

ARTICLE - 17

PLANNED RESIDENTIAL DISTRICTS

Section 1700 Intent

The Planned Residential District 1 (PRD-1) and Planned Residential District 2 (PRD-2) are Planned Unit Development (PUD) Districts adopted pursuant to Ohio Revised Code §519.021(A) and are intended to provide flexibility in the development standards for primarily single family dwellings in designated suburban areas based on a unified development plan. However, within that flexibility the developments under the PRD-1 and PRD-2 PUD Districts must adhere to the adopted regulations and standards found in **Sections 1704-1709** for PRD-1 and **Sections 1710-1715** for PRD-2.

The PRD Districts are intended to achieve the statutory purposes of §519.021 of the Ohio Revised Code for Planned Unit Developments, “promoting general public welfare, encouraging the efficient use of land and resources, promoting efficiency and providing public and utilities services, encouraging innovation in the planning and building of all types of development, and promoting the public health, safety and morals.”

Designation under this article requires a zoning map amendment pursuant to §519.12 of the Ohio Revised Code.

Natural features such as topography, woodlands, tree rows, wetlands, bodies of water, floodplains, drainage ways, and historic architecture shall be maintained in a natural state as much as possible to maintain a rural character. Open space is a major component of such a unified development plan.

Section 1701 The objectives of the Planned Residential Development District include:

- A. To encourage creativity in residential neighborhood design through a controlled process of review and approval of particular site development plans that preserve open space, protect ravines, woodlands, wetlands, and floodplains;
- B. To encourage development that makes more efficient use of land and requires shorter networks of streets and utilities;
- C. To integrate and provide useable and accessible open space and recreation in close proximity to residential dwelling units;
- D. To use permanent open space as the centerpiece of planned residential developments;
- E. To permit suburban densities in areas that have access to centralized water and sanitary sewer, while protecting natural resources via clustering of houses;
- F. To provide a variety of housing options.

Section 1702 Effect of Planned Residential Development Zoning

Upon approval of a PRD district, no previous regulations shall remain in effect and the regulations for the PRD shall prevail.

Planned Residential Districts adopted and established in accordance with the provisions of this article and the requirements contained herein shall take precedence over any conflicting regulations contained elsewhere in the Zoning Resolution.

Section 1703 Process

The following is the process to amend the zoning map for real property to a PRD-1 or PRD-2 according to the statutory requirements of §519.12 of the Ohio Revised Code and the process to develop that property accordingly. In addition to any other procedures set out in this Resolution, all applications for amendments to the zoning map to rezone lands to PRD-1 or PRD-2 shall follow the procedures herein.

- A. Concept Stage – Recommended.** The applicant is encouraged to engage in informal consultations including a site walk-about with the Zoning Commission or a designated representative of the Township and the Licking County Planning Commission prior to formal submission of an application to amend the zoning map and submit a Preliminary Development Plan.

No statement by officials of the Township, designated representatives of the Township, or the Licking County Planning Commission shall be binding upon either party at the concept stage.

B. Zoning Map Amendment.

- 1. Process:** This stage of the process shall conform to **Article – 6 Amendment** of the Etna Township Zoning Resolution and is a legislative function of the township and therefore subject to referendum. The procedure to amend the zoning map for real property to a PRD-1 or PRD-2 must meet the requirements of §519.12 of the Ohio Revised Code.

- a) Submission:** The applicant shall submit the following information to the Zoning Inspector for forwarding to the Zoning Commission:

- 1.) All applicable information as outlined in **Section 603 Contents of Application** of this Resolution.
- 2.) The applicant shall also submit a Preliminary Development Plan (see sub-section **1703.C Preliminary Development Plan**) with the application for a Zoning Map Amendment under this Article.

- b) Zoning Inspector:** After the applications are made to the Zoning Inspector, the following procedure shall be followed:

- 1.) The Zoning Inspector shall review the submitted application for the Zoning Map Amendment to ensure the application is complete.
- 2.) The Zoning Inspector shall forward the Zoning Map Amendment application to the Zoning Commission.
- 3.) The Zoning Inspector shall provide an 'Etna Township Staff Report' to the Zoning Commission detailing the application.

- c) Zoning Commission:** The Zoning Commission is the recommending body regarding the Zoning Map Amendment.

- 1.) The Zoning Commission shall review the Zoning Map Amendment application.
- 2.) The Zoning Commission shall follow the procedures outlined in **Article – 6 Amendment** of this Resolution and thereupon provide the Board of Trustees with a recommendation regarding the Zoning Map Amendment application.
- 3.) For recommendations regarding the Preliminary Development Plan see sub-section **1703.C.1 Process**.

- d) Board of Trustees:** The Board of Trustees is the approving body for the Zoning Map Amendment.

- 1.) The Board of Trustees shall follow the process outlined in **Article – 6 Amendment** of this Resolution while reviewing the Zoning Map Amendment application.
- 2.) The Board of Trustees shall adopt, deny, or adopt with modifications the recommendation from the Zoning Commission.
- 3.) The Board of Trustees shall not make a decision upon the Preliminary Development Plan at that time. For approval regarding the Preliminary Development Plan see sub-section **1703.C.1 Process**.

- 2. Required Findings for approval of a PRD Zoning Map Amendment:** The planned unit development shall further the purpose of promoting the general public welfare, encouraging the efficient use of land and resources, promoting greater efficiency in providing public and utility services, and encouraging innovation in the planning and building of all types of development. Within a planned unit development, the township zoning regulations, where applicable, need not be uniform but may vary in order to accommodate unified development and to promote the public health, safety, morals, and the other purposes of §519.021 of the Ohio Revised Code. The proposed development shall be consistent with the purpose, criteria, and intent of this Zoning Resolution, Township Comprehensive Plans, existing land use character, appearance, and physical development of the area.

C. Preliminary Development Plan.

1. **Process:** The approval process for a Preliminary Development Plan is an administrative action and subject to appeal per Chapter 2506 of the Ohio Revised Code. The review of a Preliminary Development Plan by the Zoning Commission and the Board of Trustees is not subject to a public hearing. The following is the process for approval of a Preliminary Development Plan:
 - a) **Submission:** An applicant for a Preliminary Development Plan shall submit all required information, maps, plans, and applications (see sub-section **1703.C.2 Submission Requirements**) to the Zoning Inspector for forwarding to the Zoning Commission.
 - b) **Zoning Inspector:** After the applications are made to the Zoning Inspector, the following procedure shall be followed:
 - 1.) The Zoning Inspector shall review the submitted application for the Preliminary Development Plan to ensure the application is complete.
 - 2.) The Zoning Inspector shall forward the Preliminary Development Plan application to the Zoning Commission.
 - 3.) The Zoning Inspector shall provide an 'Etna Township Staff Report' to the Zoning Commission detailing the plan and if the plan complies with the Etna Township Zoning Resolution as applicable.
 - c) **Zoning Commission:** The Zoning Commission is a recommending body regarding the Preliminary Development Plan.
 - 1.) The Zoning Commission shall review the Preliminary Development Plan and provide a written recommendation to the Board of Trustees based upon the plan's compliance with the regulations and standards in **Sections 1704-1709** for PRD-1 or **Sections 1710-1715** for PRD-2. The written recommendation shall list specific findings of fact. For example if the recommendation is for denial the recommendation shall list specific sections of the Etna Township Zoning Resolution for which the proposal does not comply.
 - 2.) If the Preliminary Development Plan is submitted in conjunction with the Zoning Map Amendment, the Zoning Commission shall provide two separate written recommendations concerning the Preliminary Development Plan and the Zoning Map Amendment in the same meeting. The written recommendation for the Preliminary Development Plan shall list specific findings of fact. For example if the recommendation is for denial the recommendation shall list specific sections of the Etna Township Zoning Resolution for which the proposal does not comply.
 - d) **Board of Trustees:** The Board of Trustees is the approving body for the Preliminary Development Plan. If the Zoning Map Amendment is denied then the submitted Preliminary Development Plan shall be considered null and void. If the Zoning Map Amendment is approved then the following process shall be followed:
 - 1.) The Board of Trustees shall make an official decision regarding the Preliminary Development Plan only after the passage of the thirty (30) day referendum period as described in Section §519.12 of the Ohio Revised Code.
 - 2.) The Board of Trustees shall consider the Preliminary Development Plan and shall approve, deny, or approve with modifications the Preliminary Development Plan based upon the plan's compliance with the regulations and standards in **Sections 1704-1709** for PRD-1 or **Sections 1710-1715** for PRD-2.
 - 3.) If the plan is denied, the Board of Trustees shall provide specific written findings and reasoning for the denial of the Preliminary Development Plan.
2. **Submission Requirements:** The applicant shall submit fifteen (15) copies of the Preliminary Development Plan to the Zoning Inspector. The Preliminary Development Plan shall show the intended layout of the site in accordance with PRD-1 or PRD-2 standards, as applicable. The plan shall include, in text and map form, the following:
 - a) The proposed size and location of the PRD-1 district, at a scale of at least 1" = 200', showing topographic contours of at least two (2) foot intervals, existing and proposed structures, and structures within two hundred (200) feet of the development tract.

