

## Appendix C

### A.D. FARROW EAST - ETNA PLANNED MIXED-USE DEVELOPMENT DISTRICT ("PMUD")

#### ZONING TEXT AMENDMENT

Upon final approval of this PMUD zoning text amendment, development of the herein described property shall follow the procedures within Section 1903(C) Preliminary Development Plan and Section 1903(D) Final Development Plan of the Etna Township Zoning Resolution ("Resolution"). The property shall remain in strict compliance with the Final Development Plan as hereafter approved or modified in accordance with sub-section 1903(D)(5) Modification within the Resolution. All general non-district regulations/standards in the Resolution shall apply to this PMUD unless they conflict with this PMUD text, at which time all conflicting general non-district regulations/standards in this PMUD shall take precedence.

#### **THE FOLLOWING TEXT AMENDMENT CONTAINS ZONING REQUIREMENTS FOR THE "TOTAL ACREAGE" (DEFINED BELOW):**

##### **"TOTAL ACREAGE" INFORMATION:**

**Size & Location of the PMUD District:** The subject property is located on the west side of Hazelton-Etna Road ("State Route 310"), north of Interstate 70 and consists of one parcel with the following approximate acreage:

Parcel No. 010-017460-01.000: 13.836 acres (the "Property"),  
located in Etna Township, Licking County, Ohio (the "Township");

##### **USE OF ENVIRONMENTALLY SENSITIVE AREAS:**

Any wetlands that may be identified on site and that are in conflict with the approved development plan will be mitigated through the Army Corps of Engineers or the Ohio Environmental Protection Agency, whichever agency is applicable based on the type and classification of the specific wetland.

None of the Total Acreage is located in the FEMA 100-year flood plain. None of the Total Acreage has slopes greater than twenty (20) percent.

The property shall have Permitted and Conditionally Permitted Uses as defined in this text. The exact final limits of each use shall be submitted by a single or multiple final development plans to the township for approval, but shall in no case contradict the requirements set forth in this text.

##### **PERMITTED AND CONDITIONALLY PERMITTED USES:**

The permitted and conditionally permitted uses utilize the North American Industrial Classification System (NAICS) code, most recent version. All codes and the associated terms shall be defined by the NAICS code description. The NAICS code is available at [www.naics.com](http://www.naics.com).

##### **Permitted:**

###### **A. Professional-Research-Office Type Uses**

1. **Accessory uses and structures** (as defined and regulated by the Resolution)

2. **Agriculture uses** exempted from township zoning authority per Chapter 519 of the Ohio Revised Code
3. **Finance and Insurance**
  - a) NAICS Code 521110 Monetary Authorities - Central Bank
  - b) NAICS Code 522110 Commercial Banking
  - c) NAICS Code 522120 Savings Institutions
  - d) NAICS Code 522130 Credit Unions
  - e) NAICS Code 522190 Other Depository Credit Intermediation
  - f) NAICS Code 522210 Credit Card Issuing
  - g) NAICS Code 522220 Sales Financing
  - h) NAICS Code 522291 Consumer Lending
  - i) NAICS Code 522292 Real Estate Credit
  - j) NAICS Code 522293 International Trade Financing
  - k) NAICS Code 522294 Secondary Market Financing
  - l) NAICS Code 522298 All Other Nondepository Credit Intermediation
  - m) NAICS Code 522310 Mortgage and Nonmortgage Loan Brokers
  - n) NAICS Code 522320 Financial Transactions Processing, Reserve, and Clearinghouse Activities
  - o) NAICS Code 522390 Other Activities Related to Credit Intermediation
  - p) NAICS Code 523110 Investment Banking and Securities Dealing
  - q) NAICS Code 523120 Securities Brokerage
  - r) NAICS Code 523130 Commodity Contracts Dealing
  - s) NAICS Code 523140 Commodity Contracts Brokerage
  - t) NAICS Code 523210 Securities and Commodity Exchanges
  - u) NAICS Code 523910 Miscellaneous Intermediation
  - v) NAICS Code 523920 Portfolio Management
  - w) NAICS Code 523930 Investment Advice
  - x) NAICS Code 523991 Trust, Fiduciary, and Custody Activities
  - y) NAICS Code 523999 Miscellaneous Financial Investment Activities
  - z) NAICS Code 524113 Direct Life Insurance Carriers
  - aa) NAICS Code 524114 Direct Health and Medical Insurance Carriers
  - bb) NAICS Code 524126 Direct Property and Casualty Insurance Carriers
  - cc) NAICS Code 524127 Direct Title Insurance Carriers
  - dd) NAICS Code 524128 Other Direct Insurance (except Life, Health, and Medical) Carriers
  - ee) NAICS Code 524130 Reinsurance Carriers
  - ff) NAICS Code 524210 Insurance Agencies and Brokerages
  - gg) NAICS Code 524291 Claims Adjusting
  - hh) NAICS Code 524292 Third Party Administration of Insurance & Pension Funds
  - ii) NAICS Code 524298 All Other Insurance Related Activities
  - jj) NAICS Code 525110 Pension Funds
  - kk) NAICS Code 525120 Health and Welfare Funds
  - ll) NAICS Code 525190 Other Insurance Funds
  - mm) NAICS Code 525910 Open-End Investment Funds
  - nn) NAICS Code 525920 Trusts, Estates, and Agency Accounts
  - oo) NAICS Code 525990 Other Financial Vehicles
4. **Health Care and Social Assistance**
  - a) NAICS Code 624230 Emergency and Other Relief Services
  - b) NAICS Code 624410 Child Day Care Services
5. **Administration**
  - a) NAICS Code 921110 Executive Offices
  - b) NAICS Code 921120 Legislative Bodies
  - c) NAICS Code 921130 Public Finance Activities
  - d) NAICS Code 921140 Executive and Legislative Offices, Combined
  - e) NAICS Code 921150 American Indian and Alaska Native Tribal Governments
  - f) NAICS Code 921190 Other General Government Support
  - g) NAICS Code 922110 Courts

