LAND DEVELOPMENT STANDARDS AND GUIDELINES

for

LAGRANGE-CENTRAL NEIGHBORHOOD BUSINESS DISTRICT

ADOPTED BY TOLEDO CITY COUNCIL

as part of the

DESIGNATED C-6 ZONING DISTRICT

Ord. 730-84. Passed 10-2-84

Amendments

Ord. 584-88. Passed 6/7/88; Ord. 256-91. Passed 4/2/91;
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Toledo-Lucas County Plan Commissions, Reprinted 8/30/16

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PURPOSE

The successful effort to rezone portions of Lagrange Street to the C-6 zoning classification is representative of the continuing effort on the part of area residents, business people, and property owners to enhance the standard of living in this part of North Toledo.

The purpose of the C-6 zoning is to insure a harmonious relationship between buildings and neighboring areas within the community. It is an attempt to provide flexibility and encourage imaginative design in the rehabilitation of buildings and new construction while maintaining the architectural integrity of the many fine older buildings that presently exist along Lagrange Street.

The C-6 standards and guidelines were specifically prepared for the areas zoned C-6 along Lagrange Street by those primarily affected by the regulations: business people and owners of property located within the business district. Assistance in their preparation was provided by the Neighborhood Planning Program, Toledo-Lucas County Plan Commissions. The standards and guidelines are not meant to prohibit development or redevelopment, rather they are designed to encourage the revitalization of Lagrange Street as a viable commercial district serving the surrounding residential community.

The lawful use of a building or structure or of any land or premises existing at the time of the effective date of the Zoning Ordinance or at the time of a change in the District map may be continued although such use does not conform to the provision hereof. However, in the event that a non-conforming use of any building, structure, or land is voluntarily discontinued for a period of one year, the use of the same shall thereafter conform to the use permitted in the district in which it is located. (Ord. 200-01. Passed 3/6/01;Ord. 571-05. Passed 8/9/05)

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LAND DEVELOPMENT STANDARDS AND GUIDELINES
for
LAGRANGE/CENTRAL NEIGHBORHOOD BUSINESS DISTRICT

Section I. Permitted Uses for Land

A. District Zones Created

Six types of C-6 retail zones have been created in the Lagrange-Central Neighborhood Business District. One has been designated as a "Primary Retail Area" and the remaining five as "Service Commercial Areas." Each of the zones has specific requirements and is considered part of the entire Lagrange-Central Business District project area that has been rezoned to the "C-6 Commercial Development and Redevelopment District."

B. Permitted Uses in the Areas Designated as the "Primary Retail Areas"

The following uses shall be permitted in this zone:

1. Retail stores selling convenience goods including groceries, baked goods, hardware supplies, drugs, meat markets, fish markets, candy and confectionery stores, florists, dairy stores and other retail stores primarily engaged in selling goods for home preparation and consumption. (Ord. 571-05. Passed 8/9/05)

2. Retail stores selling shopper or comparison goods including dry goods, apparel and accessories, jewelry, department or variety stores, furniture and home furnishings, paint, cameras, sporting goods, musical instruments, appliances, auto parts, and retail stores primarily selling articles for personal wear or furnishings for the home, except the sale of new or used automobiles.

3. Retail stores selling specialty items including boutiques, craft items, hobby shops, bicycles, toys, pet shops, imports, clothing, gift shops, card and stationery shops, and other tangible specialty shops.

4. Service businesses primarily engaged in providing for the personal care of persons, clothing, furniture and small appliances including funeral homes, dry cleaners, laundromats, shoe repair shops, tailors, hair cutting and styling, upholsterers and repair businesses done on the premises except automobile repair businesses.

5. Convenience services including banks, savings and loans, finance companies, post offices and public libraries.

6. Fraternal organizations and civic clubs.

7. Indoor movie theaters and book stores except pornographic as defined in Section I, F-11.

8. Professional offices and service business establishments where the service rendered is done so principally within the confines of the building that houses the office including accountants, attorneys, dentists, doctors, insurance offices, heating and plumbing services but not including auto repair businesses.

9. Residential units located above the ground floor or the rear portion of a building whose storefront is occupied with a use permitted in the primary retail area.

10. Storage uses located above the ground floor or in the rear of any of the other uses provided that it is related to the business on the ground floor.

11. Restaurants and taverns for indoor sit down eating and consumption.

12. Antique stores which sell goods, including collectibles that by virtue of their age or unusual quality, are generally considered to be of historical and/or artistic interest. Ordinarily such items are in a good state of preservation or are restorable to their original condition.

13. Second Hand or Used good and appliance stores, provided that there shall not be more than one such establishment within 1,000 feet of any similar existing use.

14. Food processing operations not objectionable because of smoke, odor, dust, or noise but only when such processing is incidental to the retail business conducted on the premises and provided that the storefront is used for related retail operations.

C. **Permitted Uses in the Area Designated as the "Service Commercial Area 1":**
(Ord. 571-05. Passed 8/9/05)

1. Business, union, charitable, finance, professional and consulting offices;

2. Medical and dental clinics and offices;

3. Storage garages;

4. Retail stores selling automotive related parts and supplies.

5. Auto Repair Businesses provided that all repair operations are confined to within a building and dismantled and junk cars unfit for operation on the highways shall not be stored on the premises unless within a building;

6. Automobile service stations subject to any applicable provisions of Sections 1104.900 Gasoline and Fuel Sales and 1111.0700 Special Uses of Part 11 Planning and Zoning Code of the Toledo Municipal Code.

7. Wholesale business establishments.

8. Drive-up facilities when associated with permitted uses in the "Service Commercial Area 1" subject to site plan review by the Plan Commission in accordance with Section 1111.0800 Site Plan Review of Part Eleven Planning and Zoning Code of the City of Toledo.

D. **Permitted Uses in the Areas Designated as the "Service Commercial Areas 2, 3 and 4"**:

The following uses shall be permitted in these zones:

1. All uses permitted in the Primary Retail Area.

2. Drive-up business establishments or fast-food restaurants subject to site plan review by the Plan Commission in accordance with Section 1111.0800 Site Plan Review of Part Eleven Planning and Zoning Code of the City of Toledo.

3. Schools and Child Day Care facilities subject to the requirements of Chapter 1104.700 and 1111.0700 Special Uses of Part 11 Planning and Zoning Code of the Toledo Municipal Code.