- b) Environmentally sensitive areas such as the 100-year floodplain, bodies of water, forested areas, wetlands, and slopes greater than twenty percent (20%). No structure (other than approved drainage structures) shall be constructed within the limits of the 100-year floodplain as mapped by FEMA on the Flood Insurance Rate Maps for Licking County.
 - c) Permitted density calculations (see **Section 1705 Density and Open Space**).
 - d) Generalized architectural designs for all structures and signs.
 - e) The intended general provisions for fire hydrants and surface drainage, to the extent known. Information regarding existing pipe sizes, capacities, committed flows, and potential needed upgrades must be documented.
 - f) Water supply and sanitary sewage disposal feasibility shall be indicated by the appropriate agency at the time of the Preliminary Development Plan. Centralized sanitary sewage disposal systems, if necessary, shall be provided subject to the Southwest Licking Water and Sewer District and Ohio Environmental Protection Agency approval. If on-site centralized sewage disposal systems are proposed, the applicant shall indicate who shall be responsible for their operation and maintenance and shall provide a letter from the appropriate county or state agency declaring the site feasible for such systems and for the anticipated sanitary flows.
 - g) The relationship of the proposed development to existing and probable uses of surrounding areas, including easements, rights of way, proposed drainage, and public utilities.
 - h) A design of the open space and proposed description of its use and maintenance.
 - i) Proposed public land dedications.
 - j) Preliminary Traffic Impact Analysis based upon new trip generation rates as specified in either the Licking County Subdivision Regulations - Article 8 and/or the International Transportation Engineering standards, the more restrictive standard shall govern. Preliminary mitigation proposals such as turning lanes, signals, roundabouts, or widenings to alleviate the impacts of new traffic shall be described.
 - k) Design standard items A-D, F-G, K-Q, W and Y from **Section 1709 Required Design Standards**.
 - l) Emergency service provisions (letter from fire and police/sheriff departments stating whether or not services are available, capacity, and any regulatory requirements that need to be met).
 - m) General phasing plans, if any.
 - n) Any other supplemental information as required by the Zoning Commission and/or Board of Trustees to properly review the submitted Preliminary Development Plan.
3. **Required Findings for Approval of a Preliminary Development Plan:** The Zoning Commission and the Board of Trustees shall approve an application for a Preliminary Development Plan provided they find that the proposed plan complies with the regulations and standards in **Sections 1704-1709** for PRD-1 or **Sections 1710-1715** for PRD-2.
4. **Preliminary Development Plan Approval Period:** The approval of a Preliminary Development Plan shall be effective for a period of one (1) year in order to allow for the preparation and submission of the Final Development Plan. No zoning amendment passed during this one (1) year period shall affect the terms under which approval of the Preliminary Development Plan was granted. If the Final Development Plan has not been filed within this one (1) year period, then the Preliminary Development Plan approval shall expire unless the Board of Trustees has approved an extension of this time limit. A single extension with a maximum period of one (1) year may be considered by the Board of Trustees. Absent of such an extension, no use shall be established or changed and no building, structure, or improvement shall be constructed until a new Preliminary and Final Development Plan have been resubmitted to and approved by the Township Board of Trustees. Such applications for approval shall be subject to the same procedures and conditions as an original application and shall commence at the Preliminary Development Plan stage (see sub-section **1703.C Preliminary Development Plan**). However, resubmission of a new Preliminary Development Plan is not an application for a zoning amendment and the zoning does not revert at any time to the previous zoning district or any other zoning district. These new applications shall comply with the terms of the Zoning Resolution then in effect at the time of filing.

5. Modifications. Any modification request to an approved Preliminary Development Plan shall be described in a PUD Modification Application and submitted to the Zoning Inspector. A final decision shall be made upon the modification request within sixty (60) days of application. The following process shall be followed for approval of the request:

- a) Any modification request that will not alter the physical characteristics of the Preliminary Development Plan nor alter any physical characteristic of future development within the zoning district, and which complies with this Zoning Resolution, shall be approved by the Zoning Inspector.
- b) All other modification requests shall be forwarded to the Zoning Commission for consideration no later than their next regularly scheduled meeting.
 - 1.) The Zoning Commission shall review the modification and shall vote on a decision to approve or deny the requested modification.
 - 2.) If the vote of the Zoning Commission is unanimous, then the decision is considered final and requires no other action by the Zoning Commission or Board of Trustees.
 - 3.) If the vote of the Zoning Commission is not unanimous, then the decision is considered a recommendation to the Board of Trustees. The modification shall be forwarded immediately to the Board of Trustees for an official approval or denial.

D. Final Development Plan.

1. Process: The approval process for a Final Development Plan is an administrative action and subject to appeal per Chapter 2506 of the Ohio Revised Code. The review of a Final Development Plan by the Zoning Commission and the Board of Trustees is not subject to a public hearing. The following is the process for approval of a Final Development Plan:

- a) Submission: A Final Development Plan shall only be submitted if a Preliminary Development Plan has previously been reviewed and approved by the Board of Trustees. An applicant for a Final Development Plan shall submit all required information, maps, plans, and applications (see sub-section **1703.D.2 Submission Requirements**) to the Zoning Inspector for forwarding to the Zoning Commission.
- b) Zoning Inspector: After the application is made to the Zoning Inspector, the following procedure shall be followed:
 - 1.) The Zoning Inspector shall review the submitted application for the Final Development Plan to ensure the application is complete.
 - 2.) The Zoning Inspector shall forward the Final Development Plan application to the Zoning Commission.
 - 3.) The Zoning Inspector shall provide an 'Etna Township Staff Report' to the Zoning Commission detailing the plan and if the plan complies with the Etna Township Zoning Resolution as applicable.
- c) Zoning Commission: The Zoning Commission is a recommending body regarding the Final Development Plan.
 - 1.) The Zoning Commission shall review the Final Development Plan and provide a written recommendation to the Board of Trustees based upon the plan's compliance with the regulations and standards in **Sections 1704-1709** for PRD-1 or **Sections 1710-1715** for PRD-2.
- d) Board of Trustees: The Board of Trustees is the approving body for the Final Development Plan.
 - 1.) The Board of Trustees shall consider the Final Development Plan and shall approve, deny, or approve with modifications the Final Development Plan based upon the plan's compliance with the regulations and standards in **Sections 1704-1709** for PRD-1 or **Sections 1710-1715** for PRD-2.
 - 2.) If the plan is denied, then the Board of Trustees shall provide specific written findings and reasoning for the denial of the Final Development Plan.

2. Submission Requirements: The applicant shall submit fifteen (15) copies of the Final Development Plan to the Zoning Inspector with the application. The Final Development Plan shall include in text and map form the following:

- a) A listing of all deviations from the approved Preliminary Development Plan.

