

**SECTION 8 SPECIAL PROVISIONS FOR MULTI-FAMILY, NON-RESIDENTIAL,  
COMMERCIAL AND INDUSTRIAL USES (Z17-C236 - 8/6/01)**

**SECTION 8.1 Environmental Standards**

**8.1.1 General**

No land or building shall be used or occupied for commercial, industrial or nonresidential purposes which produces any dangerous, injurious, noxious or otherwise objectionable element or condition which could adversely affect the adjacent land nor pose a threat to the public health, welfare and safety of persons at the site or external to it. Such uses permitted by this resolution may be undertaken and maintained if acceptable measures and safeguards are employed to limit dangerous and objectionable elements to acceptable limits as established by the following standards.

- a. Environmental standards will be maintained for air quality, water quality and solid waste disposal as required by the Ohio Environmental Protection Agency and the Ohio Department of Health.
- b. Glare and Heat - No direct glare or reflected lights which are visible from other properties outside the industrial or commercial district shall be permitted.
- c. ~~Vibration and noise~~ - Noises deemed objectionable to adjacent and nearby properties if determined a nuisance by the Township Trustees, shall not be permitted.
- d. Smoke, dust, particulates and odors - The emission of smoke, dust, particulates and odors which are objectionable or pose a threat to the health and safety of the surrounding area shall not be permitted. Compliance shall be in accordance to Air Quality Standards of the State of Ohio as administered by the City of Toledo, Environmental Services Agency.
- e. All roadways internal to the site will be paved or maintained to minimize dust.
- f. Radiation or electromagnetic disturbance - No device or material which generates hazardous radiation or causes electromagnetic disturbances to nearby areas shall be permitted.
- g. Electrical and telecommunication facilities - All electrical and telecommunication facilities should be hidden from view of adjoining properties and roadways and where feasible will be placed underground.

**SECTION 8.2 Open Storage and Display of Material and Equipment**

The open storage and display of material and equipment incident to permitted or conditional nonresidential uses shall be permitted provided the area used for open storage and display shall be effectively screened from all adjoining properties by means of walls, fences or plantings. In no case shall this storage be maintained beyond the front building line. Walls or fences shall be a minimum of four (4) feet in height without advertising thereon. Notwithstanding the requirements of Section 8.4, in lieu of such wall or fence, a strip of land not less than 10 feet in width and planted and maintained with an evergreen hedge or dense planting of evergreen shrubs not less than four (4) feet in height at the time of planting may be substituted.

**SECTION 8.3            Temporary Buildings and Uses**

Temporary buildings, structures or uses and/or temporary open storage of equipment shall be permitted subject to approval and conditions by the Board of Zoning Appeals under Section 12.

**SECTION 8.4            Landscaping (Section Revised. 12/30/89 - Z17-C115)**

- a) Landscaping shall be required for all original uses; or existing uses, when a building or structure is erected, changed, or enlarged by 50% or more or 5,000 square feet or greater in floor area.
- b) Landscaping shall be required along all road frontage.
- c) Depth of the landscaping strip shall be a minimum of 15 feet or 50% of the required minimum yard depth whichever is greater as applicable under Section 4.6 or 4.7.
- d) Landscaping shall be a minimum of four (4) feet in height and of sufficient height to shield the view of parking areas from adjacent roadways.
- e) Where uses are within, abut or opposite an "A" or "R" District, landscaping shall be required for those yards which are adjacent to the "A" or "R" District. Landscaping shall be a minimum of six (6) feet to effectively shield the view from these respective adjacent parcels.
- f) Landscaping shall consist of natural materials such as plantings, mounding, stone, walls or fences of wood, decorative stone or masonry.

**SECTION 8.5            Site Plan Review**

Site plan review and landscape plan review shall be required for all multi-family and non-residential uses which are original uses. Site plan review and landscape plan review shall also be required for existing uses when a building or structure is enlarged by 50 percent or more or 5,000 square feet or greater in floor area. (Z17-C236-8/6/01)

**8.5.1 General Requirements**

- 1. A formal letter of submittal shall accompany the site plan. The letter shall provide the name, address and phone number of any parties who should be informed of progress on the request, e.g. land owner, attorney, architect, engineer, etc.
- 2. All site plans shall have a title indicating the type of request being made, e.g. request for more than one main building on a parcel.
- 3. The site plan shall be accompanied by a complete legal description of the subject property and a location sketch referenced from section lines and/or major streets.
- 4. The site plan shall indicate the scale of the drawing and shall use an engineer's scale.