E. **Permitted Uses in the Area Designated as the "Service Commercial Area 5"**:

1. All uses permitted in the Primary Retail Area.

2. Wholesale business establishments.

3. Processing and manufacturing not objectionable because of smoke, odor, dust or noise, but only when such processing and manufacturing are related to a retail business conducted on the premises and provided that no more than fifty percent of the total floor space of the establishment is used for processing and manufacturing.

F. **Prohibited Uses**

The following uses shall be prohibited within the entire C-6 project area unless otherwise specifically stated:

1. Unlicensed and/or uncertified health spas, massage parlors and/or tattoo parlors (Ord. 571-05. Passed 8/9/05),

2. Pinball and Video Arcades,

3. Pool Halls,

4. Pawn shops and payday lending operations (Ord. 571-05. Passed 8/9/05),

5. Salvage type operations and junk yards,

6. New and used car sales lots, (Ord. 571-05. Passed 8/9/05)

7. Automobile service stations and repair places,

8. Open-air flea markets (Ord. 571-05. Passed 8/9/05),

9. Churches or other places of worship.

10. Wholesale business establishments which generate more than fifty (50) per cent of their total gross sales from retailers who resell those goods to others or who incorporate the product for eventual consumption by, or repair or service for a third party.

11. Pornographic or adult movie theaters, pornographic or adult mini-theaters, adult book stores, massage and other such establishments exploiting human anatomy, including nude or topless dancing, lingerie modeling, escort services, and erotic dancing, as defined here in–after. (Ord. 571-05. Passed 8/9/05)

    For this paragraph, the definitions follow Toledo Municipal Code Part SevenTitle1, Chapter 767 Sexually-Oriented Businesses. (Ord. 571-05. Passed 8/9/05)

    <u>Massage Parlors Prohibited.</u>

    A massage parlor, as defined in Section 1116.0100, is not a permitted use in any zoning district in the City of Toledo. "Massage parlor" means an establishment offering massage therapy and/or body work by a massage therapist not licensed under Revised Code Section 4731.16 or under the direct supervision of a licensed physician. (Ord. 170-04. Passed 3-23-04; Ord. 571-05. Passed 8/9/05)

12. All uses not specifically permitted under Permitted Uses shall be excluded from all C-6 districts.

G. **Non-Conforming Uses**

1. Any existing use may continue, even those, which might not be permitted under prohibited uses, as long as the use does not change. The non-conforming use will not be permitted if the business ceases to operate for one (1) year or more. The use of the building shall thereafter conform to the uses permitted in the C-6 district. An existing non-conforming use may continue despite a change in ownership.

2. When a building structure, the use of which does not conform to the provisions of this Zoning Ordinance, has been damaged by explosion, fire, act of God or the public enemy, to the extent of more than seventy-five per cent of its fair market value, it shall not be restored or reconstructed except in conformity with the district regulations of the district in which the building is situated.

3. A non-conforming use may be extended throughout that portion of a structure that was obviously designed and intended for such use, and a non-conforming structure may be extended or enlarged by not more than ten (10) per cent of the total floor area existing at the time of adoption of these Land Development Standards provided, however, that no such extension shall encroach upon any minimum yard requirements nor shall it exceed the maximum height requirements.

Section II. Setback and Height Requirements

A. **Front Yard**

1. The maximum allowed front yard setback shall be ten feet unless a public-private setback zone is provided. If a public-private setback zone is provide, a maximum front setback of 20 feet is allowed for up to fifty (50%) of the building frontage.

2. Buildings on corner lots must comply with maximum building setback standards along all frontages.

3. Single- family and two-family residential uses are exempt from this requirement. (Ord. 571-05. Passed 8/9/05)

B. **Side Yard**

No side yard shall be required except that a seven foot side yard shall be required on the side of a lot or tract adjoining a residentially zoned district. No side yard shall be required if the districts are separated by an alley or street.

C. **Rear Yard**

No rear yard shall be required except that a twenty foot rear yard shall be required only upon that portion of a lot or tract abutting upon a residentially zoned district. Whenever a lot abuts or adjoins an alley that separates the C-6 District from a residentially zoned district, the alley width may be considered as a portion of the required rear yard.

D. **Height Limitations**

The maximum height of buildings shall be forty-five feet. Height of buildings means the vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the mean height level between the eaves and ridge for gable, hip and gambrel roofs.

Section III. Storage and Outdoor Displays

A. Screening of Waste Containers

No waste materials, refuse or garbage shall be permitted to remain outside buildings, except as permitted by the city regulations regarding containers for garbage. The areas in which such containers or commercial dumpsters are stored shall be visually screened.

B. Outside Storage & Uses

1. No outside storage or related operations of any kind shall be permitted on any lot unless such activity is visually screened from all streets. Under no circumstances shall outside storage extend above the top of such screening.

2. The temporary or permanent storage of appliance units and furniture outside an enclosed area shall be prohibited in all C-6 Districts. Compliance to this regulation shall take effect immediately upon the adoption of the standards and guidelines by Toledo City Council.

3. The following uses located outside of any business establishment or commercial building shall be prohibited within the entire C-6 project area: vending machines, pay telephones on private property, and automobile service lifts. (Ord. 571-05. Passed 8/9/05)

C. Compliance

Compliance with the outside storage and screening requirements shall be required within one (1) year after the adoptions of the C-6 Standards and Guidelines by Toledo City Council.

D. Outdoor Displays

There shall be no outdoor displays permitted except for special events as approved by the Lagrange Development Corporation.

Section IV. Off-Street Parking Requirements

The parking requirements for all the districts in the C-6 project area shall comply with the requirements set forth in Section 1107 of the Toledo Zoning Code, including these provisions (Ord. 571-05. Passed 8/9/05):

A. **Off-Street Parking**

1. Location of off-street parking facilities shall be on the same lot as the principal use or within three hundred (300) feet of the building (measured from the nearest point of the building or use to the nearest point of the parking).

2. Off-street parking facilities shall be located in the rear portion of the subject property and behind the principal building or use. The construction of new off-street parking lots having frontage on Lagrange Street is prohibited. This provision may be waived by the Plan Commission if parking cannot be provided in the rear or on the side of the principal building(s).