- b) A survey plat and legal description signed by a registered Ohio surveyor showing the size and location of the proposed PRD development.
- c) All design standards from **Section 1709 Required Design Standards**.
 - 1.) The general development character of the tract including the limitations or controls to be placed on all uses with proposed lot sizes and minimum setback requirements shall be shown. Other development features including landscaping, entrance features, signage, pathways, sidewalks, recreational facilities, and all commonly owned structures shall be shown in detail which identifies the quantity, type, and typical section of each. For example, the landscape plan shall identify each plant, shrub or tree, its name, its size at planting, and rendering of how that section of the development would look in elevation; see **Article – 16 Buffering, Landscaping, and Resource Preservation**.
- d) Architectural design criteria including materials, colors, and renderings for all structures and criteria for proposed signs, with proposed control procedures. These are specific renderings of the elevations of structures. Any modification of these structures shall require re-approval of the Final Development Plan by the Township.
- e) The developer shall supply Etna Township with a traffic impact study (TIS) addressing the impact the development will have on the roadway infrastructure. The study shall address not only the new intersection/s, but also the impacts incurred on the next classified intersections in each direction from the proposed access point/s. This area is referred to as the study area for the TIS. The TIS shall be developed in accordance to Institute of Traffic Engineers (ITE) Trip Generation Handbook and Trip Generation Rates. The most current version shall be used. Particular attention shall be given to following the recommended procedures concerning Trip Generation Average Rates vs. Equations, selection of land use codes, calculation of pass-by trips, primary and diverted trips, internal trips, and specialty generators. Existing and Future condition Analysis of new intersections and intersections within the study area shall be evaluated using both AM and PM peak hour data (Traffic volume and growth rates may be available from the Mid-Ohio Regional Planning Commission). Future traffic data shall be twenty (20) years from opening day. The TIS shall include the following:
 - 1.) Introduction
 - 2.) Site Plan & Illustration of the Study Area.
 - 3.) Existing Conditions in study area—roadway geometry, speed limits, pictures, sight distances, etc.
 - 4.) Plates showing existing and future traffic 'no build'.
 - 5.) Plates showing trip Generation and Distribution of development.
 - 6.) Plates showing opening day full build and future full build.
 - 7.) Trip Generation and Distribution Methodologies and Summaries.
 - 8.) Future Conditions in study area, with and without proposed development.
 - 9.) Capacity Analysis using Synchro or HCS software or other approved method for AM & PM peak hours for existing and future build conditions and no build conditions.
 - 10.) Turn Lane length calculations shall be determined by ODOT Location and Design Manual standards. The requirements to include turn lanes are to be by Licking County Planning Commission regulation.
 - 11.) Signal Warrants shall be in accordance with the Ohio Manual of Uniform Traffic Control Devices (OMUTCD).
 - 12.) Summary or Conclusions & Recommendations.
 - 13.) Appendix with calculations, engineering notes, etc.
 - 14.) Depending on the location, other information may also be required such as crash rates, existing speed patterns, sight distance survey, etc. These items can be discussed as part of a pre-plan conference or during the Technical Review Committee meeting.
- f) A private street cross section and drainage plan that meets the design standards of the Licking County Engineer for the weight of the vehicles and the traffic anticipated with an estimated design life of twenty (20) years.
- g) Upon dedication of public service facilities/infrastructure to the township, the applicant must post a one (1) year bond to the Etna Township Trustees equal to ten percent (10%) of the original bond posted to Licking County, to ensure the facilities/infrastructure continue to meet the Licking County subdivision regulations.

- h) Any covenants, easements, or restrictions.
- i) The proposed time schedule for development of the site including streets, buildings, utilities, and other facilities.
- j) If the proposed timetable for development includes developing the land (including open space) in phases, no phase shall be less than five (5) acres or the whole tract (whichever is smaller). These phases shall be fully described in textual form in a manner calculated to give township officials definitive guidelines for approval of future phases.
- k) The Final Development Plan map shall be to scale of at least 1" = 100' and will show the proposed uses of the site, location of buildings and structures, streets and roadways, parking areas, all required design features, and the following:
 - 1.) The proposed provisions for water, fire hydrants, sanitary sewer, and surface drainage with engineering feasibility studies or other evidence of reasonableness. Line sizes and locations, detention basins, and drainage structures shall be drawn.
 - 2.) The relationship of the proposed development to existing and probable uses of surrounding areas during the development timetable.
 - 3.) Specific location of parks and other public facility sites, within or adjacent to the site.
 - 4.) If the proposed timetable for development includes developing the land (including open space) in phases, the applicant shall provide a representation of the phasing on the Final Development Plan map.
 - 5.) The drawings that are a part of the Final Development Plan shall bear the seal of an architect, landscape architect, and professional engineer licensed to practice in the state of Ohio, with respect to the design of each professional.

3. Required Findings for Approval of a Final Development Plan for a Planned Residential Development: The Board of Trustees shall approve an application for a Final Development Plan provided they find that the Final Development Plan is in compliance with Sections 1704-1709 for PRD-1 or Sections 1710-1715 for PRD-2 and there are no unresolved modifications between the plan and standards approved by the Board of Trustees at the Preliminary Development Plan stage.

4. Final Development Plan Approval Period: The approval of a Final Development Plan shall be effective for a period of three (3) years, in order to allow for the filing and recording of a final subdivision plat, if platting is required by applicable law, and the commencement of construction of improvements on the site. No zoning amendment passed during the established approval period shall affect the terms under which approval of the Final Development Plan was granted. If the required final subdivision plat has not been approved and recorded, and construction commenced within the established approval period, then the Final Development Plan shall expire. Upon expiration, no use shall be established or changed and no building, structure, or improvement shall be constructed until a new Preliminary and Final Development Plan have been re-submitted to and approved by the Township Board of Trustees. Such applications for approval shall be subject to the same procedures and conditions as an original application and shall commence at the Preliminary Development Plan stage (see **1703.C; Preliminary Development Plan**). However, resubmission of a new Preliminary and Final Development Plan is not an application for a zoning amendment and the zoning does not revert at any time to the previous zoning district or any other zoning district. These new applications shall comply with the terms of the Zoning Resolution then in effect at the time of filing.

5. Modifications. Any modification request to an approved Final Development Plan shall be described in a PUD Modification Application and submitted to the Zoning Inspector. A final decision shall be made upon the modification request within sixty (60) days of application. The following process shall be followed for approval of the request:

- a) Any modification request that will not alter the physical characteristics of the Final Development Plan nor alter any physical characteristic of future development within the zoning district, and which complies with this Zoning Resolution, shall be approved by the Zoning Inspector.
- b) All other modification requests shall be forwarded to the Zoning Commission for consideration no later than their next regularly scheduled meeting.
 - 1.) The Zoning Commission shall review the modification and shall vote on a decision to approve or deny the requested modification.

- 2.) If the vote of the Zoning Commission is unanimous, the decision is considered final and requires no other action by the Zoning Commission or Board of Trustees.
 - 3.) If the vote of the Zoning Commission is not unanimous, the decision is considered a recommendation to the Board of Trustees. The modification shall be forwarded immediately to the Board of Trustees for an official approval or denial.
- E. Plat Required.** The Final Development Plan as approved by the Board of Trustees shall be the subject of a subdivision plat to be approved by the Licking County Planning Commission if required by the Ohio Revised Code. Where the land is to be developed in phases, plans for phases subsequent to the first phase shall be submitted in accordance with the timetable in the approved Final Development Plan. If required by applicable law, no use shall be established or changed, and no structure shall be constructed or altered until the required subdivision plat has been prepared and recorded in accordance with the Subdivision Regulations for Licking County, Ohio, and this Zoning Resolution. The subdivision plat and plan shall be in accordance with the approved Final Development Plan. The Final Development Plan application step with the Township shall be the preliminary plan application step in the subdivision regulations administered by Licking County.
- F. Failure to Maintain.** If the approved Final Development Plan is not adhered to, or the open space is not properly maintained, the Township Zoning Inspector may serve written notice of the deficiencies and demand that corrective action be taken. The Township may pursue noncompliance with the plan as a zoning violation which will be dealt with under **Section 311 Penalties for Violation** within this Resolution.
- G. Administrative Review.** All plats, construction drawings, restrictive covenants, and other necessary documents shall be submitted to the Zoning Inspector, Zoning Commission, and/or their designated technical advisors for an administrative review to ensure substantial compliance with the Final Development Plan as approved, prior to issuance of a zoning permit. The Board of Trustees may establish a fee to be deposited with each administrative review in order to defray the costs associated with such a review.

Section 1704 Planned Residential District (PRD-1)

The PRD-1 districts shall be limited to those areas of the township located between the east side of Mink Street and the west side of Smoke Road or any property contiguous to a municipality, which are served by centralized water and sanitary sewer service.

