the items may be required by the Zoning Administrator (or designee) prior to zoning approval or lighting installation:

- (1) The location of all outdoor lighting fixtures, including but not limited to pole-mounted, building-mounted (including outline lighting), architectural accent, landscape (including walkway bollards), and canopy light fixtures on the site plan and building elevations;
- (2) A photometric grid overlaid on the proposed site plan indicating the light intensity throughout the site (in footcandles (fc)). Measurements must be at ground level and shown at ten-foot spacing;
- (3) The manufacturer's specification sheets and details for the type of fixture being proposed including but not limited to light intensity levels (in footcandles (fc)) at ground level based on fixture mounting height, the total lumen output, type of lamp, distribution type and method of shielding;
- (4) The maximum and minimum foot candle (fc) calculations, minimum-to-maximum and minimum-to-average uniformity ratios, and the light loss factor (LLF) used. These statistics must be provided for areas where vehicular and pedestrian movement is provided for and for other areas as necessary to show compliance with standards of subsection (g) of this Chapter.
- (5) Use of fixture(s) proposed; and
- (6) Any other information deemed necessary by the Zoning Administrator in accordance with the intent and purpose of this section.

(f) *General standards.*

- (1) Unless otherwise permitted within subsection 1136.13 (d) or subsection 1136.13 (g), only shielded fixtures as defined in Section 1136.13 (a) may be used. Any interior light fixtures that are deemed to be causing glare and therefore not meeting the purpose or intent of this Chapter must be shielded to prevent glare outside the building and do not shine beyond the property line.
- (2) Decorative fixtures using lamps with low wattages do not have to be shielded; these include incandescent lamps of sixty (60) watts or less; glass tubes filled with neon, argon and krypton; and any other light source of fifty (50) watts or less. Decorative luminaries above fifty (50) watts must have internal and/or external reflectors that shield the light source.



- (3) It is recognized that metal halide LED, inductive, and fluorescent lamps are superior lights for color and object recognition when compared to other lamp types such as low

and high pressure sodium or mercury vapor. Therefore, use of metal halide, LED, inductive, and fluorescent lamps is required unless the Zoning Administrator (or designee) or Planning Commission determines that unique circumstances exist that prevent installation of the required lamp types. It is also recognized that as the lighting industry develops, new lamp types are occasionally introduced that may have similar characteristics as the currently required types that may also be desirable for use in outdoor lighting.

- (4) The intensity of light on a site must not exceed one-half of one-tenth (0.05) of a foot candle (fc) at any property line that abuts a residentially zoned property or half (0.5) of a foot candle (fc) for any other zoned property.
- (5) All exterior lighting must be designed in a consistent and coordinated manner for the entire site.
- (6) Indirect internal illumination of signs and canopies is permitted provided a maximum one hundred twenty-five (125) watt bulb is utilized and the transmittal surface is of a color and material that effectively shields lamps. This does not take into consideration fluorescent, LED, or neon light sources typically used in these applications.

(g) *Lighting intensity and uniformity standards.*

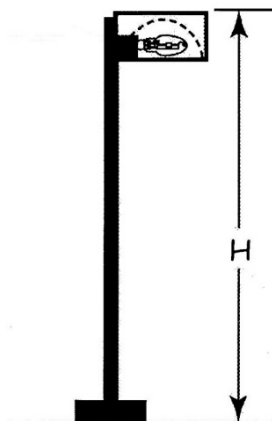
- (1) *Table of standards.* The following lighting intensity and uniformity standards must be used in designing an outdoor lighting plan as required within subsection (e) of this chapter.

Table of Lighting Intensity and Uniformity Standards				
Light Use	Required Average to Minimum Uniformity Ratio (b)	Required Minimum Footcandle (fc) Reading (b)	Maximum Allowable Average Illumination (b)	Maximum Allowable Footcandle (fc) Reading (b)
The C-4 district	4:1	n/a	5.0 fc	No more than 20 fc in addressed front yards or 10 fc in non-addressed front yards.
All other districts				No more than 10 fc in addressed front yards or 5 fc in non-addressed front yards.
Pump islands of gasoline stations	4:1	Between 1.0 fc and 5.0 fc		22.0 fc directly under the canopy
Building facades and externally illuminated signs (c)			n/a	
Building entrances	4:1	n/a	5.0 fc, active, and	n/a