- h) NAICS Code 922120 Police Protection
  - i) NAICS Code 922130 Legal Counsel and Prosecution
  - j) NAICS Code 922150 Parole Offices and Probation Offices
  - k) NAICS Code 922160 Fire Protection
  - l) NAICS Code 922190 Other Justice, Public Order, and Safety Activities
  - m) NAICS Code 923110 Administration of Education Programs
  - n) NAICS Code 923120 Administration of Public Health Programs
  - o) NAICS Code 923130 Administration of Human Resource Programs (except Education, Public Health, and Veterans' Affairs Programs)
  - p) NAICS Code 923140 Administration of Veterans' Affairs
  - q) NAICS Code 924110 Administration of Air and Water Resource and Solid Waste Management Programs
  - r) NAICS Code 924120 Administration of Conservation Programs
  - s) NAICS Code 925110 Administration of Housing Programs
  - t) NAICS Code 925120 Administration of Urban Planning and Community and Rural Development
  - u) NAICS Code 926110 Administration of General Economic Programs
  - v) NAICS Code 926120 Regulation and Administration of Transportation Programs
  - w) NAICS Code 926130 Regulation and Administration of Communications, Electric, Gas, and Other Utilities
  - x) NAICS Code 926140 Regulation of Agricultural Marketing and Commodities
  - y) NAICS Code 926150 Regulation, Licensing, and Inspection of Miscellaneous Commercial Sectors
  - z) NAICS Code 927110 Space Research and Technology
  - aa) NAICS Code 928110 National Security
  - bb) NAICS Code 928120 International Affairs
- 4. Professional, Scientific, and Technical Services**
- a) NAICS Code 541110 Offices of Lawyers
  - b) NAICS Code 541120 Offices of Notaries
  - c) NAICS Code 541191 Title Abstract and Settlement Offices
  - d) NAICS Code 541199 All Other Legal Services
  - e) NAICS Code 541211 Offices of Certified Public Accountants
  - f) NAICS Code 541213 Tax Preparation Services
  - g) NAICS Code 541214 Payroll Services
  - h) NAICS Code 541219 Other Accounting Services
  - i) NAICS Code 541310 Architectural Services
  - j) NAICS Code 541320 Landscape Architectural Services
  - k) NAICS Code 541330 Engineering Services
  - l) NAICS Code 541340 Drafting Services
  - m) NAICS Code 541350 Building Inspection Services
  - n) NAICS Code 541360 Geophysical Surveying and Mapping Services
  - o) NAICS Code 541370 Surveying and Mapping (except Geophysical) Services
  - p) NAICS Code 541380 Testing Laboratories
  - q) NAICS Code 541410 Interior Design Services
  - r) NAICS Code 541420 Industrial Design Services
  - s) NAICS Code 541430 Graphic Design Services
  - t) NAICS Code 541490 Other Specialized Design Services
  - u) NAICS Code 541511 Custom Computer Programming Services
  - v) NAICS Code 541512 Computer Systems Design Services
  - w) NAICS Code 541513 Computer Facilities Management Services
  - x) NAICS Code 541519 Other Computer Related Services
  - y) NAICS Code 541611 Administrative Management and General Management Consulting Services
  - z) NAICS Code 541612 Human Resources and Executive Search Consulting Services
  - aa) NAICS Code 541613 Marketing Consulting Services