3. If parking in the rear of the lot is not feasible because the lot is too shallow, or other unique circumstances approved by the Plan Commission, then parking may be allowed on the side of the building if a screening wall and landscape treatment is installed along the frontage in conformance with the following:

    a. A brick masonry screen wall thirty-two (32") inches in height measured from grade with a four (4") inch coping shall be installed along the property line.

    b. A landscape island or greenbelt, four (4') feet in width shall be installed behind the screen wall. This landscape island/greenbelt shall accommodate the installation of groundcover, trees, or shrubs. (Ord. 251-09. Passed 4/29/09)

    c. If the parking lot is located adjacent to a building, a six (6') foot wide sidewalk shall be installed between the building and the parking area.

    d. The perimeter of the parking lot shall be constructed with concrete curb and gutter and properly drained. Wheel chocks, bumper blocks or header curbs may not be used in lieu of curbs.

e. The surface of the parking lot shall consist of bituminous surface. If the maneuvering lane will be used by commercial vehicles (semi-trucks, stake trucks, panel trucks, etc.) it shall be constructed with a deep strength bituminous surface.

4. Access to parking lots shall be provided off alleys when available in order to minimize curb-cuts across pedestrian sidewalks.
(Ord. 571-05. Passed 8/9/05)

B. **Parking Space Requirements**

1. Retail stores and service establishments; one (1) space for each four hundred (400) square feet of floor area;

2. Business and Professional offices; one (1) space for each six hundred (600) square feet of floor area;

3. Restaurants and Taverns; one (1) space for each two hundred (200) square feet of floor area;

4. Movie Theaters; one (1) space for each ten (10) seats or ten (10) bench seating spaces.

C. **Parking Setbacks**

In the C-6 primary retail area, no off-street parking shall be permitted for a distance of four (4) feet from the front lot line or intrude into the front yard setback of the building, whichever is greater. Lots having a frontage on more than one street shall adhere to these requirements on all streets.

D. **Size Requirements**

1. Each parking space shall not be less than one hundred eighty (180) square feet in area. All parking spaces shall be properly designated by painted lines or other methods approved by the Commissioner of Traffic Engineering of the City of Toledo. All parking spaces shall have a minimum width of nine (9) feet.

2. The parking lot shall have a minimum of five (5) per cent, but at least one, of the parking spaces located near or adjacent to a walkway or drive and identified as reserved for physically handicapped persons. Each reserved parking space shall be surfaced suitably for wheelchair travel and shall be at least twelve (12) feet wide, unless paralleling a walkway or drive. Where a curb exists between a parking lot surface and sidewalk surface, an inclined walk or a curb cut with a maximum gradient of one (1) foot in eight (8) feet shall be provided for wheelchair access.

E. **Landscaping and Screening Requirements**

The landscaping provisions and requirements outlined below shall cover new construction or major reconstruction of off-street parking facilities for more than five (5) vehicles. Reconstruction is defined as a greater than fifty (50) percent increase in land area over the existing size of the lot that accommodates off-street parking.

A plot plan shall be submitted to and reviewed by the Lagrange Street Lagrange Development Corporation and the Plan Director of the City Plan Commission who is granted the right to review, approve, modify, or reject the plan with respect to its conformance with the Land Development Standards. The plot plan shall be drawn to scale including dimensions and distances, and clearly delineate the existing and proposed parking spaces, or other vehicular use areas, access aisles, driveways, and the location, size and description of all fences, walls and landscape materials, the location and size of buildings if any to be served, and shall designate by name and location the plant material to be installed or, if existing, to be used in accordance with the requirements.

1. Required Landscaping Adjacent to Public Rights-of-Ways

   On the site of an off-street parking area where such area will not be entirely visually screened by an intervening building or structure from any abutting right-of-way, excluding dedicated alleys, there shall be provided a minimum of four (4) feet between such area and the right-of-way except where driveways prevail. In addition, a hedge, wall, or other durable landscape barrier that provides adequate screening of at least three (3) feet in height shall be placed along the perimeter of such landscaped strip. Fences and walls shall not exceed three feet six inches in height.

   Ground cover used in lieu of grass in whole or in part shall be planted in such a manner so as to present a finished appearance.

   Screening and landscaping shall be maintained in good condition and shall be designed and placed so as not to obstruct vehicle sight distances at entrances and exits.

2. Perimeter Landscaping Relating to Abutting Properties

   On the site of an off-street parking area where the abutting property is zoned or used all or in part for residential uses, except where the property abuts a dedicated alley or where there is not an existing hedge, wall, or other durable landscape barrier on an abutting property, that portion of such area not so screened shall be provided with a wall or hedge or other durable landscape barrier that provides adequate screening of at least four (4) feet in height. Fences and walls shall not exceed seven feet in height.

Screening and landscaping shall be maintained in good condition and shall be designed and placed so as not to obstruct vehicle sight distances.

F. **Illumination**

Illumination of parking facilities shall be arranged so as not to reflect direct rays of light into any adjacent residential area. In no case shall direct and indirect illumination from the source of light exceed an illumination level maximum of one/half foot candle when measured at the nearest point of the lot line in a residential area.

G. **Existing Structures**

Existing structures are exempted from the above parking requirements unless they are structurally modified, rebuilt or altered to the extent of more than a fifty (50) per cent addition in floor area.

H. **On-Street Parking**

No commercial vehicle as defined in Chapter 1165 of the Toledo Municipal Code shall be stored or parked on Lagrange Street. However, infrequent, short-term parking of a commercial vehicle for conveying tools and materials to premises where labor using such tools and materials is being performed, delivery of goods to a business or dwelling, or moving furniture to or from a business or dwelling, all only during the time such parking is actually necessary, is hereby excepted from this section. (Ord. 200-01. Passed 3/6/01)

Section V. Loading and Service Areas

A. Loading areas, loading docks, service areas and parking areas shall be planned so that one use does not interfere with another use, nor with any means of ingress of egress to or from said areas.

B. All loading and maneuvering of service vehicles and all other related service activities necessary to the operation of the development shall be accommodated within the lot lines wherever possible.

C. The number of loading docks and berths required shall be based on the square footage of the building being served. These standards are outlined in Section 1107 of the Toledo Planning and Zoning Code.

D. All loading docks in service areas, wherever situated, shall be visually screened from Lagrange Street and from neighboring non-commercial uses at street level.

Section VI. Vehicular Access

A. **Intent**

Access drives to the public right-of-way and parking shall be shared as much as possible.

B. **Access to Lagrange Street**

Curb cuts or direct access into sites off Lagrange Street within the Primary Retail Area shall be discouraged. Curb cuts may be granted only after site plan review by the Plan Commission Director and with written approval from the Commissioner of Traffic Engineering.