Section 1705 Density and Open Space

- A. Density Calculations.** The permitted density (the number of dwelling units in the proposed PRD-1), is **one (1) unit per net developable acre**. Density calculations are based on the net developable area of the site. The net developable acreage is that remaining after deducting the following existing and planned land characteristics from the gross acreage:
1. Right of way for streets and utilities;
 2. Jurisdictional wetlands, as defined U.S. Army Corps of Engineers Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, Miss. Jurisdictional wetlands as regulated by Section 404 of the Clean Water Act consist of a.) hydric soils, b.) hydrophytic vegetation and c.) wetland hydrology (this generally means they support more than fifty percent (50%) wetland vegetation, and are poorly drained soils which are periodically inundated or saturated);
 3. Floodplains within a FEMA 100-year floodplain;
 4. Slopes greater than twenty percent (20%);
 5. Utility rights-of-way and easements for above-ground utility structures such as above ground pipelines and existing overhead electric transmission (not local service) wires;
 6. All bodies of water including retention or detention ponds.
- B. Density Bonus.** The permitted density (the number of dwelling units in the proposed PRD-1) may be increased up to a maximum of one and a half (1.5) dwelling units per net developable acre if the design of the development meets more than two (2) of the following:

1. Greater than five (5%) of the development parcel's entire boundary is contiguous to a municipality.
2. Open space is designed as part of a larger network connecting to existing open space on neighboring parcels and responsive to natural features on the site.
3. Development of the property includes a six (6) to eight (8) foot asphalt bike path or equivalent that connects to the greater system in the township and/or the region or, at least, provides for potential connections to such a system. This bike path shall connect a majority of the development, including open spaces, with the connection to the larger township/regional system.
4. Single loaded streets (development on only one side of a street; see Figure 1705.B.3.a) where a minimum of fifty percent (50%) of the single-family detached residential dwellings in the development are located on parcels opposite some type of open space.



Figure 1705.B.3.a (example of a single loaded street)

5. Provide a variety of front building lines. If this design goal is chosen, this requirement would supersede the requirement in sub-section **1709.K Minimum Front Setbacks**. The requirements for this design goal will be as follows:
 - a) The minimum front yard setback shall be twenty-five (25) feet and the maximum front yard setback shall be forty (40) feet. The front of each dwelling/garage (whichever is closer to the right-of-way) shall be located between the minimum and maximum front yard setbacks.
 - b) There shall be no more than a ten (10) foot difference in front yard setback line between adjacent parcels.
 - c) No more than two (2) continuous parcels may have a front yard setback line within five (5) feet of each other.

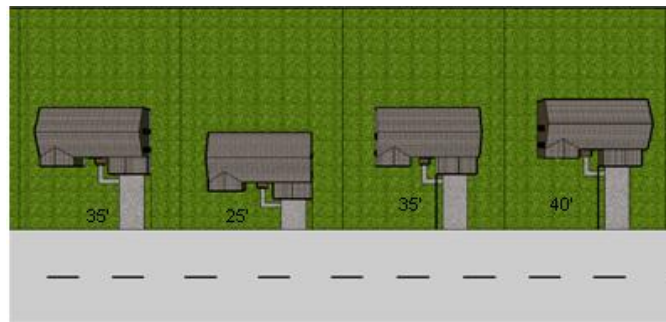


Figure 1705.B.4.d (example of varied front building lines)

6. Deemphasize the garage. If this design goal is chosen, one (1) of the following methods shall be used (only one method per development):
 - a) Attached or detached garages must be setback a minimum of five (5) feet from front façade of the dwelling or porch.
 - b) All attached garages shall be side-loaded, and detached garages shall be located behind the principle dwelling.
 - c) Provide alleys within the development. All garages within the development shall be accessed from the provided alleys.
- C. Open Space Calculations.** A minimum of twenty percent (20%) of the gross acreage shall consist of open space. The open space shall be distributed throughout the development which shall serve to unify the development visually and functionally, and buffer surrounding land uses.

1. A maximum of fifty percent (50%) of the requirement in 1705.C may consist of, in part or in aggregate, jurisdictional wetlands, (as defined U.S. Army Corps of Engineers Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, Miss.) floodplains within a FEMA 100-year floodplain, slopes greater than twenty percent (20%), utility rights-of-way and easements for above-ground and currently existing utility structures, or existing/proposed bodies of water. The purpose of this type of open space is to allow for a low-maintenance type of open space which will be environmentally sensitive and create a lower density feeling in the development.
2. A minimum of twenty-five percent (25%) of the open space requirement in sub-section **1705.C Open Space Calculations** shall consist of Common Open Space (sub-section **1706.D**) which would be open to all of the residents within the development for recreational or passive use.
 - a) The location, shape, size and character of the Common Open Space shall be suitable for the planned development in relation to the location, number and types of buildings it is intended to serve. In any case, it shall be accessible to all residents and guests of residents within the planned development.
 - b) The Common Open Space shall be for the use and enjoyment of the owners and occupants of the individual building sites of the development and shall be accessible to all such owners and occupants. Any uses and/or buildings authorized for the Common Open Space must be appropriate to the scale and character of the planned development in relation to its size, density, expected population, topography, and the type of dwellings.
 - c) The Common Open Space may be suitably improved for its intended use, but Common Open Space containing natural features worthy of preservation such as slopes over twelve percent (12%) and wooded areas must be left unimproved. The buildings, structures, and improvements that are permitted in the Common Open Space must be appropriate to the uses that are authorized for the Common Open Space and must conserve and enhance the amenities of the Common Open Space with regard to its topography and unimproved condition.
 - d) The proposed Common Open Space may be conveyed to a public authority that will agree to maintain the Common Open Space and any buildings, structures or improvements that have been placed on it. All land dedicated to the public must meet the requirements of the appropriate authority as to size, shape, and location. Public utility or other similar easements and right of way for water courses or other similar channels are not acceptable for Common Open Space dedication unless such land or right of way is usable as a trail or other similar purpose and approved by the authority to which the land is dedicated.
 - e) The proposed Common Open Space may be conveyed to an owners association or similar organization formed for the maintenance of the planned development. The Common Open Space must be conveyed by covenants under such an arrangement subject to approval by the Zoning Commission. Such covenants shall restrict the Common Open Space to the uses specified in the Final Development Plan and provide for the maintenance of Common Open Space in a manner which assures its continuing use for its intended purpose. Membership in the owners' association shall, by deed restriction, be mandatory for any owner within the planned development.
 - f) If the proposed Common Open Space is not conveyed to a public authority or to an owners' association it must be deeded in title to a fiduciary which, for a fee, acts as a trustee for the benefit of all owners and occupants of the planned development. The trustee shall give easements across the Common Open Space and the right to use the facilities to all owners and occupants of planned development. The trustee shall be provided the right to charge and lien each property of its proportionate share of upkeep costs for the common facilities.
 - g) Deed restrictions and covenants must be provided by the applicant and approved by the Zoning Commission to further regulate the intended use of these Common Open Space parcels. Such covenants shall restrict the common open space to the uses specified in the Final Development Plan and provide for the maintenance of the Common Open Space in a manner which assures its continuing use for its intended purpose regardless of ownership. The restrictions and covenants shall require the parcels to remain accessible to all residents and guests of residents within the Planned Unit Development. The restrictions shall also state that Etna Township shall be granted enforcement authority over these restrictions and covenants.

- h) In the event that the Common Open Space within a development is conveyed to or owned by an owners association, similar organization, developer, or a fiduciary and that entity ceases to exist through disbandment, or bankruptcy, etc. the Etna Township Board of Trustees shall be given the first opportunity to purchase or take ownership of the Common Open Space property which was under the authority of the defunct organization. However, The Board of Trustees is not required to purchase or take control of the open space property.
 - i) A minimum of two (2) acres or forty percent (40%) of the Common Open Space requirement listed in sub-section **1705.C.2**, whichever is greater, shall be required as a contiguous open space area which has a width to length or length to width ratio of no greater than four (4) to one (1). If only one (1) such area is provided for the development, this area shall be located for ease of access for all residents. The purpose of this Common Open Space area is to provide a usable park-like setting for the residents to enjoy as a park in their development.
3. The remaining portion of the total requirement of open space shall consist of Common Open Space (1706.D) or Improved Open Space (1706.E) or Schools (1706.H), or any combination thereof.

Section 1706 Permitted Uses

Within a Planned Residential District-1 (PRD-1) the following uses, when developed in strict compliance with the approved Final Development Plan and standards, may be permitted. The precise use or type of use of each parcel shall be specified in the Final Development Plan as submitted and approved.