			1.0 fc, inactive	
Parking lots ^{2d}	4:1	Between 0.2 fc and 0.7 fc	n/a	n/a
Security lighting	n/a	n/a	1.5 fc	n/a
Exterior recreational facilities	See subsection (f)(3) of this section			

(2) *Footnotes to the table.*

- a. The above statistics should only be applied to the area of each site devoted to the particular use. For example, a gas station/restaurant combination may have an area dedicated as a parking lot for the restaurant patrons and in addition have a pump island canopy. In this scenario two sets of statistics would need to be generated; one set for the parking lot and the other set for the canopy area.
- b. Measurements for average to minimum uniformity ratio, required minimum foot candle (fc) reading, maximum allowable average illumination and maximum allowable foot candle (fc) reading must be generated at the surface intended to be illuminated (e.g., pavement or area surface). These statistics must be provided for areas where vehicular and pedestrian movement is provided for and other areas as necessary to show compliance with standards.
- c. Building facades and signs cannot be illuminated if they are of glass, polished metal or other glossy surface including painted surfaces. Building facades cannot be entirely illuminated. Rather, illumination can be for architectural ornament and/or the illumination of small areas for visibility and security. For spotlight fixtures, no less than ninety (90) percent of the light beam must be concentrated on the surface intended to be illuminated. For fixtures mounted directly to a wall surface or sign, external shields or dark colored non-reflective surface materials or other appropriate methods must be used to direct the light perpendicular to the ground and minimize reflectance glare.
- d. The maximum height of parking lot light fixtures, from grade, shall be as follows:



Fixture Height

1. Up to twelve (12) feet in a residential district;
 2. Up to eighteen (18) feet in a commercial district;
 3. Up to twenty-two (22) feet in an industrial district.
- (3) *Exterior recreational facilities.* For exterior recreational facilities, sufficient information must be submitted in addition to that required in subsection (e) of this section that demonstrates that the location, selection and aiming of all lighting fixtures will focus light on the playing areas, minimize glare and visibility from adjacent and nearby properties and roadways and minimize sky glow. A written explanation and statements must be supplied explaining why locations, fixtures types, intensities, orientation of fixtures and other decisions were made. Lighting of sports facilities cannot be operated except during an event and must be turned off no later than forty-five (45) minutes after the event is over.
- (4) *Uses not specifically listed.* For uses not specifically listed within this Section, but determined to be of a type, use and or intensity that may be detrimental to achieving the purpose of this chapter, the Zoning Administrator, depending on the purpose of the lighting, must classify lighting into one of the categories contained in subsection 1136.13 (g) of this chapter. An applicant may appeal an initial classification to the Zoning Administrator, in writing, detailing why more intense lighting or less lighting is necessary. The Zoning Administrator must either approve or deny the appeal based on whether or not sufficient justification has been submitted and whether the proposal meets the intent of this Code. Final determinations of the Zoning Administrator may be appealed to the Zoning Board of Appeals.
- (h) *Prohibited outdoor lighting.*
- (1) The use of a laser light source, searchlights or any similar high intensity light for outdoor advertisement or entertainment is prohibited except in conjunction with a special event and shall be approved at the discretion of the Zoning Administrator.
 - (2) Lighting cannot be of a flashing, moving or intermittent type except in conjunction with a special event and shall be approved at the discretion of the Zoning Administrator.
- (i) *Lamp or fixture substitution.* Should any light fixture regulated under this section, or the type of light source therein, be changed after the permit has been issued, a change request must be submitted to the Zoning Administrator for approval, together with adequate information to assure compliance with this code, which must be received prior to substitution.
- (j) *Administration.*
- (1) An outdoor lighting permit must be issued on a form from the Zoning Administrator (or designee) if it is determined by the Zoning Administrator (or designee) or Planning Commission that a proposal fulfills the requirements and intent and purpose of this chapter. The permit must list what is being approved and contain copies of relevant documents.
 - (2) The Zoning Administrator has the discretion to require the re-direction of existing light fixtures when it is determined that the fixture is not in compliance with the requirements of this code.

1136.13 CONFLICT

When there is a conflict between Chapter 1136 and another part, chapter or section of the Codified Ordinances of the City of Maumee, the City Administrator, upon consultation with the Zoning Administrator shall determine which part, chapter or section shall apply.