C. **Parking Lot Access**

All parking lots shall be provided with proper ingress and egress to a public street or alley by means of access drives and aisles in accordance with City of Toledo standards.

Section VII. Architectural Standards

The following architectural standards will ensure that any proposed building improvements enhance the original features of the structure. The standards are designed to act as guidelines in the rehabilitation of buildings located within the Lagrange-Central C-6 Zoning District. It is the goal of the Lagrange Development Corporation to (Ord. 571-05. Passed 8/9/05):

1. Encourage the rehabilitation of commercial buildings within the Lagrange-Central Neighborhood Business District.

2. Create a visually distinct and identifiable commercial district and relate diverse building sites and improvements through the use of the following unifying elements:

    a) A coordinated range of building and trim colors;
    b) Decorative awnings;
    c) The use of compatible signs oriented toward pedestrians rather than automobiles; and
    d) The elimination of extraneous facade and roof trim.

A. General Standards

1. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible.

2. Distinctive stylistic features, or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.

3. Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event that replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

4. Contemporary designs for alterations or additions to existing properties shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.

5. New construction shall be designed to be compatible in materials, size, color, and texture with the earlier buildings and immediate surrounding areas.

6. Any detached accessory building on any lot shall have on all sides the same architectural features or shall be architecturally compatible with the principal building(s) with which it is associated. Accessory buildings used for single-family residential purposes are exempt form this requirement. (Ord. 571-05. Passed 8/9/05)

B. **Exterior Features**

1. Masonry, Wood and Metals

a) Original masonry and mortar shall be retained whenever possible, without the application of any surface treatment.

b) Re-pointing of mortar joints shall be undertaken only for those joints that display evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint.

c) To the extent possible, old mortar shall be duplicated in composition, color, texture, joint size, method of application and joint profile.

d) Waterproofing, water repellent coatings or surface consolidation treatments shall be avoided unless required to solve a specific technical problem that cannot be adequately treated by other acceptable methods.

e) Stucco surfaces shall be repaired with a stucco mixture that duplicates the original as closely as possible to original texture and appearance.

f) Masonry shall be cleaned only when necessary to halt deterioration or to remove graffiti or stains. The gentlest cleaning methods shall be employed including low pressure water and soft, natural bristle brushes. Sandblasting, including wet and dry frit, other abrasives, or chemicals that would have an adverse reaction when applied to masonry materials shall be discouraged. Metal surfaces shall be cleaned only with materials that do not abrade the surface, or alter the color, texture or tone of the metal.

g) Significant architectural features and details such as siding, cornices, brackets, railings, shutters, window architraves and doorway pediments shall be retained. When it is not possible to retain the original materials, they shall be replaced with new material that duplicate the old features or details as closely as possible.

h) Buildings shall not be resurfaced with new materials that are inappropriate or were unavailable when the building was originally constructed. Such materials include artificial brick siding, artificial cast stone, brick veneer, asbestos or asphalt shingles, or plastic and aluminum siding.

2. Roofs and Roofing

a) The original roof shape shall be retained. Changing the essential character of the roof through the addition of inappropriate features such as dormer windows, vents, or sky lights shall be discouraged.

b) Original roofing materials shall be retained whenever possible. Deteriorated roof coverings shall be replaced with new materials that match the old materials in color, composition, shape and texture.

c) Adequate roof drainage shall be provided insuring that roofing materials provide a weather-tight covering for the structure.

d) Architectural features that give the roof its essential character such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather-vanes shall be preserved or replaced where necessary.

e) Chimneys, elevator penthouses or any other auxiliary roof structures shall be repaired and cleaned where necessary.

f) Any roof structure visible from the street, or from other buildings shall be finished so as to be harmonious with other visible building walls.

g) Roof mounted structures for the support of signs and billboards shall be prohibited.

3. Windows and Doors

a) Original window and door openings, frames, sashes, glass, doors, lintels, sills, pediments, architraves, hardware, awnings and shutters shall be retained and repaired where they contribute to the architectural and historic character of the building.

b) Missing or irreparable windows shall be replaced with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass. Incompatible materials such as anodized aluminum, or mirrored or tinted glass shall be avoided.

c) To improve the thermal performance of existing doors and windows, weatherstripping shall be added or replaced. Storm windows and doors shall also be added which are compatible with the character of the building and which do not damage window or door frames, or require the removal of the original windows and doors.

d) Interior storm windows that allow moisture to accumulate and damage the window shall not be installed.

e) Heating/air conditioning units shall not be installed in window frames when such installation may damage window frames or sashes. Window installations shall be considered only when other heating-cooling systems would result in significant damage to historic materials. Whenever possible, air conditioning units shall be installed on the side or to the rear of the buildings.

f) If windows are to be permanently closed, the sills, lintels and frames shall be removed and the opening shall be properly closed to match the material, design and finish of the adjacent exterior wall. To avoid removing windows in the upper stories to preserve the existing facade of the building, alternatives such as maintaining the appearance of a window from the exterior but closing it off from the interior with black plywood facing shall be considered.

g) Metal bars over windows and metal pull-down grates ("hurricane doors") shall be prohibited within the entire C-6 project area. (Ord. 571-05. Passed 8/9/05)

4. Exterior Finishes

a) Original paint colors and finishes shall be determined to the extent possible and utilized in subsequent rehabilitation.

b) Removing paint and finishes to the bare surface shall be avoided.

c) All exposed wooden surfaces shall be painted, stained or otherwise treated for protection.

d) The use of high-intensity colors, metallic colors, black or fluorescent colors is prohibited. Paint colors shall visually relate building elements to each other, as well as individual facades to each other. The colors chosen for any façade shall relate to the neighboring facades and to the blockscape as a whole. The placement of colors shall be based on the existing hierarchy of detail: base, major and minor trim colors. The color of the upper wall surface and the storefront piers is the base color. A palette of suggested historical color schemes can be obtained from the Lagrange Development Corporation. (Ord. 571-05. Passed 8/9/05)

5. Ancillary Standards

a) Surplus and unused devices attached to building fronts, such as empty electrical or other conduits, and unused sign brackets, shall be eliminated unless ornamental in character.

b) Rear walls shall be finished, painted or stuccoed to cover evenly all patched and filled areas, to present an even and uniform surface.

c) Side walls, wherever visible from any street shall be finished or painted so as to harmonize with the front of the building.

d) All projections, such as flues, vents, gutters and downspouts shall be painted to match the color of the surface from which they project.

e) All sides of a building exposed to either pedestrian or vehicular traffic shall receive design consideration. Basic materials, textures, and color ranges shall be compatible with other buildings in the area.

f) Any new mechanical equipment placed on the roof shall be so located as to be hidden from view from the shopping streets and to be as inconspicuous as possible from other viewpoints.

g) New equipment shall be screened with suitable material of a permanent nature and finished to harmonize with the rest of the building.