- A. Single-family (detached) residential dwellings.
- B. Attached single family (attached by a common vertical firewall to the underside of the roof, such as townhouses, or patio homes) residential dwellings in groupings of up to three (3) attached units.
- C. Multi-family dwellings provided they comprise no more than fifteen percent (15%) of the total housing units of the PRD-1 district.
- D. Common Open Space – Open space designed specifically to benefit the residents of the planned development through aesthetics, buffering, parks, entrance features, etc. Common Open Space is intended to be fully open and accessible by all residents of the planned development. Furthermore, the Common Open Space shall be restricted by the regulations in sub-section **1705.C.2**.
- E. Improved Open Space - Upon approval of the Final Development Plan by the township, the following uses and improvements may be permitted in the planned development:
 - 1. Recreation, such as golf, swimming, boating, basketball, soccer, football, baseball, tennis, horseback riding, skating, and other forms of predominantly outdoor recreation, except outdoor shooting ranges or motorized sports. If the common areas are intended for spectator events, they shall be so stated and approved as part of the Final Development Plan. If outdoor recreation areas are to be used on a for-profit basis as a private, commercial venture they shall be so stated and approved as part of the Final Development Plan.
 - 2. Accessory service buildings and structures incidental and pertinent to outdoor recreation, as set forth in sub-section **1706.E.1** above, where said accessory service buildings and structures are necessary to the pursuit of a permitted recreational use on the premise.
 - 3. If approved as part of a Final Development Plan, Improved Open Space may incorporate land for on-site centralized sanitary sewer disposal systems.
- F. Natural Open Space – Open space which is restricted to passive uses such as fishing, swimming, hiking, canoeing, and such other recreation that does not alter any of the natural features of the area. Natural Open Space can include existing open spaces or planned open spaces such as detention/retention ponds. Land designated as Natural Open Space shall not be improved or developed, except as provided below.
 - 1. If approved as part of a Final Development Plan, Natural Green Space may incorporate land for on-site centralized sanitary sewer disposal systems.
- G. Non-residential uses of a religious, cultural, educational or recreational nature or character to the extent that they are designed and intended to serve the residents of the PRD-1 District. Said facilities may be designed to serve adjoining neighborhoods or residents if they are located in such proximity to major thoroughfares as to permit access without burdening residential streets.

- H. Schools with adequate area as approved per plan for indoor and outdoor recreation, parking and additional setbacks as may be necessary to avoid disruption to adjacent residences.
- I. Type B family day care home as provided in Ohio Revised Code §5104.01.

Section 1707 Accessory Uses

If applicable, the applicant shall obtain the appropriate Certificate of Occupancy from the Zoning Inspector for the following accessory uses:

- A. Temporary structures such as mobile office and temporary buildings of a nonresidential character may be used incidental to construction work on the premises or on adjacent public projects or during a period while the permanent dwelling is being constructed (see **Section 306 Temporary Certificate of Occupancy**).
- B. Home Occupation as defined in the **Article – 2 Definitions** in the Zoning Resolution.
- C. Model Homes, defined as residential-type structures used as sales offices by builders/developers and to display the builder's/developer's product. The same may be furnished within, since its purpose is to display to prospective buyers the builder/developer features (such as exterior siding treatment, roofing materials, interior trim, moldings, floor coverings, etc.), in the environment of a completed home. Model homes may be staffed by the builder/developer sales force. Model homes shall be subject to the following restrictions:
 - 1. **Lighting:** All exterior lighting, except for security lighting, must be fully shielded down-lighting, so that no light shall be cast onto adjoining residential properties. All off-street parking areas must be illuminated. All exterior lighting, except for security lighting, shall be extinguished at the closing time of the model home.
 - 2. **Parking:** All model homes shall provide off-street paved parking for the public. The number of required parking spaces shall be four (4) per model home. The driveway of the model home may be utilized for not more than two (2) parking spaces.
 - 3. **Screening:** Landscape drawings shall be required and show adequate landscaping and screening from adjoining residential lots, together with the clear marking of the boundaries of the model home lot.
 - 4. **Termination of Use:** The use of model homes within a residential subdivision, or within any single phase of a multi-phase subdivision, shall terminate when zoning permits have been issued for ninety-five percent (95%) of the lots.
 - 5. **Model Home Sign:** Etna Township may approve one (1) model home sign provided the following conditions are met:
 - a) The sign shall not exceed sixteen (16) square feet per side with thirty-two (32) square feet maximum total display area;
 - b) The overall height of the sign shall be no more than four (4) feet above grade.
 - c) Model home sign shall be located on the same lot as the model home.
 - d) Sign information must be presented at the time the Final Development Plan is submitted and approved.
 - e) The model home sign must be removed when the model home is discontinued as a sales office.

Section 1708 Prohibited Uses

- A. Uses not specifically authorized by the express terms of this Article of the Zoning Resolution, as well as uses not specified and approved in the Final Development Plan shall be prohibited.
- B. Outdoor storage of inoperable or unlicensed vehicles or trailers for a period exceeding seven (7) days in any calendar year is prohibited. Said vehicles if stored on the premises shall be enclosed within a building so as not to be visible from any adjoining property or public road.
- C. No trailer of any type, boats, motor homes, or other recreational vehicles shall be parked in front of the front setback line on any parcel within this district for more than seventy-two (72) hours in any ten (10) day period. If a dwelling is located on said lot, the front setback line shall be considered to be the front wall of the dwelling even if said dwelling is located behind the minimum front setback line established by this code or the restrictions on the plat or subdivision.
- D. No motor home, mobile home, or camper of any type may be occupied.

- E. Except for permanently-sited manufactured housing as may be approved in the Final Development Plan, no manufactured housing or mobile home shall be placed or occupied in this district.
- F. Except if approved by the Board of Trustees as part of the open space program for the subdivision, agricultural uses and/or activities are prohibited in subdivisions that meet the requirements of Ohio Revised Code §519.21(B).
- G. No trash, debris or discarded materials that create an eyesore, hazard or nuisance to the neighborhood or general public shall be permitted to accumulate on any lot or portion thereof.

Section 1709 Required Design Standards

Planned Residential District-1 developments shall incorporate the following design standards:

- A. **Minimum PRD-1 Tract Size** of twenty (20) acres, unless adjacent to another PRD-1 District, in which case the Zoning Commission may permit the tract size to be reduced to a minimum of ten (10) acres.
- B. **Maximum Lot Coverage** - The maximum cumulative area of structures on a lot, (including principle structures, swimming pools, driveways, sidewalk, decks, patios, etc.) shall not exceed thirty percent (30%) of the total lot area.
- C. **Stormwater** - Open spaces may be used for the natural disposal of stormwater drainage. Detention/retention ponds must be designed according to the following criteria:
 - 1. Detention/Retention ponds must be designed to appear natural in character including planting on the edge and a naturalized shape.
 - 2. All ponds must include a shelf in from the edge so no significant drop off occurs in the water.
 - 3. No features shall be designed which are likely to cause erosion or flooding.
 - 4. Retention ponds and constructed wetlands as detention basins are preferred over plain detention basins. Functional pond aeration/fountains sized at ½ HP per ¼ acre, or equivalent, shall be included in all retention ponds.
 - 5. A maintenance plan must be submitted as part of the zoning text and approved by the Board of Trustees.
- D. **Subdivision standards** - Improvements within the PRD shall conform to the subdivision standards for Licking County, Ohio.
- E. **Accessory Structures** - Accessory uses or structures shall be permitted on detached single-family residential lots provided that the following requirements are met:
 - 1. Unless otherwise specified, one (1) accessory building shall be permitted on a lot in a residential zoning district.
 - 2. Unless otherwise prohibited by lot area coverage requirements, one (1) additional storage structure may be permitted on a residential lot, provided that the area of said structure does not exceed one hundred forty-four (144) square feet in size.
 - 3. The maximum height of an accessory use or structure is fifteen (15) feet but in no case shall the accessory use or building exceed the height of the principal structure.
 - 4. No commercial uses shall be conducted within an accessory structure.
 - 5. Accessory buildings and uses, with the exception of fences, shall be located a minimum of ten (10) feet from all lot lines.
 - 6. Accessory buildings shall be located to the side or rear of the principal structure and shall be no closer than ten (10) feet from any part of the principal structure and shall not be located in any easements.
- F. **Natural Area Preservation** - Wetlands, steep (over 20%) slopes, forests, stream corridors, 100-year floodplains, and ravines shall be preserved to the greatest extent possible. Tree stands greater than two (2) acres and tree rows must be preserved.
- G. **Floodplains** - No structures shall be constructed within the 100-year floodplain of any stream or river.
- H. **Architecture** - The project architect shall give due regard to the footprints, building orientation, massing, roof shape, pitch and exterior materials to blend with other traditional or historic architecture in the community or with the site. Architecture shall be high in quality and shall contribute to the character of the township.
- I. **Sidewalks** - A network of concrete sidewalks shall be provided. Where located parallel to the roads, concrete sidewalks shall be separated from the street pavement by at least a six (6) foot landscaped or grassed strip. Asphalt walking paths may be located per plan. The Zoning Commission may require paved/unpaved walkways to connect residential areas and open spaces.

