

ORDINANCE NO. 036-2023

AN ORDINANCE AMENDING SECTION 1125.11 OF THE MAUMEE CODIFIED ORDINANCES C-M DISTRICT, AND ORDINANCE 003-2023, TO MODIFY MULTI-FAMILY USES WITHIN THE C-M COMMERCIAL INDUSTRIAL DISTRICT, AND DECLARING AN EMERGENCY

WHEREAS, the City of Maumee Planning Commission has proposed text changes to Codified Ordinance Section 1125.11 which is part of the City of Maumee Zoning Code;

WHEREAS, the Planning Commission conducted a public hearing on said proposed modifications as required by section 1105.08 of the Maumee Codified Ordinances;

WHEREAS, Council has reviewed and approves the recommended changes to the Zoning Code as set forth herein;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Maumee, Ohio, that:

SECTION 1. Section 1125.11 of the Maumee Codified Ordinances and Ordinance 003-2023 are hereby amended as follows:

1125.11 C-M COMMERCIAL-INDUSTRIAL DISTRICT.

The C-M Commercial-Industrial District is intended to provide for a compatible mix of commercial, **multi-family residential**, and industrial uses in a commercial-industrial park-like site or area. Such site **District** shall contain not less than 30 acres. Non-contiguous parcels and lots may be included in an original established site, provided that the acreage of such non-contiguous parcels and lots shall not be used in calculating the minimum requirement of ~~200~~ **30** acres for a site C-M District and provided further that all other requirements of this Zoning Code are met. Contiguous parcels and lots may be added to an established district. ~~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 such 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.~~

(a) Permitted Uses: Within the C-M Commercial-Industrial District, a structure or premises may be erected or used only for the following purposes:

(1) Any use permitted within the C-2 and C-4 Commercial Districts. (Excluding Medical Marijuana Facilities)

(2) Any use permitted within the M-1 Controlled Industrial District. (Excluding Medical Marijuana Facilities)

(3) Multiple-family dwellings. A multiple-family dwelling constructed in a C-M zoning district must meet the same requirements as a multiple-family dwelling unit constructed in an R-4 zoning district including all requirements for multiple-family dwellings contained in Chapters [1135](#), [1136](#), [1141](#), and [1145](#). Building and site design, materials and landscaping must be compatible with surrounding structures and area and shall be approved at the

discretion of the ~~Zoning Administrator~~ **Urban Planning Manager** or **City Administrator** (or designee) and any Architectural Review Committee, if required. **Apartment** buildings must be a minimum of four (4) stories. First floor finished ceiling height must be a minimum of twelve (12) feet and minimum nine (9) foot finished ceiling height in each story above the first. The preference is for compatible office or commercial use of the first floor with residential above the first floor. Dwellings may be on the first floor, but first floor construction must allow for easy conversion to accommodate the occupancy of other C-M permitted uses. Any first floor occupancy other than residential must be compatible with the residential use of the building and shall be approved at the discretion of the **Urban Planning Manager** ~~Zoning Administrator~~ (or designee). **Multiple-family dwellings (including condominiums, garden apartments, and townhouses), two-family dwellings and zero lot-line single-family dwellings (one or two zero lot lines when two units adjoin and share a common wall) may be constructed that meet all requirements for multiple-family dwellings contained in Chapters [1135](#), [1136](#), [1141](#), and [1145](#) if approved by the Urban Planning Manager and City Administrator and that are consistent with the standards set forth in Section 1135.06 of the Maumee Codified Ordinances or as allowed in a development agreement.**

(b) Conditional Uses: Conditional uses listed within the C-2 General Commercial District, if not otherwise permitted, may be permitted under the procedure contained in Chapter [1134](#).

(c) Lot Size and Yard Area Requirements: Minimum floor area requirements as set forth in Section [1125.14](#) shall apply to all structures hereafter erected, relocated, reconstructed or structurally altered within the C-M Commercial-Industrial District, **except as may be modified by a development agreement.**

(d) Minimum and Maximum Floor Area Requirements and Bulk Regulations: Minimum floor area requirements and bulk regulations as set forth in Section [1125.14](#) shall apply to all structures hereafter erected, relocated, reconstructed or structurally altered within the C-M Commercial-Industrial District, **except as may be modified by a development agreement.**

(e) Off-Street Parking, Loading and Storage Regulations: Off-street parking, loading and storage regulations as set forth in Chapter [1141](#) shall apply to all uses established within the C-M Commercial-Industrial District, **except as may be modified by a development agreement.**

(f) Signs Permitted: Signs shall be permitted in the C-M Commercial-Industrial District in accordance with Chapter [1143](#).

(g) Performance Standards: The performance standards set forth at Section [1125.08](#) (g) shall apply to the C-M Commercial-Industrial District, **except as may be modified by a development agreement.**

SECTION 2. Ordinance 003-2023 and Codified Ordinance 1125.11 and any ordinances, parts of ordinances or the chapters of the Zoning Code in conflict herewith are hereby amended and repealed in part to reflect the foregoing changes;

SECTION 3. This ordinance is declared to be an emergency measure immediately necessary to preserve the public interest and for the health, safety and welfare of the citizens

of the City of Maumee, and more specifically to allow for the immediate update of the Zoning Code so as to allow development of property to proceed in a timely manner and to regulate other types of development all of which will be a benefit for the citizens of Maumee, wherefore this ordinance will go into immediate effect upon its adoption by Council.

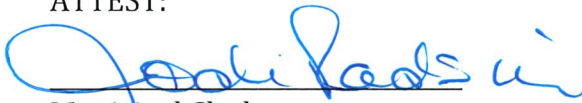
SECTION 4. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council, the Planning Commission and any of council's committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements of the Charter of Maumee, Ohio and the State of Ohio.

Motion to declare an emergency: Leinbach Seconded: Noonan
Yeas 7 Nays 0
Motion to Pass: Leinbach Seconded: Noonan
Yeas 7 Nays 0
Passed: October 4, 2023



Mayor.

ATTEST:



Municipal Clerk.

Approved as to form by:



Law Director.

[Faint, illegible text and markings at the bottom of the page, possibly bleed-through or a stamp.]

CERTIFICATE OF POSTING

I, Clerk of Council of the Municipality of Maumee, Ohio, do hereby certify that Ordinance/~~Resolution~~ No. 036-2023 was duly posted on 10-5-23 and remained posted for a period of fifteen days thereafter, in not less than five of the most public places in the municipality as determined by the Council of said Municipality.


Clerk of Council

Date: Oct. 20, 2023