C. **Structural Systems**

1. All defective structural elements of a building facade and those sides of a building abutting a street shall be repaired or replaced especially where there are signs of cracking, deflecting or failure.

2. Historically important structural members shall be replaced only when necessary.

3. Existing building foundations shall not be disturbed with new excavations that will undermine the structural stability of the building.

D. Approval Standards

The Plan Commission shall review the particular circumstances and facts applicable to each submittal in terms of the preceding design criteria and shall make a recommendation as to whether a proposal meets the following standards:

1. The appearance of the building exterior will not detract from the general harmony and is compatible with other buildings already existing in the immediate neighborhood.

2. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight.

3. The appearance of the building exterior will tend to minimize or prevent discordant and unsightly surroundings in the immediate neighborhood. (Ord. 571-05. Passed 8/9/05

Section VIII. Sign Requirements

A. Purpose

These regulations establish standards for the design, fabrication, erection, use, and maintenance of all signs, symbols, markings, and other advertising devices within the entire Lagrange Street C-6 Zoning District. These standards are designed to aid in the development and promotion of businesses by providing regulations, which encourage compatible design throughout the entire C-6 District.

B. City of Toledo Sign Code

All sections of the Toledo Sign Code shall apply to the Lagrange Street C-6 District except as contained herein. The requirements and provisions outlined in this section shall take precedence over those identified in the Toledo Sign Code.

C. Definitions

1. The definitions contained in the Toledo Sign Code shall be in full effect, as well as the following:

   a) "Primary Sign" is one which identifies the name of a business that occupies at least seventy-five (75) per cent of a building or store front.

   b) "Secondary Sign" is one which identifies the name of a business that occupies less than twenty-five (25) per cent of a building or is located above the ground floor.

   c) "Supplementary Sign" is one which identifies the principal product or material sold, or service rendered within a business establishment.

   d) "Special Signs" are those that are fixed to windows or door glass, stating property protection information, credit cards honored, participation in property owner or merchant associations and similar information.

   e) "Notice Bulletin Boards" are those not over twenty-four (24) square feet in area for medical, public, charitable or religious institutions where the same are located on the premises of such institution and not oriented to motor vehicles in the public right-of-way.

   f) "Display window signs" are in the display window of a business use which are incorporated with a display of merchandise or a display relating to services offered.

g) "Billboard" or "Off Premise Signs" are third party signs, which do not constitute advertisement for the primary function of the premises on which the sign is located. It is a sign that advertises goods, products, services or facilities not necessarily sold on the premises where the sign is installed or directs persons to a different location from where the sign is installed. Listed below are three main types:

1) Poster panels or bulletins normally mounted on a building wall, roof or freestanding structure with advertising copy in form of pasted paper.

2) Multi-prism signs - same as above, and alternating advertising messages on the one displayed area.

3) Painted bulletins, where the advertiser's message is painted directly on the background of a wall-mounted, roof or freestanding display area.

h) Banner Sign" means a temporary sign composed of lightweight material either enclosed in a rigid frame, secured or mounted so as to allow movement of the sign caused by movement of the atmosphere. (Ord. 70-03. Passed 1/27/03)

D. **Exclusions**

The only signs excluded from the operation of these regulations are:

a) "For Rent", "For Sale", and "For Lease" signs;

b) Devices, with or without advertising, used for protecting merchandise from sun fading;

c) Notice bulletin boards;

d) No trespassing or no dumping signs not to exceed one and one-half square feet in area per sign and not to exceed four (4) in number per lot.

e) Display window signs.

f) Special signs.

g) Warning signs.

E. **Conformance with Regulations**

1. All new signs erected, and existing signs relocated, modified or repainted subsequent to the adoption of these C-6 Development Standards shall conform to these regulations to the full extent unless otherwise specified or authorized by the Lagrange Development Corporation and the City of Toledo. (Ord. 200-01. Passed 3/6/01)

2. Any sign that is located on property which becomes vacant and is unoccupied for a period of three months or more, or any sign which pertains to a time, event, or purpose which no longer applies, shall be deemed to have been abandoned. Permanent signs applicable to a business temporarily suspended because of a change of ownership or management of such business shall not be deemed abandoned unless the property remains vacant for a period of six months or more. An abandoned sign is prohibited and shall be removed by the owner of the sign or owner of the premises.

F. **Existing Signs**

All signs within the C-6 District shall be in full conformity with these regulations within five (5) years of the adoption of these Land Development Standards by Toledo City Council. Existing billboards or off-premise signs and free-standing signs are excluded from this requirement.

G. **Sign Requirements**

1. Signs shall be designed to inform in simple, logical, and attractive ways. Designs shall provide quick, easy identification, using either separately or in combination, graphic representation, symbols and lettering. Lettering for signs shall be designed in a manner that is tasteful, appropriate, and reflect the architecture of the building to which it is attached.

2. Primary signs that identify the property name where they are installed and the use conducted therein, shall be limited to one per building facade or storefront. In the case of corner properties or buildings, two (2) primary signs shall be permitted. (Ord. 571-05. Passed 8/9/05)

3. Primary signs shall be placed parallel to the building facade and shall not project more than twelve (12) inches. The maximum square footage size of the sign shall not be greater than the width of that building multiplied by the factor of three (3).

4. Primary signs shall be located above the storefront opening (doorway or window) at eh storefront cornice line of the upper facade wall. The sign shall be sized to allow the masonry to be fully exposed around the sign. A well designed and maintained building is as much of an advertisement for a business as the sign itself. (Ord. 571-05. Passed 8/9/05)

5. Supplementary signs shall be limited to one per business, shall not exceed three (3) square feet in area, and shall not project more than one (1) inch beyond the face of the building.

6. Painted or inlaid signs on the apron of cloth awnings shall be permitted.

7. The use of cutouts, letters or prefabricated letters shall be permitted on painted backgrounds.

8. Secondary signs may be permitted for the purpose of identification of secondary, non-residential tenants occupying portions of a building or store front. Secondary signs shall not project more than one (1) inch beyond the face or the building.