- bb) NAICS Code 541614 Process, Physical Distribution, and Logistics Consulting Services
  - cc) NAICS Code 541618 Other Management Consulting Services
  - dd) NAICS Code 541620 Environmental Consulting Services
  - ee) NAICS Code 541690 Other Scientific and Technical Consulting Services
  - ff) NAICS Code 541711 Research and Development in Biotechnology
  - gg) NAICS Code 541712 Research and Development in the Physical, Engineering, and Life Sciences (except Biotechnology)
  - hh) NAICS Code 541720 Research and Development in the Social Sciences and Humanities
  - ii) NAICS Code 541810 Advertising Agencies
  - jj) NAICS Code 541820 Public Relations Agencies
  - kk) NAICS Code 541830 Media Buying Agencies
  - ll) NAICS Code 541840 Media Representatives
  - mm) NAICS Code 541860 Direct Mail Advertising
  - nn) NAICS Code 541870 Advertising Material Distribution Services
  - oo) NAICS Code 541910 Marketing Research and Public Opinion Polling
  - pp) NAICS Code 541921 Photography Studios, Portrait
  - qq) NAICS Code 541922 Commercial Photography
  - rr) NAICS Code 541930 Translation and Interpretation Services
  - ss) NAICS Code 541990 All Other Professional, Scientific, and Technical Services
- 5. Management of Companies and Enterprises**
- a) NAICS Code 551111 Offices of Bank Holding Companies
  - b) NAICS Code 551112 Offices of Other Holding Companies
  - c) NAICS Code 551114 Corporate, Subsidiary, and Regional Managing Offices
- 6. Administrative and Support and Waste Management and Remediation Services**
- a) NAICS Code 561110 Office Administrative Services
  - b) NAICS Code 561210 Facilities Support Services
  - c) NAICS Code 561311 Employment Placement Agencies
  - d) NAICS Code 561312 Executive Search Services
  - e) NAICS Code 561320 Temporary Help Services
  - f) NAICS Code 561330 Professional Employer Organizations
  - g) NAICS Code 561410 Document Preparation Services
  - h) NAICS Code 561421 Telephone Answering Services
  - i) NAICS Code 561422 Telemarketing Bureaus
  - j) NAICS Code 561431 Private Mail Centers
  - k) NAICS Code 561439 Other Business Service Centers (including Copy Shops)
  - l) NAICS Code 561440 Collection Agencies
  - m) NAICS Code 561450 Credit Bureaus
  - n) NAICS Code 561492 Court Reporting and Stenotype Services
  - o) NAICS Code 561499 All Other Business Support Services
  - p) NAICS Code 561510 Travel Agencies
  - q) NAICS Code 561520 Tour Operators
  - r) NAICS Code 561591 Convention and Visitors Bureaus
  - s) NAICS Code 561599 All Other Travel Arrangement and Reservation Services
  - t) NAICS Code 561611 Investigation Services
  - u) NAICS Code 561612 Security Guards and Patrol Services
  - v) NAICS Code 561613 Armored Car Services
  - w) NAICS Code 561621 Security Systems Services (except Locksmiths)
  - x) NAICS Code 561622 Locksmiths
  - y) NAICS Code 561710 Exterminating and Pest Control Services
  - z) NAICS Code 561720 Janitorial Services
  - aa) NAICS Code 561740 Carpet and Upholstery Cleaning Services
  - bb) NAICS Code 561790 Other Services to Buildings and Dwellings
  - cc) NAICS Code 561910 Packaging and Labeling Services
  - dd) NAICS Code 561920 Convention and Trade Show Organizers
  - ee) NAICS Code 561990 All Other Support Services

## 7. Educational Services

- a) NAICS Code 611210 Junior Colleges
- b) NAICS Code 611310 Colleges, Universities, and Professional Schools
- c) NAICS Code 611410 Business and Secretarial Schools
- d) NAICS Code 611420 Computer Training
- e) NAICS Code 611430 Professional and Management Development Training
- f) NAICS Code 611511 Cosmetology and Barber Schools
- g) NAICS Code 611513 Apprenticeship Training
- h) NAICS Code 611519 Other Technical and Trade Schools
- i) NAICS Code 611610 Fine Arts Schools
- j) NAICS Code 611620 Sports and Recreation Instruction
- k) NAICS Code 611630 Language Schools
- l) NAICS Code 611691 Exam Preparation and Tutoring
- m) NAICS Code 611692 Automobile Driving Schools
- n) NAICS Code 611699 All Other Miscellaneous Schools and Instruction
- o) NAICS Code 611710 Educational Support Services

