

Cottage Grove Commerce Park

Summary of Protective Covenants and Restrictions

Cottage Grove Commerce Park

Zoning

Planned Office (PO)

- Commercial
- Corporate & Professional Office and Research & Development

Planned Industrial (PI)

(See site plan for specific lot zoning.)

Non-permitted Uses

Include, but are not limited to:

Agricultural services

Amusement and recreation services

Automotive, implement and recreation-vehicle sales or service, lubrication center

Building supplies (e.g., lumberyards; hardware, electrical and plumbing supplies)

Garden supplies

Mini warehouses

All non-taxable properties (e.g., churches, schools, etc.)

Single family

Two family

Multi-family

Boarding houses

Mobile-home dealers

Contractors-building construction equipment and materials storage yards

Truck stops or truck fueling (diesel)

Truck terminal or freight transfer facility

Junk or salvage facility

Site Parameters

- No lot to be less than one (1) acre.
- The constructed improvements to provide for a minimum lot coverage of 25% of site and to meet a minimum tax revenue increment achieved with a minimum building value of \$40 per square foot.

Architectural Review

- All development in the Cottage Grove Commerce Park is subject to review and approval by the Architectural Review Committee.

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Construction Timing

- Construction must begin within 12 months and be completed within 24 months from the date of closing or the Village of Cottage Grove will have the option to repurchase the property.

Planned Office Area

Building Standards

Exterior Elevations:

- All facades to be of brick, stone, architectural concrete panels and glass.
- Non-permitted materials include unfaced concrete block, structural concrete, prefabricated metal siding, architectural wood, wood siding and like materials.
- All elevations to be designed in a consistent and coherent manner.
- All exterior mechanicals to be screened.
- All facilities to include fire-protection-rated sprinkler systems and outdoor fire connection standpipe.
- No outdoor storage will be allowed.

Setback Lines

- Front yard or street side: 25 feet (40 feet for right-of-way street).
- Interior side lot line: 10 feet.
- Rear lot line: 30 feet.
- Between building pads: 30 feet.

Landscaping

- A minimum of 30% of the site to be landscaped open space.
- Each lot will include an infiltration basin with a minimum size of 10% of the total building roof area.
- Landscaping to provide for a park-like setting with design and plantings to be an integral part of the site design concept.

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Planned Industrial Area

Building Standards

Exterior Elevations:

- The full front façade and/or street facades to be brick, stone, architectural concrete panels, architectural metal, tilt-up panels or glass.
- The front façade materials will wrap around to each side façade at least one-quarter of the length of each side.
- Non-permitted materials include unfaced concrete block, structural concrete, prefabricated metal siding, wood siding and like materials.
- All elevations to be designed in a consistent and coherent manner.
- All exterior mechanicals to be screened.
- All facilities to include fire-protection-rated sprinkler systems and an outdoor fire connection standpipe.

Setback Lines

- Front yard or street side: 25 feet (40 feet for right-of-way street).
- Interior side lot line: 10 feet.
- Rear lot line: 30 feet.
- Between building pads: 30 feet.

Landscaping

- All grounds within the site will be landscaped with an effective combination of trees, ground cover and shrubbery.
- All parking areas will be landscaped and/or screened to interrupt parking from view.
- Each lot will include an infiltration basin with a minimum size of 10% of the total building roof area.
- All outdoor refuse collection areas will be visually screened.
- No outdoor storage of materials, supplies or products will be allowed