- J. **Street Trees** - Deciduous, broad leaf street trees with a minimum caliper of three (3) inches at planting, shall be placed one (1) for every forty (40) feet of lineal road frontage on each side of new roads and shall be located along existing roads in a naturalized street tree pattern unless otherwise designated by local plans. All street trees shall be of an approved variety and be guaranteed for a minimum of one (1) year.
- K. **Minimum Front Setbacks** - Houses, forty (40) feet from the street right of way. Front load garages shall be set back at least forty (40) feet from the street right of way.
- L. **Minimum Lot Size** – Fourteen thousand (14,000) square feet for single family detached dwellings.
- M. **Minimum Lot Width on the Front Setback Line** – One hundred (100) feet for single family detached houses.
- N. **Minimum Side Yards** – Fifteen (15) feet minimum on each side for a total of thirty (30) feet with a maximum of three (3) feet encroachment for chimneys and air conditioning units.
- O. **Driveway Setbacks** - Three (3) feet from side lot line. Side-load garages shall provide at least twenty (20) feet of paved apron, exclusive of the three (3) foot setback.
- P. **Minimum Rear Yard** – Thirty (30) feet for houses, twenty (20) feet for detached garages, or twelve and half (12 ½) feet for garages with full masonry construction.
- Q. **Streets** - Streets shall be interconnected with more than one (1) access point to the development. Street layouts must connect to any contiguous residential stub streets located on surrounding parcels. If neighboring parcel is not yet developed the development must provide stub streets to connect to those parcels in the future. Streets viewable from the public right-of-way of existing streets shall be single loaded to prevent homesites having double frontage.
- R. **Street Lighting** – If required by the Township, street lighting must be of white light, maximum height twenty (20) feet, with fully shielded downward cast lighting.
- S. **Building Height Limits** - No buildings in this district shall exceed thirty-five (35) feet in height as defined in **Article - 2 Definitions**.
- T. **Building Dimensions** - (Floor space requirements)
 - 1. Each detached single family dwelling hereafter erected in this district shall have a living area not less than one thousand four hundred (1400) square feet for a single story house or nine-hundred (900) square feet of ground floor living area, if the residence is multi-story. All such living areas shall be exclusive of basements, porches or garages.
 - 2. All attached single family or multi family structures constructed within a PRD-1 shall contain the following minimum living area, or as approved per plan:
 - a) One (1) bedroom unit: 900 square feet
 - b) Two (2) bedroom unit: 1000 square feet
 - c) Three (3) or more bedroom units: 1100 square feet
- U. **Landscaping** - Front yards, and all improved open spaces or non-residential use areas shall be landscaped per an approved landscape plan showing the caliper, height, numbers, name and placement of all material, prepared by a licensed landscape architect, and shall be approved as a part of the Final Development Plan. Planting of native species is required, see **Article 16 – Buffering, Landscaping, and Resource Preservation**.
- V. **Parking** - Off-street parking shall be provided, at the time of construction of the main structure or building, with adequate provisions for ingress and egress according to the Final Development Plan. In preparing and approving the parking plan, the provisions of this Resolution shall be incorporated. (see **Article – 11 Off-Street Parking and Loading Facilities**).
- W. **Signs** - according to an approved sign plan (see **Article – 12 Signs**).
- X. **Exterior Lighting** - All exterior lighting, independent of individual house lighting, shall be as specifically approved as part of the Final Development Plan.
- Y. **Utilities** - Centralized water and sanitary sewer service shall be provided. All local service lines for electric, cable television, internet or any other utility service provided shall be buried underground and located in the rear yard within the PRD-1 district. High voltage overhead electric transmission lines are not considered local service lines for the purpose of this section.
- Z. **Compliance with Final Development Plan** - The development of properties under this Article shall remain in strict compliance with the Final Development Plan, except as modified in accordance with sub-section 1703.D.5 herein.

AA. Other Requirements - All general non-district specific regulations/standards contained within the Etna Township Zoning Resolution shall apply to developments under this Article. However, the specific regulations/standards within this district shall take precedence over any conflicting regulations/standards contained elsewhere within the Etna Township Zoning Resolution.

Section 1710 *Planned Residential District (PRD-2)*

The PRD-2 districts shall be limited to those areas of Etna Township located west of Mink Street or contiguous to a municipality, which are served by centralized water and sanitary sewer service and suitable for densities of less than three (3) dwelling units per acre.

Section 1711 *Density and Open Space*

A. Density Calculations. The permitted density (the number of dwelling units in the proposed PRD-2), is **one and a half (1.5) units per net developable acre**. Density calculations are based on the net developable area of the site. The net developable acreage is that remaining after deducting the following existing and planned land characteristics from the gross acreage:

1. Right of way for streets and utilities;
2. Jurisdictional wetlands, as defined U.S. Army Corps of Engineers Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, Miss. Jurisdictional wetlands as regulated by Section 404 of the Clean Water Act consist of a.) hydric soils, b.) hydrophytic vegetation and c.) wetland hydrology (this generally means they support more than fifty percent (50%) wetland vegetation, and are poorly drained soils which are periodically inundated or saturated);
3. Floodplains within a FEMA 100-year floodplain;
4. Slopes greater than twenty percent (20%);
5. Utility rights-of-way and easements for above-ground and currently existing utility structures such as above ground pipelines and existing overhead electric transmission (not local service) wires;
6. All bodies of water including retention or detention ponds.

B. Density Bonus. The permitted density (the number of dwelling units in the proposed PRD-2) may be increased up to a maximum of three (3) dwelling units per net developable acre if the design of the development meets more than one (1) of the following:

1. Greater than five percent (5%) of the development parcel's entire boundary is contiguous to a municipality.
2. Open space is designed as part of a larger network connecting to existing open space on neighboring parcels and responsive to natural features on the site.
3. Development of the property includes a six (6) to eight (8) foot asphalt bike path or equivalent that connects to the greater system in the township and/or the region or, at least, provides for potential connections to such a system. This bike path shall connect a majority of the development, including open spaces, with the connection to the larger township/regional system.
4. Single loaded streets (development on only one side of a street; see Figure 1711.B.4.a) where a minimum of fifty percent (50%) of the single-family detached residential dwellings in the development are located on parcels opposite some type of open space.



Figure 1711.B.4.a (example of a single loaded street)

5. Provide a variety of front building lines. If this design goal is chosen, this requirement would supersede the requirement in sub-section **1715.K Minimum Front Setbacks**. The requirements for this design goal will be as follows:
 - a) The minimum front yard setback shall be fifteen (15) feet and the maximum front yard setback shall be thirty (30) feet. The front of each dwelling/garage (whichever is closer to the right-of-way) shall be located between the minimum and maximum front yard setbacks.
 - a) b) There shall be no more than a ten (10) foot difference in front yard setback line between adjacent parcels.
 - c) No more than two (2) continuous parcels may have a front yard setback line within five (5) feet of each other.

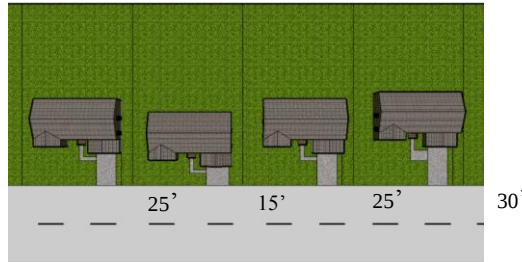


Figure 1711.B.5.d (example of varied front building lines)

6. Deemphasize the garage. If this design goal is chosen, one (1) of the following methods shall be used (only one method per development):
 - a) Attached or detached garages must be setback a minimum of five (5) feet from front façade of the dwelling or porch.
 - b) All garages shall be side-loaded, and detached garages shall be located behind the principle dwelling.
 - c) Provide alleys within the development. All garages within the development shall be accessed from the provided alleys.
- C. Open Space Calculations.** A minimum of fifteen percent (15%) of the gross acreage shall consist of open space. The open space shall be distributed throughout the development which shall serve to unify the development visually and functionally, and buffer surrounding land uses.
1. A maximum of fifty percent (50%) of the requirement in 1711.C may consist of, in part or in aggregate, jurisdictional wetlands, (as defined U.S. Army Corps of Engineers Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, Miss.) floodplains within a FEMA 100-year floodplain, slopes greater than twenty percent (20%), utility rights-of-way and easements for above-ground and currently existing utility structures, or existing/proposed bodies of water. The purpose of this type of open space is to allow for a low-maintenance type of open space which will be environmentally sensitive and create a lower density feeling in the development.
 2. A minimum of twenty-five percent (25%) of the open space requirement in sub-section **1711.C Open Space Calculations** shall consist of Common Open Space (sub-section **1712.D**) which would be open to all of the residents within the development for recreational or passive use.
 - a) The location, shape, size and character of the Common Open Space shall be suitable for the planned development in relation to the location, number and types of buildings it is intended to serve. In any case, it shall be accessible to all residents and guests of residents within the planned development.
 - b) The Common Open Space shall be for the use and enjoyment of the owners and occupants of the individual building sites of the development and shall be accessible to all such owners and occupants. Any uses and/or buildings authorized for the Common Open Space must be appropriate to the scale and character of the planned development in relation to its size, density, expected population, topography, and the type of dwellings.
 - c) The Common Open Space may be suitably improved for its intended use, but Common Open Space containing natural features worthy of preservation such as slopes over twelve percent (12%) and wooded areas must be left unimproved. The buildings, structures, and improvements that are permitted in the Common Open Space must be appropriate to the

uses that are authorized for the Common Open Space and must conserve and enhance the amenities of the Common Open Space with regard to its topography and unimproved condition.