## 8. Health Care and Social Assistance

- a) NAICS Code 621111 Offices of Physicians (except Mental Health Specialists)
- b) NAICS Code 621112 Offices of Physicians, Mental Health Specialists
- c) NAICS Code 621210 Offices of Dentists
- d) NAICS Code 621310 Offices of Chiropractors
- e) NAICS Code 621320 Offices of Optometrists
- f) NAICS Code 621330 Offices of Mental Health Practitioners (except Physicians)
- g) NAICS Code 621340 Offices of Physical, Occupational and Speech Therapists, and Audiologists
- h) NAICS Code 621391 Offices of Podiatrists
- i) NAICS Code 621399 Offices of All Other Miscellaneous Health Practitioners
- j) NAICS Code 621420 Outpatient Mental Health and Substance Abuse Centers
- k) NAICS Code 621491 HMO Medical Centers
- l) NAICS Code 621492 Kidney Dialysis Centers
- m) NAICS Code 621493 Freestanding Ambulatory Surgical & Emergency Centers
- n) NAICS Code 621498 All Other Outpatient Care Centers
- o) NAICS Code 621511 Medical Laboratories
- p) NAICS Code 621512 Diagnostic Imaging Centers
- q) NAICS Code 621610 Home Health Care Services
- r) NAICS Code 621910 Ambulance Services
- s) NAICS Code 621991 Blood and Organ Banks
- t) NAICS Code 621999 All Other Miscellaneous Ambulatory Health Care Services
- u) NAICS Code 624110 Child and Youth Services
- v) NAICS Code 624120 Services for the Elderly and Persons with Disabilities
- w) NAICS Code 624190 Other Individual and Family Services
- x) NAICS Code 624210 Community Food Services
- y) NAICS Code 624230 Emergency and Other Relief Services
- z) NAICS Code 624310 Vocational Rehabilitation Services
- aa) NAICS Code 624410 Child Day Care Services

## B. General Business Type Uses

- 1. **Accessory uses and structures** (as defined and regulated by the Resolution)
- 2. **Agriculture uses** exempted from township zoning authority per Chapter 519 of the Ohio Revised
- 3. **Retail Trade**
  - a) NAICS Code 441228 Motorcycle and ATV.
  - b) NAICS Code 442110 Furniture Stores
  - c) NAICS Code 442210 Floor Covering Stores
  - d) NAICS Code 442291 Window Treatment Stores
  - e) NAICS Code 442299 All Other Home Furnishings Stores
  - f) NAICS Code 443141 Household Appliance Stores

- g) NAICS Code 443142 Electronics Stores
  - h) NAICS Code 444110 Home Centers
  - i) NAICS Code 444120 Paint and Wallpaper Stores
  - j) NAICS Code 444130 Hardware Stores
  - k) NAICS Code 444190 Other Building Material Dealers
  - l) NAICS Code 444210 Outdoor Power Equipment Stores
  - m) NAICS Code 445120 Convenience Stores
  - n) NAICS Code 445230 Fruit and Vegetable Markets
  - o) NAICS Code 445291 Baked Goods Stores
  - p) NAICS Code 445292 Confectionery and Nut Stores
  - q) NAICS Code 445299 All Other Specialty Food Stores
  - r) NAICS Code 445310 Beer, Wine, and Liquor Stores
  - s) NAICS Code 446110 Pharmacies and Drug Stores
  - t) NAICS Code 446120 Cosmetics, Beauty Supplies, and Perfume Stores
  - u) NAICS Code 446130 Optical Goods Stores
  - v) NAICS Code 446191 Food (Health) Supplement Stores
  - w) NAICS Code 446199 All Other Health and Personal Care Stores
  - x) NAICS Code 448110 Men's Clothing Stores
  - y) NAICS Code 448120 Women's Clothing Stores
  - z) NAICS Code 448130 Children's and Infants' Clothing Stores
  - aa) NAICS Code 448140 Family Clothing Stores
  - bb) NAICS Code 448150 Clothing Accessories Stores
  - cc) NAICS Code 448190 Other Clothing Stores
  - dd) NAICS Code 448210 Shoe Stores
  - ee) NAICS Code 448310 Jewelry Stores
  - ff) NAICS Code 448320 Luggage and Leather Goods Stores
  - gg) NAICS Code 451110 Sporting Goods Stores
  - hh) NAICS Code 451120 Hobby, Toy, and Game Stores
  - ii) NAICS Code 451130 Sewing, Needlework, and Piece Goods Stores
  - jj) NAICS Code 451140 Musical Instrument and Supplies Stores
  - kk) NAICS Code 451211 Book Stores
  - ll) NAICS Code 451212 News Dealers and Newsstands
  - mm) NAICS Code 452111 Department Stores (except Discount Department Stores)
  - nn) NAICS Code 452112 Discount Department Stores
  - oo) NAICS Code 452910 Warehouse Clubs and Supercenters
  - pp) NAICS Code 452990 All Other General Merchandise Stores
  - qq) NAICS Code 453110 Florists
  - rr) NAICS Code 453210 Office Supplies and Stationery Stores
  - ss) NAICS Code 453220 Gift, Novelty, and Souvenir Stores
  - tt) NAICS Code 453910 Pet and Pet Supplies Stores
  - uu) NAICS Code 453920 Art Dealers
  - vv) NAICS Code 453991 Tobacco Stores
  - ww) NAICS Code 453998 All Other Miscellaneous Store Retailers (except Tobacco Stores)
  - xx) NAICS Code 454111 Electronic Shopping
- 4. Real Estate and Rental and Leasing**
- a) NAICS Code 531120 Lessors of nonresidential buildings (except miniwarehouses) Banquet Facility
  - b) NAICS Code 532210 Consumer Electronics and Appliances Rental
  - c) NAICS Code 532220 Formal Wear and Costume Rental
  - d) NAICS Code 532291 Home Health Equipment Rental
  - e) NAICS Code 532292 Recreational Goods Rental
- 5. Professional, Scientific, and Technical Services**
- a) NAICS Code 541110 Offices of Lawyers
  - b) NAICS Code 541120 Offices of Notaries
  - c) NAICS Code 541191 Title Abstract and Settlement Offices
  - d) NAICS Code 541199 All Other Legal Services