### **8.5.1 General Requirements (cont'd)**

5. The site plan shall have the north arrow pointing either toward the top of the drawing or to the right side of the drawing, preferably toward the top, and should be located with the scale.
6. The following submissions are required:
  - a) nine (9) reproducible prints of the site plan; and
  - b) a velox or PMT reduction made from the original tracing, shall be submitted at a size ranging from 8 1/2" x 11" to 11" x 17".

### **8.5.2 Specific Requirements**

1. The site plan shall show the zoning classification of the subject property and all abutting property uses (residential, commercial, etc.) and approximate location of abutting property, buildings, and/or structures.
2. The site plan shall indicate the distance of existing and proposed structure(s) from right-of-way line of all adjacent thoroughfares and show front, side, and rear yard distances to the structure(s).
3. The site plan shall indicate the exact dimensions of the property in question, and show existing structure(s) with dimensions and proposed structure(s) with dimensions. The site plan shall indicate building removals and other alterations, if any, of existing property.
4. The site plan shall indicate, by name, all adjacent thoroughfares. The site plan shall show both right-of-way and pavement widths measured from the centerline.
5. The site plan shall indicate the locations, size (height), and material of all existing and proposed fencing on the subject property.
6. The site plan shall indicate the location, dimensions and illuminating power of all existing and proposed lighting on the subject property.
7. The site plan shall show the location, dimensions and illuminating characteristics (both internal and/or external) of existing or proposed signs on the property.
8. The site plan shall indicate the widths of existing or proposed landscaping, screening, and sidewalks.
9. Site plans shall show any ditches, creeks, or other natural features that may affect development of the property in question. Where appropriate, the two-foot (2') contours and the 100-year high water elevation should be shown on the site plan. Information on this requirement may be obtained from the Toledo-Lucas County Plan Commissions.
10. The site plan shall show existing and proposed drainage with dimensions.

### **8.5.2 Specific Requirements (cont'd)**

11. The site plan shall show existing and proposed sanitary and storm sewers, water mains, and location of hydrants and valves.
12. The site plan shall show existing and proposed pavements and roadways with dimensions.
13. The site plan shall indicate existing or proposed off-street parking, driveways, and recreational areas with complete dimensions. Curb cuts shall be measured at the curb and throat widths shall be indicated. The drawing shall include the number and size of proposed parking stalls along with the internal circulation pattern of the off-street parking. If the off-street parking is physically joined with abutting property, then circulation between the properties shall be shown.
14. The site plan for a proposed drive-up establishment shall indicate where vehicles can stack and how many vehicles can stack at one time. Information on the requirements for drive-up facilities may be obtained from the Toledo-Lucas County Plan Commissions.

### **8.5.3 Application Procedure**

- a) Site plans shall be filed with the Zoning Administrator. (Revised 2/15/93 - Z17-C138)
- b) The Zoning Administrator may transmit the site plan to the Zoning Commission for review and recommendation. (Revised 2/15/93 - Z17-C138)
- c) The Zoning Administrator may seek information and recommendations from the staffs of the Lucas County Engineer and the Toledo-Lucas County Plan Commissions or other appropriate agencies to aid in review of the site plan. (Revised 2/15/93 - Z17-C138)
- d) No permit shall be issued for any use or change in use prior to the review and approval of the site plan by the Zoning Administrator. Conditions and modifications may be attached to these plans. (Revised 2/15/93 - Z17-C138)
- e) Any change in the site plan once approved, shall require approval by the Zoning Administrator. The Zoning Administrator may seek review and recommendation from the appropriate County and State Agencies prior to approval of a revision. (Revised 2/15/93 - Z17-C138)

### **SECTION 8.6 Architectural Review Requirements**

Architectural review shall include review and approval of basic design elements for all non-single family structures within Monclova Township. The design of buildings shall provide consideration of and be reviewed for the following elements:

- scale and proportion of subject parcel to neighboring properties
- architectural massing and ornamentation
- suitability of building materials
- building design and aesthetics in relation to surrounding buildings
- design of the proposed landscaping and aesthetics

**8.6.1** The purpose for the implementation of the review and approval for architectural standards is to allow Monclova Township the opportunity to provide reasonable and responsible aesthetic parameters to the underlying approval process that is provided for in the Zoning Resolution. The intent of the architectural review is to provide reasonable aesthetics and curb appeal to the visual landscape within the township.

