

EXHIBIT A: DEVELOPMENT STANDARDS

ZONING CASE #160-85

CEA Properties Planned Development

In addition to the provisions of Article 35-A and any restrictions/requirements of the approved preliminary and final development plans and associated approved modifications, the following regulations shall govern the PD-5 District established under Zoning Case #160-85, such uses being approved and/or modified by the Miami Township Board of Trustees on the following date(s):

October 16, 2012

March 18, 2014

Permitted Uses

- ❖ Principle Permitted uses specifically listed under the “O-2” District;
- ❖ Laboratory and light manufacturing/assembly purposes;

Prohibited Uses

- ❖ Any use not listed as a permitted use;
- ❖ Any prohibited use listed in the Newmark Standards;

Signage

- ❖ All signage shall meet the Newmark Standards for signage, except as modified by the final development plans for individual buildings.
- ❖ One ground sign is permitted along Newmark Drive that will be utilized by all buildings.

Loading and Unloading Areas, Parking, and Landscaping

- ❖ Loading and unloading areas, parking, and landscaping shall comply with the requirements of Articles 42, 43, and 45-A except as modified under the approved final development plan.

General Development Standards

- ❖ Five lots are to be created:
 - Building #1 – 5,379 s.f. / 0.718 acres
 - Building #2 – 5,379 s.f. / 0.629 acres
 - Building #3 – 10,000 s.f. / 0.639 acres
 - Building #4 – Approx. 5,000 s.f. / .775 acres
 - Open Space #5 – NA / 5.284 acres
- ❖ All shared space is to be maintained by CEA Properties, LLC or its successors and/or assigns which includes the wetland areas for perpetuity.
- ❖ The site will meet the parking standards set forth in Article 43 of the Miami Township Zoning Resolution.
- ❖ Phasing will meet the Miami Valley Fire District requirements for access and truck turn radius.

- ❖ The general Newmark Standards for Construction will be maintained which include:
 - Exterior building walls be constructed substantially (66.66%) of brick, stone, or brick or stone veneer (or other architectural concrete or masonry units approved by the Commission), or glazed surfaces (curtain wall or storefront).
 - All equipment, machinery, fixtures and other items located on the roof of any building shall be located so as not to be visible at eye level from any part of the roadway.
- ❖ The Newmark Standards for screening shall still apply.