- e) NAICS Code 541211 Offices of Certified Public Accountants
- f) NAICS Code 541213 Tax Preparation Services
- g) NAICS Code 541214 Payroll Services
- h) NAICS Code 541219 Other Accounting Services
- i) NAICS Code 541310 Architectural Services
- j) NAICS Code 541320 Landscape Architectural Services
- k) NAICS Code 541330 Engineering Services
- l) NAICS Code 541340 Drafting Services
- m) NAICS Code 541350 Building Inspection Services
- n) NAICS Code 541360 Geophysical Surveying and Mapping Services
- o) NAICS Code 541370 Surveying and Mapping (except Geophysical) Services
- p) NAICS Code 541380 Testing Laboratories
- q) NAICS Code 541410 Interior Design Services
- r) NAICS Code 541420 Industrial Design Services
- s) NAICS Code 541430 Graphic Design Services
- t) NAICS Code 541490 Other Specialized Design Services
- u) NAICS Code 541511 Custom Computer Programming Services
- v) NAICS Code 541512 Computer Systems Design Services
- w) NAICS Code 541513 Computer Facilities Management Services
- x) NAICS Code 541519 Other Computer Related Services
- y) NAICS Code 541611 Administrative Management and General Management Consulting Services
- z) NAICS Code 541612 Human Resources Consulting Services
- aa) NAICS Code 541613 Marketing Consulting Services
- bb) NAICS Code 541614 Process, Physical Distribution, and Logistics Consulting Services
- cc) NAICS Code 541618 Other Management Consulting Services
- dd) NAICS Code 541620 Environmental Consulting Services
- ee) NAICS Code 541690 Other Scientific and Technical Consulting Services
- ff) NAICS Code 541711 Research and Development in Biotechnology
- gg) NAICS Code 541712 Research and Development in the Physical, Engineering, and Life Sciences (except Biotechnology)
- hh) NAICS Code 541720 Research and Development in the Social Sciences and Humanities
- ii) NAICS Code 541810 Advertising Agencies
- jj) NAICS Code 541820 Public Relations Agencies
- kk) NAICS Code 541830 Media Buying Agencies
- ll) NAICS Code 541840 Media Representatives
- mm) NAICS Code 541860 Direct Mail Advertising
- nn) NAICS Code 541870 Advertising Material Distribution Services
- oo) NAICS Code 541910 Marketing Research and Public Opinion Polling
- pp) NAICS Code 541921 Photography Studios, Portrait
- qq) NAICS Code 541922 Commercial Photography
- rr) NAICS Code 541930 Translation and Interpretation Services
- ss) NAICS Code 541940 Veterinary Services
- tt) NAICS Code 541990 All Other Professional, Scientific, and Technical Services