**8.6.2** All commercial and industrial structures shall be subject to the review and approval of the Monclova Township Zoning Commission. Approval shall be obtained prior to the issuance of a zoning certificate. This review is applicable for all new construction, buildings subject to enlargement of 25% or more in square footage and any structure that requires renovation or restoration (without enlargement) of more than 50% of its existing square footage.

**8.6.3** Any parcel that is subject to site plan review and architectural review as provided in Section 8 of the Monclova Township Zoning Resolution, can submit both applications to Monclova Township concurrently. Approval of both applications will be required for the project.

**8.6.4** Submission requirements shall include:

- Stamped professional architectural plans for proposed structure that includes:
  - a) ground level elevations for all sides of said structure
  - b) location of exterior mechanical improvements
  - c) roof pitch and material
  - d) schedules for all exterior materials, including doors, siding and windows
  - e) color palate detailing all exterior colors
  - f) wall mounted signage (if applicable) including location, size and illumination (examples permitted)
- Site Plan that includes building location, parking, landscaping, signage and all relevant improvements (approved copy if applicable to township site plan review).

Eight (8) copies of the above requirements, along with any other reasonable request from the township shall be provided to the township zoning administrator. Upon receipt of a full and complete submission, the township will schedule a hearing as provided for in section 8.5 of the township zoning resolution. All fees, if any, for this review shall be established by the Monclova Township Board of Trustees and assessed by the Township Zoning Administrator.

**8.6.5** The following standards shall apply to all building facades and exterior walls and represent the basic desires of the review procedure:

- 1) Ground floor facades that face the main access street shall have arcades, display windows, entry areas, awnings, or other such features along no less than fifty percent of their horizontal length or as approved by the Monclova Township Zoning Commission. Large expanses of blank walls are to be avoided (See Figure 5-1).
- 2) Buildings shall have parapets or other architectural features concealing flat roofs and rooftop equipment, such as HVAC units from public view. All roof top equipment, if visible, shall be painted to match the roof color to reduce their appearance. The average height of such parapets shall not exceed one-third of the height of the supporting wall and such parapets shall not be of a constant height for the entire length of the structure, unless otherwise approved by the Monclova Township Zoning Commission.

**8.6.5** (cont'd)

- 3) Predominant exterior building materials (60% or greater of the exterior surface) shall be high quality with the intent to allow for new technologies in building material while maintaining the desired character of the township. These materials include, but are not limited to:  
brick
  - b) wood
  - c) natural stone
  - d) faux stone
  - e) tinted and/or textured, concrete block or tilt-up masonry panels
  - f) fiber cement siding
  - g) Dry-vit or similar (stucco) product
  - h) simulated natural material (stone, wood)
  - i) glass
  
- 4) Predominant exterior building materials shall not include the following:
  - a) smooth-faced concrete block (unless tinted or textures with approval)
  - b) smooth-faced tilt-up concrete panels
  - c) pre-fabricated steel panels
  
- 1) The use of high-intensity colors, metallic colors, blacks or fluorescent colors are discouraged and subject to approval. Building trim and accent areas may feature bright colors, including primary colors.
  
- 6) Each principle building on a site shall have a clearly defined, highly visible customer entrance and should feature at least three design elements including, but not limited to, the following:
  - a) arches
  - b) arcades
  - c) architectural details such as tile work and moldings which are integrated into the building structure and design
  - d) canopies or porticos
  - e) display windows
  - f) integral planters or wing walls that incorporate landscaped areas and/or places for sitting
  - g) outdoor patios
  - h) overhangs
  - i) peaked roof forms
  - j) raised cornice parapets over the door
  - k) recesses/projections

**8.6.6** Once approved and all other site plan requirements are complete, the applicant shall be entitled to receive a zoning certificate. All approved plans shall be adhered to with violations to be assessed by the zoning administrator as provided for in Section 11 of the Monclova Township Zoning Resolution. All actions shall become a permanent part of the application.

**8.6.7** Changes to an approved plan shall require a formal submission for change from the applicant to the township zoning administrator who may elect to administratively approve the changes or place the changes before the Zoning Commission for a recommendation or a formal hearing on the changes.

**8.6.8** An appeal of the Zoning Administrator's and/or the Zoning Commissions decision on an architectural review, or any specific conditions provided for by the same, may be made to the Monclova Township Board of Zoning Appeals in accordance with Section 12.3 of the Monclova Township Zoning Resolution. The Board of Zoning Appeals shall give formal consideration to the recommendation of the Zoning Commission when considering the merits of the appeal/variance/conditional use that is being sought.

This page left intentionally blank.

(( ( )

(( ( )

(( ( )