9. A sign painted on any display window which identifies the business therein shall be considered the primary sign of such business or may be used as a secondary or supplementary sign.

10. Interior or exterior temporary paper signs shall be permitted only to direct attention to persons outside the building to a sale of merchandise or a change in the status of the business, as long as they do not cover more than twenty-five per cent (25%) of the total window area. No one (1) paper sign shall be permitted to remain for more than a three (3) month period.

11. Interior neon window signs, which identify the name of the business establishment shall be permitted.

12. Maximum effort shall be made to conceal or hide lighting and electrical items such as conduit, junction boxes, transformers, ballasts, etc., by painting, recessing, or other practical methods.

13. Signs attached at right angles to a building in a fixed position that meet the criteria established by the business district's Design Committee and are approved in advance by the Lagrange Development Corporation are permitted. (Ord. 282-04. Passed 5/4/04)

H. **Prohibited and Restricted Signs**

In addition to those signs identified in Chapter 1393 of the Toledo sign code as being prohibited, the following types of signs shall not be permitted in any C-6 zoned areas along Lagrange Street unless otherwise specified.

1. Flashing or moving signs, other than barber poles, movie theater marquees, and elements of sculpture.

2. With the exception of the Service Commercial Area 1, free-standing signs, unless they are an element of architecture, and in those cases, shall have a maximum height of thirty (30) feet.

3. Billboards or off-premise signs.

4. All types of swinging signs.

5. Any type of banners, pennants, search lights, twirling signs, sandwich board signs, sidewalk or curb signs, portable or wheeled signs, balloons, or other gas-filled figures except for business openings or special events as approved by the Lagrange Development Corporation.

   a) Upon approval of the Lagrange Development Corporation the following shall apply: Signs described in subsection (5) hereof shall be permitted at the opening of a new business or special event for a total period not to exceed thirty days within a six month period in any calendar year. Signs described in subsection (5) hereof shall be properly maintained so that they will not become torn, faded or otherwise mutilated and shall remain in good condition at all times or be subject to removal. (Ord. 70-03. passed 1/27/03)

6. Roof mounted signs. No sign or part of a sign shall be located above the parapet of any façade. (Ord. 571-05. Passed 8/9/05)

7. Flags other than those of any nation, state, or political subdivision or corporate flag. Patriotic bunting is permitted. (Ord. 571-05. Passed 8/9/05)

8. It is recommended that no signs or advertisement block the view of the interior of the stores or offices. (Ord. 571-05. Passed 8/9/05)

I. **Sign Illumination**

1. Signs may be illuminated by back lighting, provided the lettering is lit and not the background. The letters to be backlighted shall not exceed forty-eight (48) inches in height, providing they are in proportion with the surface and building to which they are applied.

2. Indirect lighting of signs is acceptable providing the source of light does not illuminate more than the sign itself, within reason.

3. Internal lighting (light source totally enclosed within sign) methods are acceptable providing the source of light does not illuminate more than the sign itself.

4. Special consideration shall be given to lighted signs to assure tastefulness, appropriateness, and individuality. A lighted sign shall not illuminate the building, entrance, or other building feature.

5. Lighting for security reasons shall be permitted as long as it is arranged to prevent the reflection of direct rays of light into any adjacent residential area.

J. **Approval of Signs**

The Lagrange Development Corporation will approve the sign permit request on the "Main Street" design guidelines adopted by the Lagrange Development Corporation. Prior to any sign being erected, modified, or repainted, the sign owner shall submit a drawing or sketch of the proposed signage to the Lagrange Development Corporation and the Plan Director of the City Plan Commission. The Review Board shall review the proposal and make its recommendations known to the Director of the Plan Commission. (Ord. 571-05. Passed 8/9/05)

The Lagrange Development Corporation and the Director of the City Plan Commission shall have thirty (30) calendar days within which to review the plans as required by the standards and guidelines from the time of receipt of the proposal by the Plan Commission.

Failure to act within the required time frame shall constitute automatic approval of the plans as submitted.

The Director of the Plan Commission shall provide written approval of the proposal prior to the Building Inspection Division issuing any sign permit. The review shall be based upon the standards as set forth herein.

Requests for variances to these sign regulations may be presented to the Lagrange Development Corporation for recommendation to the Board of Zoning Appeals. Variances may be considered based on the historical nature of any proposed signage. (Ord. 571-05. Passed 8/9/05)

Section IX. Establishment of Review Board.

The Lagrange Development Corporation shall have the power to review plans and proposals as outlined in the Standards and Guidelines. The Review Board shall consist of at least five members as appointed by the Lagrange Development Corporation and shall serve at the discretion of the Corporation. A Review Board shall annually elect its own Chair, Vice Chair, and Secretary. Meetings of the Review Board shall be held as required to review plan proposals submitted for its recommendation to the City Plan Commission. The staff of the Plan Commission shall work with the Review Board in reviewing building, site, and development plans within the C-6 district. (Ord. 571-05. Passed 8/9/05)

Section X. Submission and Review of Plans

The administration and enforcement of the Lagrange-Central C-6 Land Development Standards and Guidelines shall be accomplished in conformance with Chapter 1111.1500 Storefront Commercial Additional Review Procedure of the City of Toledo Planning and Zoning Code. Enforcement shall be handled as outlined in 1115.0100 Responsibility for Enforcement, 1726.08 Prohibitions; Notice of Liability and 1726.99 Public Nuisance Prohibited; Penalty; Fines; Cash Bond of the City of Toledo Municipal Code.
(Ord. 154-16. Passed 4/26/16.)

A. A copy of new development, redevelopment and existing building rehabilitation plans, including landscaping, shall be submitted by the developer or building owner to the Lagrange Development Corporation and the Plan Director of the City Plan Commission for their review prior to any work or permits being issued by any city department.

B. The Lagrange Development Corporation shall be responsible for the review of plans as required by the standards and guidelines and make its recommendations known to the Plan Director of the Plan Commission.

C. The Plan Director of the City Plan Commission is granted the right to review, approve, modify or reject the plans and specifications for redevelopment or rehabilitation with respect to their conformance with the provisions of the Land Development Standards listed in this document and in order to achieve harmonious development of the Lagrange-Central C-6 District. Such review and approval shall be concerned with, but not necessarily limited to, urban design standards, site planning, architectural treatment, materials and color, signs, parking, lighting, loading and related service areas, landscaping and building plans, elevations, and construction details.