#### 6. Accommodation and Food Services

- a) NAICS Code 721110 Hotels (except Casino Hotels) and Motels
- b) NAICS Code 721191 Bed-and-Breakfast Inns
- c) NAICS Code 722310 Food Service Contractors
- d) NAICS Code 722320 Caterers
- e) NAICS Code 722410 Drinking Places (Alcoholic Beverages)
- f) NAICS Code 722511 Full-Service Restaurants
- g) NAICS Code 722513 Limited-Service Restaurants
- h) NAICS Code 722514 Cafeterias, Grill Buffets, and Buffets
- i) NAICS Code 722515 Snack and Nonalcoholic Beverage Bars

#### 7. Telecommunications

- a) NAICS Code 517110 Wired Telecommunications Carriers
- b) NAICS Code 517210 Wired Telecommunications Carriers (Except Satellite)

- c) NAICS Code 517310 Telecommunications Resellers
  - d) NAICS Code 517410 Satellite Telecommunications
  - e) NAICS Code 517510 Cable and Other Program Distribution
  - f) NAICS Code 517910 Other Telecommunications
  - g) NAICS Code 513322 Cellular and Other Wireless Telecommunications
  - h) NAICS Code 513330 Telecommunications Resellers
  - i) NAICS Code 513390 Other Telecommunications
- 8. Museums**
- a) NAICS Code 712110 Museums

**Conditionally Permitted:**

Uses permitted as Conditionally Permitted Uses in Article 9, Section 905 (Professional-Research-Office District), Section 906 (Local Business District), and Section 907 (General Business District) of the Resolution, **excluding the following:**

- NAICS Code 112210 Hog and Pig Farming
- NAICS Code 112310 Chicken Egg Production
- NAICS Code 112320 Broilers and Other Meat Type Chicken Production
- NAICS Code 112330 Turkey Production
- NAICS Code 112340 Poultry Hatcheries
- NAICS Code 112390 Other Poultry Production
- NAICS Code 621410 Family Planning Center
- NAICS Code 622110 General Medical and Surgical Hospitals
- NAICS Code 622210 Psychiatric and Substance Abuse Hospitals
- NAICS Code 622310 Specialty (except Psychiatric and Substance Abuse) Hospitals
- NAICS Code 623110 Nursing Care Facilities (Skilled Nursing Facilities)
- NAICS Code 623210 Residential Intellectual and Developmental Disability Facilities
- NAICS Code 623220 Residential Mental Health and Substance Abuse Facilities
- NAICS Code 623311 Continuing Care Retirement Communities
- NAICS Code 623312 Assisted Living Facilities for the Elderly
- NAICS Code 623990 Other Residential Care Facilities
- NAICS Code 624221 Temporary Shelters
- NAICS Code 624229 Other Community Housing Services

**DESIGN CRITERIA:** (Whether designed by a single plan or multiple plans, the area shown as proposed shall be referred to as the “Development”).

**SERVICE STRUCTURES & SCREENING**

No utilities, dumpsters, mechanicals or other service structures may be placed in front of the building facade unless existing prior to construction or required by applicable regulations. Service structures shall be completely screened. Service structures shall include, but not be limited to, storage tanks, electrical transformers, utility vaults which extend above the surface, cooling towers, and/or other equipment or elements providing service to a building or a site. Service structures may be grouped together; however, screening height shall be based upon the tallest of the structures.

**SCREENING OF SERVICE STRUCTURES:** Rooftop features such as HVAC, etc. shall be screened from view. This may be accomplished by architectural elements such as parapets, etc. A continuous planting, hedge, fence, wall of earth, which would enclose any ground-level service structure on all sides is required, unless such structure must be frequently moved, in which case screening on all but one side is required. The height of the screening material shall be one foot more than the height of the enclosed structure, but shall not be required to exceed 12 feet in height. Whenever a service structure is located next to a building wall, perimeter landscaping material or vehicular use area landscaping material, such walls or screening material, may fulfill the screening requirement for that side of the service structure if that wall or screening material is of sufficient height to meet the height requirement set out in this



section. Plant material used to screen a service structure shall be an evergreen species which retains its needles throughout the year. Deciduous plant material cannot be used to fulfill this screening requirement. The height of the evergreen plant material at installation must be equal to, or greater than, eighty per cent (80%) of the height of the service structure(s), and meet the height and opacity requirements within four years. No interior landscaping shall be required within an area screened for service structures.

## **PARKING AND ACCESS**

Parking and loading facilities shall be designed in accordance with the Article 11 of the Resolution, with the exception of the following:

**PARKING SPACE WIDTH:** All parking spaces for automobiles (cars and trucks) shall have a minimum width of nine (9) feet.