- d) The proposed Common Open Space may be conveyed to a public authority that will agree to maintain the Common Open Space and any buildings, structures or improvements that have been placed on it. All land dedicated to the public must meet the requirements of the appropriate authority as to size, shape, and location. Public utility or other similar easements and right of way for water courses or other similar channels are not acceptable for Common Open Space dedication unless such land or right of way is usable as a trail or other similar purpose and approved by the authority to which the land is dedicated.
 - e) The proposed Common Open Space may be conveyed to an owners association or similar organization formed for the maintenance of the planned development. The Common Open Space must be conveyed by covenants under such an arrangement subject to approval by the Zoning Commission. Such covenants shall restrict the Common Open Space to the uses specified in the Final Development Plan and provide for the maintenance of Common Open Space in a manner which assures its continuing use for its intended purpose. Membership in the owners' association shall, by deed restriction, be mandatory for any owner within the planned development.
 - f) If the proposed Common Open Space is not conveyed to a public authority or to an owners' association it must be deeded in title to a fiduciary which, for a fee, acts as a trustee for the benefit of all owners and occupants of the planned development. The trustee shall give easements across the Common Open Space and the right to use the facilities to all owners and occupants of planned development. The trustee shall be provided the right to charge and lien each property of its proportionate share of upkeep costs for the common facilities.
 - g) Deed restrictions and covenants must be provided by the applicant and approved by the Zoning Commission to further regulate the intended use of these Common Open Space parcels. Such covenants shall restrict the common open space to the uses specified in the Final Development Plan and provide for the maintenance of the Common Open Space in a manner which assures its continuing use for its intended purpose regardless of ownership. The restrictions and covenants shall require the parcels to remain accessible to all residents and guests of residents within the Planned Unit Development. The restrictions shall also state that Etna Township shall be granted enforcement authority over these restrictions and covenants.
 - h) In the event that the Common Open Space within a development is conveyed to or owned by an owners association, similar organization, developer, or a fiduciary and that entity ceases to exist through disbandment, or bankruptcy, etc. the Etna Township Board of Trustees shall be given the first opportunity to purchase or take ownership of the Common Open Space property which was under the authority of the defunct organization. However, The Board of Trustees is not required to purchase or take control of the open space property.
 - i) A minimum of two (2) acres or forty percent (40%) of the Common Open Space requirement listed in sub-section **1711.C.2**, whichever is greater, shall be required as a contiguous open space area which has a width to length or length to width ratio of no greater than four (4) to one (1). If only one (1) such area is provided for the development, this area shall be located for ease of access for all residents. The purpose of this Common Open Space area is to provide a usable park-like setting for the residents to enjoy as a park in their development.
3. The remaining portion of the total requirement of open space shall consist of Common Open Space (**1706.D**) or Improved Open Space (**1706.E**) or Natural Open Space (**1706.F**) Schools (**1706.H**), or any combination thereof.

Section 1712 Permitted Uses

Within a Planned Residential District 2 (PRD-2) the following uses, when developed in strict compliance with the approved Final Development Plan and standards, may be permitted. The precise use or type of use of each parcel shall be specified in the Final Development Plan as submitted and approved.

- A. Single family (detached) residential dwellings.

- B. Attached single family (attached by a common vertical firewall to the underside of the roof, such as townhouses, or patio homes) residential owner occupied dwellings in groupings of up to three (3) attached units.
- C. Multi-family dwellings provided they comprise no more than twenty-five percent (25%) of the total housing of the PRD-2 District.
- D. Common Open Space - Open space designed specifically to benefit the residents of the planned development through aesthetics, buffering, parks, entrance features, etc. Common Open Space is intended to be fully open and accessible by all residents of the planned development. Furthermore, the Common Open Space shall be restricted by the regulations in sub-section **1711.C.2**.
- E. Improved Open Space - Upon approval of the Final Development Plan by the township, the following uses and improvements may be permitted in the planned development:
 - 1. Recreation, such as golf, swimming, boating, basketball, soccer, football, baseball, tennis, horseback riding, skating and other forms of predominantly outdoor recreation, except outdoor shooting ranges or motorized sports. If the common areas are intended for spectator events, they shall be so stated and approved as part of the Final Development Plan. If outdoor recreation areas are to be used on a for-profit basis as a private, commercial venture they shall be so stated and approved as part of the Final Development Plan.
 - 2. Accessory service buildings and structures incidental and pertinent to outdoor recreation, as set forth in sub-section **1712.E.1** above, where said accessory service buildings and structures are necessary to the pursuit of a permitted recreational use on the premise.
 - 3. If approved as part of a Final Development Plan, common open space may incorporate land for on-site centralized sanitary sewer disposal systems.
- F. Natural Open Space - Open space which is restricted to passive uses such as fishing, swimming, hiking, canoeing, and such other recreation that does not alter any of the natural features of the area.
 - 1. If approved as part of a Final Development Plan, natural green space may incorporate land for on-site centralized sanitary sewer disposal systems.
- G. Non-residential uses of a religious, cultural, educational or recreational nature or character to the extent that they are designed and intended to serve the residents of the Planned Residential Development. Said facilities may be designed to serve adjoining neighborhoods or residents if they are located in such proximity to major thoroughfares as to permit access without burdening residential streets.
- H. Schools with adequate area as approved per plan for indoor and outdoor recreation, parking and additional setbacks as may be necessary to avoid disruption to adjacent residences.
- I. Type B family day care home as provided in Ohio Revised Code §5104.01.

Section 1713 Accessory Uses

If applicable, the applicant shall obtain the appropriate Certificate of Occupancy from the Zoning Inspector for the following accessory uses:

- A. Temporary structures such as mobile office and temporary buildings of a nonresidential character may be used incidental to construction work on the premises or on adjacent public projects or during a period while the permanent dwelling is being constructed (see **Section 306 Temporary Certificate of Occupancy**).
- B. Home Occupation as defined in the **Article – 2 Definitions** in the Zoning Resolution.
- C. Model Homes, defined as residential-type structures used as sales offices by builders/developers and to display the builder's/developer's product. The same may be furnished within, since its purpose is to display to prospective buyers the builder/developer features (such as exterior siding treatment, roofing materials, interior trim, moldings, floor coverings, etc.), in the environment of a completed home. Model homes may be staffed by the builder/developer sales force. Model homes shall be subject to the following restrictions:
 - 1. **Lighting:** All exterior lighting, except for security lighting, must be fully shielded down-lighting, so that no light shall be cast onto adjoining residential properties. All off-street parking areas must be illuminated. All exterior lighting, except for security lighting, shall be extinguished at the closing time of the model home.

2. **Parking:** All model homes shall provide off-street paved parking for the public. The number of required parking spaces shall be four (4) per model home. The driveway of the model home may be utilized for not more than two (2) parking spaces.
3. **Screening:** Landscape drawings shall be required and show adequate landscaping and screening from adjoining residential lots, together with the clear marking of the boundaries of the model home lot.
4. **Termination of Use:** The use of model homes within a residential subdivision, or within any single phase of a multi-phase subdivision, shall terminate when building permits have been issued for ninety-five percent (95%) of the lots.
5. **Model Home Sign:** Etna Township may approve one (1) model home sign provided the following conditions are met:
 - a) The sign shall not exceed sixteen (16) square feet per side with thirty-two (32) square feet maximum total display area;
 - b) The overall height of the sign shall be no more than four (4) feet above grade.
 - c) Model home sign shall be located on the same lot as the model home.
 - d) Sign information must be presented at the time the Final Development Plan is submitted and approved.
 - e) The model home sign must be removed when the model home is discontinued as a sales office.