D The Lagrange Development Corporation and the Director of the City Plan Commission shall have a total of thirty (30) calendar days within which to review the plans as required by the standards and guidelines from time of receipt of the proposal by the Plan Commission. Failure to act within the required time-frame shall constitute automatic approval of the plans as submitted. This time frame shall not apply to those proposals requiring a public hearing as set forth below.

E. The City Plan Commission shall hold a public hearing on:

1. Any items reviewed by the Plan Commission Director which cost less than twenty-five thousand dollars ($25,000) which are properly appealed to the Commission, and

2. Building, site, and development plans involving a total expenditure of more than twenty-five thousand dollars ($25,000) within ninety (90) days after submission.

LEGAL DESCRIPTIONS
for
LAGRANGE-CENTRAL C-6 BOUNDARY

Primary Retail Area

(1) Hausman & Mohrs Addition - Lot No.'s 5 through 14 inclusive.
(2) Lagrange Street Addition - Lot No's 1 through 10 inclusive; 77 through 94 inclusive.
(3) Parkland Addition - Lot No's 1 through 10 inclusive.
(4) Cushings St. Hedwig Subdivision - Lot No's 35 through 42 inclusive.
(5) Cottage Grove Addition - Lot No's 1 through 6 inclusive; 104 through 109 inclusive.
(6) 7-9-25 NW Pt. Lawrence Lands 20 ft. on east side Lagrange by 150' deep on south side of Dexter.
(7) Ravenswood Addition - Lot No's 1 through 19 inclusive.
(8) Dayton Addition - Lot No's 1 through 6 inclusive.

Service Commercial Area 1

(1) Manhattan Park - Lot No's 1 through 17 inclusive.

Service Commercial Area 2

(1) Heston Addition - Lot No's 1 through 59 inclusive.
(2) Pomeroys Lagrange Addition - Lot No's 64 through 71 inclusive.
(3) Doppkes St. Adelberts Addition - Lot No's 1 through 5 inclusive; 54 through 57 inclusive; lot No's 96, 97 and 111.
(4) Applegrove Addition - Lot No's 1 through 12 inclusive.
(5) Parkland Addition - Lot No's 11 through 30 inclusive.
(6) 7-9-24 Port Lawrence Lands - Lot No. 6
142.3 feet on Lagrange Street by 126.08 feet on Lake Street.
(7) 7-9-24 Port Lawrence Lands - Lot No. 6 Comstocks
S. 66 feet front N186 feet front E. 120 feet Pt. south of Manhattan Boulevard, west of Lagrange Street (.18 acres)
(8) 7-9-24 Port Lawrence Lands - Lot No. 6
S. 54 feet N. 120 feet, E. 120 feet part south of Manhattan Boulevard, west of Lagrange Street (.15 acres)

Service Commercial Area 3

(1) Hausman and Mohrs Addition - Lot No's 1 through 4 inclusive
(2) E.D. Moores Second Addition - Lot No's 55 through 62 inclusive.
(3) Mills and Moss Addition - Lot No's 1 through 10 inclusive.
(4) Moderwell's Addition - Lot No's 13, 14 and 15.

Service Commercial Area 4

(1) Home Addition - Lot No's 1 through 6 inclusive.
(2) Extension of Moderwell's Addition - Lot No. 54.
(3) Digby Place Lot No's 1 through 9 inclusive.
(4) Part of Baker & Rowseys Plat 3 and Pt. 4, Assessors PLT SUB 6 - Located approximately 275' north of the centerline of Elton Street fronting on the east side of Lagrange Street. Irregular shape 33' front on east side of Lagrange Street; depth of 177.35 feet on southerly boundary and 168.84 feet on northerly boundary.

(5) 7-9-25 N.W. 1/4 Port Lawrence Lands E. 100 feet of Pt. between Delaware and alley fronting on west side of Lagrange.

Service Commercial Area 5

(1) Extension of Moderwell's Addition - Lot No's 44, 45, 46, & 47.

Map Amendment - Ord. 548-88. Passed 6-7-88

Lot numbers 1 through 9 in Heston Addition.

Lot numbers 96, 97 and 111 in Doppkes St. Adelberts Addition.

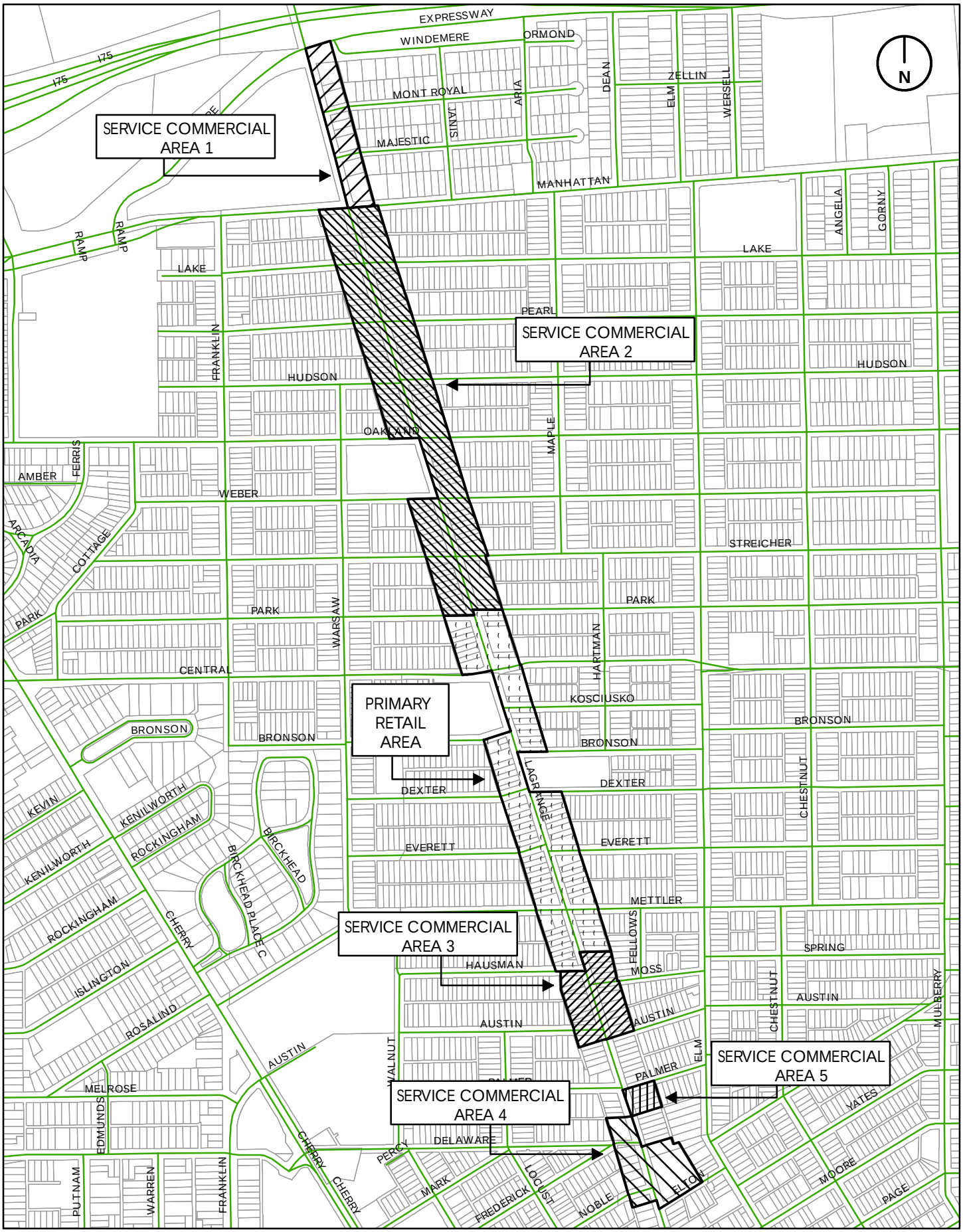
7-9-24 Port Lawrence Lands - Lot 6 142.3 feet on Lagrange St. by 126.08 on Lake St.