**DRIVE AISLE:** Twenty-two (22) feet wide.

**ON-STREET PARKING PROHIBITED:** All parking shall be off-street and contained on site.

**PEDESTRIAN FACILITIES:** All public roadways shall have sidewalks (4' width) on one side of the street. All sidewalks will be ADA compliant.

## **BUILDING DESIGN, SCALE & ACCESS**

Each building shall be related to other buildings in the Development with respect to connections, building placement, landscaping, screening, and green space. Buildings shall be designed to be seen from three hundred sixty (360) degrees and have the same caliber of finish on all elevations. Building additions and accessory structures, whether attached or detached, shall be of similar design, materials, and construction to that of the existing or principal structure. Store entries will face and be served by pedestrian access-ways.

Deed restrictions may be instituted by the site developer to mandate exterior building materials and/or colors. The Ohio Revised Code does not permit Etna Township to regulate exterior building materials.

**DRIVE IN-DRIVE THRU FEATURES:** All drive in/drive thru facilities shall be designed as an integral part of the structure it serves. Features incorporated with such a facility include, but are not limited to, canopies, awning, and support posts, which shall match or be coordinated with the materials and color scheme of the building they are serving. Drive in/drive thru features shall not have any pickup windows, ordering areas, signage, or other related items located on the front elevation of a building or located between the building and a right-of-way, except directional signage.

**IN-LINE RETAIL EXEMPTION:** Side or rear elevations of an In-Line Retail development may be exempt from the building design standards of the Heroes PMUD if such elevations are not visible to customer traffic, a right-of-way, or if a future phase of the In-Line Retail development is adjacent to the elevation. Such exempt elevations shall use materials complimentary to the primary elevation and be screened by landscaping, mounding, fencing, or a combination thereof, as deemed appropriate.

**EXTERIOR LIGHTING:** The Exterior Lighting Plan is subject to the following requirements:

- 1.) Traffic signals, where necessary, shall utilize a monopole design with mast arms extending over the intersection, in accordance with any applicable county or state regulations.
- 2.) Site lighting shall be required for all developments and be designed to sufficiently illuminate building entries on the property. Digital, LED, and projected lighting are permitted.

- 3.) Light pole heights should be in harmony with the parcel, building, and parking lot size as well as to serve to promote Etna Township. Parking lot lighting shall be of a standard light source and type.
- 4.) External building lighting shall be permitted per the development plan.

**HEIGHT LIMIT:** No building shall be erected or enlarged to exceed fifty-five (55) feet. Chimneys, flagpoles, parapets, cupolas and other similar architectural elements may exceed this height limitation. There shall be no height restriction on structures that serve a public purpose, such as a water or cellular communications towers.

**LOT AREA, WIDTH & DEPTH:** Every lot shall have minimum width of one hundred (100) feet and minimum lot area of not less than one-half (.5) acre (21,780 square feet) exclusive of public road right of way and shall be in addition to any easement of record.

Building setbacks shall be as follows:

**FRONT YARD:** There shall be a front yard of not less than twenty-five (25) feet if fronting along interior public, private access way, State Route 310 or Interstate Route 70.

**SIDE YARD:** There shall be side yards of not less than twenty (20) feet on each side.

**REAR YARD:** There shall be a rear yard of not less than twenty-five (25) feet in depth.

## **STREET LIGHTING**

All access-ways that provide connection from the public access to and from each building or building cluster shall require lighting that is uniform in the Development and must be of white light, maximum height of twenty (20) feet, placed in equal lineal distances along the private street or access-way with fully shielded downward cast lighting.

All public access ways shall require lighting that is uniform in the Development and must be of white light, maximum height of forty (40) feet, placed in equal lineal distances along the public street or access-way with fully shielded downward cast lighting.

All lighting styles and types are subject to final approval by the Township.

## **STREET TREES**

Deciduous, broad leaf street trees with a minimum caliper of three (3) inches at planting, shall be placed one (1) for every eighty (80) foot of lineal private street and access way frontage on at least one side of the street or access-way, and one (1) for every hundred (100) foot of lineal public street and access way frontage on at least one side of the street or access-way. Such street trees shall be selected from and meet the requirements set forth by both of the Licking County Subdivision Regulations at Appendix VI, List of Acceptable Street Trees and the Township's Street Tree Policy.

## **BUFFERING**

Buffering shall be designed in accordance with Article 16 of the Resolution, with the exception of the following:

The minimum buffer width shall be five (5) feet.

## **SIGNAGE**

Signage shall be designed in accordance with Article 12 of the Resolution.