Section 1714 Prohibited Uses

- A. Uses not specifically authorized by the express terms of this Article of the Zoning Resolution, as well as uses not specified and approved in the Final Development Plan shall be prohibited.
- B. Outdoor storage of inoperable or unlicensed vehicles or trailers for a period exceeding seven (7) days in any calendar year is prohibited. Said vehicles if stored on the premises shall be enclosed within a building so as not to be visible from any adjoining property or public road.
- C. No trailers of any type, boats, motor homes, or other recreational vehicles shall be parked in front of the front setback line on any parcel within this district for more than seventy-two (72) hours in any ten (10) day period. If a dwelling is located on said lot, the front setback line shall be considered to be the front wall of the dwelling even if said dwelling is located behind the minimum front setback line established by this code or the restrictions on the plat or subdivision.
- D. No motor home, mobile home or camper of any type may be occupied.
- E. Except for permanently-sited manufactured housing as may be approved in the Final Development Plan, no manufactured housing or mobile home shall be placed or occupied in this district.
- F. Agricultural uses and/or activities are prohibited in subdivisions that meet the requirements of Ohio Revised Code §519.21(B).
- G. No trash, debris or discarded materials that create an eyesore, hazard or nuisance to the neighborhood or general public shall be permitted to accumulate on any lot or portion thereof.

Section 1715 Required Design Standards

PRD-2 developments shall incorporate the following design standards:

- A. **Minimum PRD-2** tract size of twenty (20) acres, unless adjacent to another PRD, in which case the Zoning Commission may permit the tract size to be reduced to a minimum of ten (10) acres.
- B. **Maximum Lot Coverage** – The maximum cumulative area of structures on a lot (including principle structures, swimming pools, driveways, sidewalks, decks, patios, etc.) shall not exceed forty percent (40%) of the total lot area.
- C. **Stormwater** - Open spaces may be used for the natural disposal of stormwater drainage. Detention/retention ponds must be designed according to the following criteria:
 1. Detention/Retention ponds must be designed to appear natural in character including planting on the edge and a naturalized shape.
 2. All ponds must include a shelf in from the edge so no significant drop off occurs in the water.
 3. No features shall be designed which are likely to cause erosion or flooding.
 4. Retention ponds and constructed wetlands as detention basins are preferred over plain detention basins. Functional pond aeration/fountains sized at ½ HP per ¼ acre, or equivalent, shall be included in all retention ponds.

5. A maintenance plan must be submitted as part of the zoning text and approved by the Board of Trustees.
- D. Subdivision standards** - Improvements within the PRD shall conform to the subdivision standards for Licking County, Ohio.
- E. Accessory uses or structures** shall be permitted provided that the following requirements are met:
1. Unless otherwise specified, one (1) accessory building shall be permitted on a lot in a residential zoning district.
 2. Unless otherwise prohibited by lot area coverage requirements, one (1) additional storage structure may be permitted on a residential lot, provided that the area of said structure does not exceed one hundred forty-four (144) square feet in size.
 3. The maximum height of an accessory use or structure is fifteen (15) feet, but in no case shall the accessory use or building exceed the height of the principal structure.
 4. No commercial uses shall be conducted within an accessory structure.
 5. Accessory buildings and uses, with the exception of fences, shall be located a minimum of ten (10) feet from all lot lines.
 6. Accessory buildings shall be located to the side or rear of the principal structure and shall be no closer than ten (10) feet from any part of the principal structure and shall not be located in any easements.
- F. Natural Area Preservation** - Wetlands, steep (over 20%) slopes, forests, stream corridors, 100-year floodplains, ravines shall be preserved to the greatest extent possible. Tree stands greater than two (2) acres, tree rows must be preserved.
- G. Floodplains** - No structures shall be constructed within the 100-year floodplain of any stream or river.
- H. Architecture** - The project architect shall give due regard to the footprints, building orientation, massing, roof shape, pitch and exterior materials to blend with other traditional or historic architecture in the community or with the site. Architecture shall be high in quality and shall contribute to the character of the township.
- I. Sidewalks** - A network of concrete sidewalks shall be provided. Where located parallel to the roads, concrete sidewalks shall be separated from the street pavement by at least a six (6) foot landscaped or grassed strip. Asphalt walking paths may be located per plan. The zoning commission may require paved/unpaved walkways to connect residential areas and open spaces.
- J. Street Trees** - Deciduous, broad leaf street trees with a minimum caliper of three (3) inches at planting, shall be placed one (1) for every forty (40) feet of lineal road frontage on each side of new roads and shall be located along existing roads in a naturalized street tree pattern unless otherwise designated by local plans. All street trees shall be of an approved variety and be guaranteed for a minimum of one (1) year.
- K. Minimum Front Setbacks** - Houses, thirty (30) feet from the street right of way. Front load garages shall be set back at least thirty (30) feet from the street right of way.
- L. Minimum Lot Size** - Twelve thousand (12,000) square feet for single family detached dwellings.
- M. Minimum Lot Width at the Front Setback Line** - Eighty (80) feet for single family detached houses.
- N. Minimum Side yards** - Seven and a half (7 ½) feet each side (15' between structures), with a maximum of three (3) feet encroachment for chimneys and air conditioning units. Full masonry detached garages may be set on the lot line if approved as part of a party wall on the Final Development Plan.
- O. Driveway Setbacks** - Three (3) feet from side lot line. Side-load garages shall provide at least twenty (20) feet of paved apron, exclusive of the three (3) foot setback.
- P. Minimum Rear yard** - Thirty (30) feet for houses. Twenty (20) feet for detached garages.
- Q. Streets** shall be interconnected with more than one (1) access point to the development. Street layouts must connect to any contiguous residential stub streets located on surrounding parcels. If neighboring parcel is not yet developed the development must provide stub streets to connect to those parcels in the future. Streets viewable from the public right-of-way of existing streets shall be single loaded to prevent homesites having double frontage, except corner lots.
- R. Street lighting** - If required by the Township, street lighting must be of white light, maximum height twenty (20) feet, with fully shielded downward cast lighting.
- S. Building Height Limits** - No buildings in this district shall exceed thirty-five (35) feet in height as defined in **Article - 2 Definitions**.

T. Building Dimensions - (Floor space requirements)

1. Each detached single family dwelling hereafter erected in this district shall have a living area not less than one-thousand two hundred (1200) square feet. All such living areas shall be exclusive of basements, porches or garages.
2. All attached single family or multi family structures constructed within a PRD-2 shall contain the following minimum living area, or as otherwise approved per plan:
 - a) One (1) bedroom unit: 700 square feet
 - b) Two (2) bedroom unit: 1000 square feet
 - c) Three (3) or more bedroom units: 1100 square feet

U. Landscaping - Front yards, and all improved open spaces or non-residential use areas shall be landscaped per an approved landscape plan showing the caliper, height, numbers, name and placement of all material, prepared by a licensed landscape architect shall be approved as a part of the Final Development Plan. Planting of native species is required; see **Article 16 – Buffering, Landscaping, and Resource Preservation.**

V. Parking - Off-street parking shall be provided, at the time of construction of the main structure or building, with adequate provisions for ingress and egress according to the Final Development Plan. In preparing and approving the parking plan, the provisions of this Resolution shall be incorporated unless specific divergence is approved per plan (see **Article – 11 Off-Street Parking and Loading Facilities.**

W. Signs - according to an approved sign plan (see **Article – 12 Signs.**

X. Exterior Lighting - All exterior lighting shall be as specifically approved as part of the Final Development Plan.

Y. Utilities - Centralized water and sanitary sewer service shall be provided. All local service lines for electric, cable television, internet or any other utility service provided shall be buried underground and located in the rear yards within the PRD-2 district. Unobtrusive water, sewer, and gas meters, valves, and other such utility items may be located in the front yards if required for service. High voltage overhead electric transmission lines are not considered local service lines for the purpose of this section.

Z. Compliance with Final Development Plan - The development of properties under this Article shall remain in strict compliance with the Final Development Plan, except as modified in accordance with sub-section 1703.D.5 herein.

AA. Other Requirements - All general non-district specific regulations/standards contained within the Etna Township Zoning Resolution shall apply to developments under this Article. However, the specific regulations/standards within this district shall take precedence over any conflicting regulations/standards contained elsewhere within the Etna Township Zoning Resolution.