7-9-24 Port Lawrence Lands - Lot 6 S. 66 feet front N. 186 feet front E. 120 feet Pt. south of Manhattan Blvd. and west of Lagrange St.

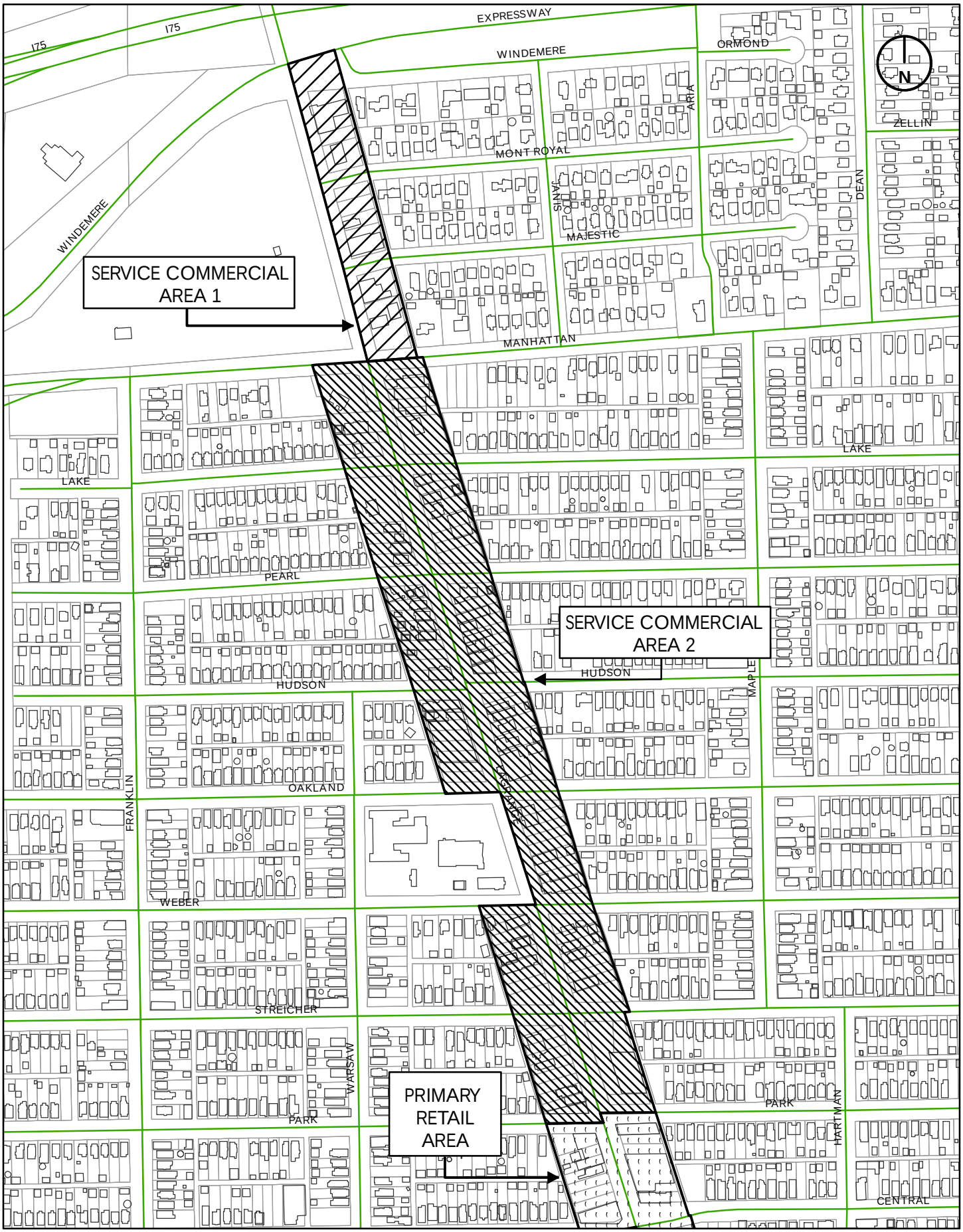
7-9-24 Port Lawrence Lands - Lot 6 S. 54 feet N. 120 feet E. 120 feet Pt. S. of Manhattan Blvd. and West of Lagrange St. (1.5 acres).

to be changed from "C-6, Service Commercial Area 1" District to "C-6 Service Commercial Area 2" District.

LAGRANGE - CENTRAL NEIGHBORHOOD BUSINESS DISTRICT



LAGRANGE - CENTRAL NEIGHBORHOOD BUSINESS DISTRICT - NORTH



LAGRANGE - CENTRAL NEIGHBORHOOD BUSINESS DISTRICT - SOUTH