## **LANDSCAPING**

Landscaping shall be designed in accordance with Article 16 of the Resolution.

Retention/detention basins shall be designed so as to appear natural and not engineered in terms of shape, water level, slope, and treatment of the freeboard.

Appropriately sized aeration fountains are to be utilized and appropriate safety measures shall be included in the design.

A minimum 5' pedestrian or multi-purpose path system shall be provided throughout the Open Space areas and/or public access areas that connects the entire Property to Etna Crest Boulevard and/or State Route 310.

## **UTILITIES**

Centralized water and sanitary sewer service is available and shall be extended/constructed in the Development as required by Southwest Licking Community Water Sewer District, its successors and assigns. All fire and emergency provisions required by West Licking Joint Fire District shall be provided in each Development. All local service lines for electric, cable, internet or any other utility service provided shall be buried underground. High voltage overhead electric transmission lines are not considered local service lines for the purpose of this text.

## **SUPPLEMENTARY REGULATIONS**

All trash and garbage shall be stored in container systems which are located at the rear of the building or at the side of the building if the side is not oriented towards an existing or planned right(s)-of-way. No trash, debris, discarded materials, junk vehicles, vehicle parts, rags, lumber, building materials, equipment and/or parts thereof, or any garbage, refuse, or junk shall be permitted to accumulate on any lot or portion thereof. All trash, debris, discarded materials, vehicle parts, rags, lumber, building materials, and other garbage, refuse or junk shall be contained in solid sided containers during construction phases and thereafter. No wire or cage-type containers shall be permitted, and no such materials shall be above the sides of the container. All trash and/or garbage containers shall be enclosed and the height will be one foot above the height of the enclosed containers.

Outdoor storage of equipment, materials, inventory, supplies, etc. shall be prohibited, unless required by the Permitted or Conditionally Permitted Use.

## **REQUIREMENTS FOR FIRE HYDRANTS & SURFACE DRAINAGE**

All fire hydrant locations and spacing will be in compliance with the West Licking Joint Fire District (see attached Regulations). The Final Development Plan shall be developed with the WLJFD representatives' review and comment so that all concerns are addressed. All surface drainage and water quality & quantity will be handled in accordance with the requirements of the Ohio Environmental Protection Agency and the Licking County Soil Erosion & Storm Water Regulations, whichever is more restrictive.



# West Licking Joint Fire District - Construction Regulations

## For Appendix A, B, and C

### *Fire Protection Regulations*

The West Licking Joint Fire District has the following regulations concerning the proposed developments or buildings located in the West Licking Fire District in accordance with the Ohio Fire Code.

### **SECTION 3-FIRE HYDRANTS**

Maximum distance between fire hydrants is 500 feet.

1. Fire hydrants shall be provided no less than 20 feet nor more than 50 feet of all intersecting streets.
2. One fire hydrant shall be provided within 150 feet of the terminus of a public or private dead end street, stub street, common access drive, or cul-de-sac.
3. Fire hydrants shall not require the opening of a valve for the fire hydrants to provide the required fire flows needed.
4. Hydrant flow testing, as recommended per NFPA 291, shall be conducted and documented to ensure that the minimum fire flow is available. These tests shall be conducted at the expense of the owner. The West Licking Fire District shall have the option of witnessing these tests.
5. Hydrant and water line plans will be submitted to the West Licking Fire District. All plans submitted shall be full size with scale indicated.
6. Minimum water line size for a fire hydrant shall be 6 inches. If the water line is a dead end line and exceeds 600 feet in length or has two or more hydrants on the line, an 8 inch pipe size is required.
7. Minimum branch size for a fire hydrant shall be 6 inches.
8. Hydrants shall have;
  - One 5 inch Storz connection.
  - Two 2.5 inch inch hose connections.
  - NFPA National Standard fire hose threads.
9. Additional fire hydrant requirements;
  - Set depth so that breakaway flange is within 6 inches above finish grade.
  - Steamer connection shall be facing road.
  - Check each hydrant to ensure that there is no leakage at breakaway flange and that water freely drains through the weep hole when shut off.
  - Private hydrants shall have the bonnets painted dark blue.
  - Private hydrants connected to a non-potable water source shall have the bonnets painted white.
10. Fire hydrants shall be in service and a letter received from the local water department and a certificate of completion from the installation contractor prior to construction above grade level.

**THE ABOVE RULES AND REGULATIONS ARE IN ADDITION TO ALL FEDERAL, STATE, COUNTY, LOCAL, AND NATIONAL CODES AND STANDARDS**

**Note: These regulations were as of 12-2017, the developer is responsible for verifying with West Licking Joint Fire District on the current regulation.**