

SUMMARY

Covenants, Restrictions and Easements Montgomery Industrial Park

USES

The property shall be used solely for the uses allowed by the M1 Light Industrial Classification of the City of Montgomery with the following exceptions:

- (a) Uses considered dangerous or unsafe, such as explosives
- (b) Uses considered objectionable or a nuisance by reason of odor, dust, fumes, smoke, noise, vibration, refuse matter, or water-carried waste
- © Uses considered objectionable by reason or adverse affect on adjoining units such as junk or salvage yards

SETBACKS

- 60' from any street or public right-of-way at building front
- 60' setback from any side-yard
- 60' setback from any rear-yard property line except where buildings are backed to rail facilities

SITE COVERAGE

Maximum of 50% building to land coverage (initial building)

SUBDIVISION

Requires approval from Montgomery Planning Commission

PARKING AND LOADING

- No on-street parking and loading permitted
- Parking and loading areas must be paved
- Employee and Visitor parking to be located in front of building
- Truck loading located at side or rear of building (front loading permitted when visually screened)
- Parking areas and private drives must be paved with asphalt or concrete and shall have concrete curbs and gutters
- Requires one parking space for each employee on the largest work shift

plus one space for each managerial personnel plus one additional space for visitors per each 10 managerial personnel

- Minimum Size of Parking Space – 9' X 18' for passenger vehicles; 13' X 18' for handicapped

OFF STREET LOADING

- All loading or staging areas must be paved
- Truck and trailer areas must be entirely off-street with no backing allowed onto a public street
- Truck maneuvering areas shall be 100' deep and truck berth 12' wide
- Minimum off-street loading space 45' long and 12' wide
(Number of required spaces listed in full Covenants and Restrictions)

EXTERIOR FACADES

- Masonry, precast concrete, tilt-up concrete, its equivalent or better
- No expansion walls in front yards. Office area expansions are allowed in front; manufacturing/distribution area expansions in side or rear
- Walls that exceed 100' in length and 20' in height must have altered pattern in brick
- Downspouts, gutters, gravel stops (all exposed metal) shall be prefinished Metal
- No exhaust fans, vents, etc attached to front building façade
- No roof mounted antennas or satellite or receiving dishes
- Accessory buildings must be consistent with main building
- Building height shall not exceed 75'

SCREENING

All outside storage as well as trash dumpsters etc must be screened.

FENCES

Masonry in front and side of building; other materials permitted in side yards and must be placed along property lines.

UTILITIES

Underground unless required by a potential tenant.

LANDSCAPING

All lot area (except paved areas and railroads) are to be landscaped and irrigated within 60 days of occupancy or substantial completion. Plant

beds must be mulched and weeded. Ditches and swales shall have a minimum slope of one foot vertical to three feet horizontal.

SIGNAGE

- All signs must be flush mounted on building façade. Must be made of metal and should be ground lit
- No portable or temporary signs
- No mailboxes or permanent structures on road right-of-way