

Appendix D
CRG Etna Park 70 - EAST
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 remain in strict compliance with a Final Development Plan, as hereafter approved or modified in accordance with sub-section 1903(D)(5) of the Etna Township Zoning Resolution (“Resolution”) and all general non-district regulations/standards in the Resolution shall apply to this PMUD unless they conflict with this PMUD, 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 east side of Hazelton-Etna Road (“STATE ROUTE 310”), south of Interstate 70 and consists of one parcel with the following approximate acreage:

Parcel No. 010-018132-00.000: 133.99 acres (the "Property"),
located in Etna Township, Licking County, Ohio (the "Township");

DEFINITIONS

Definitions within this text shall be in accordance with Article 3 of the Resolution.

USE OF ENVIRONMENTALLY SENSITIVE AREAS:

A surface water delineation has been prepared for the property and will be submitted to the United States Army Corps of Engineers to determine jurisdiction. The surface water delineation identified approximately 2.09 acres of wetland areas onsite, as well as 2,600LF of stream and 546LF of ephemeral channel. Included in the 2.09 acres of wetlands onsite, is 0.72 acres of an open water pond, and 0.42 acres of wetland that surround the pond, which is located within the northeast corner of the property. The open water pond as well as the wetland surrounding it are located within a protective easement and will remain untouched by this development. The stream, ephemeral stream, and 0.65 acre of wetlands fall within a 100' wide Restrictive Covenant for Riparian Buffer. The Riparian Buffer and all of the natural features within its limits will remain untouched by this development. All other environmentally sensitive areas identified on site will be evaluated to determine any impacts by this development, and if 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 two (2) established Zoning 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.

ZONING USE "A" (Business):

PERMITTED AND CONDITIONALLY PERMITTED USES:

The permitted and conditionally permitted uses within Zoning Use "A" 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.

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 and 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

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. 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

- l) 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 541618 Other Management Consulting Services
- cc) NAICS Code 541620 Environmental Consulting Services
- dd) NAICS Code 541690 Other Scientific and Technical Consulting Services
- ee) NAICS Code 541720 Research and Development in the Social Sciences and Humanities
- ff) NAICS Code 541810 Advertising Agencies
- gg) NAICS Code 541820 Public Relations Agencies
- hh) NAICS Code 541830 Media Buying Agencies
- ii) NAICS Code 541840 Media Representatives
- jj) NAICS Code 541910 Marketing Research and Public Opinion Polling
- kk) NAICS Code 541921 Photography Studios, Portrait
- ll) NAICS Code 541922 Commercial Photography
- mm) NAICS Code 541930 Translation and Interpretation Services
- nn) NAICS Code 541940 Veterinary Services

C. Local 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 Code
3. **Retail Trade**
 - a) NAICS Code 445110 Supermarkets and other grocery (except Convenience Stores)
 - b) NAICS Code 445120 Convenience Store
 - c) NAICS Code 445210 Meat Market
 - d) NAICS Code 445230 Fruit and vegetable markets
 - e) NAICS Code 446110 Pharmacies and Drug Stores
4. **Finance and Insurance**
 - a) NAICS Code 522110 Commercial banking
 - b) NAICS Code 522120 Savings Institutions
 - c) NAICS Code 522130 Credit Unions
 - d) NAICS Code 522310 Mortgage and Nonmortgage Loan Brokers
 - e) NAICS Code 524210 Insurance Agencies and brokerages
5. **Real Estate and Rental and Leasing**
 - a) NAICS Code 531120 Lessors of nonresidential buildings (except miniwarehouses) Banquet Facility

6. Arts, Entertainment, and Recreation

a) NAICS Code 712190 Nature Parks and other similar institutions.

7. Accommodation and Food Services

a) NAICS Code 722511 Full-Service Restaurants.

b) NAICS Code 722513 Limited-Service Restaurants.

D. Residential Uses

1. Single family dwellings.

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

The eastern approximate 34.4+/- acres of the Property, located east of the stream to be protected, with frontage along Smoke Road SW, shall be designated for the Permitted and Conditionally Permitted Uses listed in this Zoning Use "A" (Business).

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

SETBACK AT INTERSTATE 70

Setbacks from the limited access right-of-way of Interstate 70 shall be 200' for any structure; and 30' from the Interstate 70 limited access right-of-way to pavement shall be maintained.

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, trash dumpsters, 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: A continuous (having 100 percent opacity) planting, hedge, fence, wall of earth, which would enclose any 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 shall have a minimum width of ten (10) feet.

DRIVE AISLE: Twenty-four (24) feet wide.

ON-STREET PARKING PROHIBITED: All parking shall be off-street and contained on site. No parking signs shall be provided.

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. Store windows and entries will face and be served by the pedestrian access-ways. All buildings in the Development will have a uniform exterior design. Deed restrictions shall be recorded that require that the exterior of all buildings shall be finished with one or more of the following materials: brick, decorative concrete block, decorative concrete panels, stone (or fabricated stone finish products), stucco, wood, hardiplank siding (or similar product). Vinyl siding is not permitted but vinyl products can be used for soffit purposes and such other exterior finishes.

HEIGHT LIMIT: No building shall be erected or enlarged to exceed thirty (30) feet, two stories or less.

LOT AREA, WIDTH & DEPTH: Individual developed lots shall have minimum width of one hundred forty (140) feet and minimum lot area of not less than two (2.0) acres (87,120 square feet) exclusive of public road right of way and shall be in addition to any easement of record. A minimum of 60' right-of-way shall be dedicated for all internal planned public roadways.

Any single-family dwelling shall be a minimum bulk area of 2,000SF of living space.

Dwelling Bulk: Dwellings or structures shall have a minimum area of two thousand (2,000) square feet of living space by outside dimensions, exclusive of porches, garages, and cellars or basements. Single family dwellings shall be greater than thirty-two (32) feet in both depth and width.

Building setbacks shall be as follows:

FRONT YARD: There shall be a front yard of not less than fifty (50) feet in depth if fronting along Smoke Road SW.

SIDE YARD: Where development abuts residential used properties, there shall be a depth of 125'; all other side yards of not less than twenty (20) feet in depth on each side.

REAR YARD: There shall be a rear yard of not less than twenty (20) 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 fifty (50) 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 in depth.

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.

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.

ZONING USE "B" (Light Manufacturing/Professional-Research-Office):

PERMITTED AND CONDITIONALLY PERMITTED USES:

The permitted and conditionally permitted uses within Zoning Use "B" 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.

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 Non-depository 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 and 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. 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 541720 Research and Development in the Social Sciences and Humanities
 - gg) NAICS Code 541810 Advertising Agencies
 - hh) NAICS Code 541820 Public Relations Agencies
 - ii) NAICS Code 541830 Media Buying Agencies
 - jj) NAICS Code 541840 Media Representatives
 - kk) NAICS Code 541850 Outdoor Advertising
 - ll) NAICS Code 541860 Direct Mail Advertising
 - mm) NAICS Code 541870 Advertising Material Distribution Services
 - nn) NAICS Code 541890 Other Services Related to Advertising
 - 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 561910 Packaging and Labeling Services

7. Educational Services

- a) NAICS Code 611110 Elementary and Secondary Schools
- b) NAICS Code 611210 Junior Colleges
- c) NAICS Code 611310 Colleges, Universities, and Professional Schools
- d) NAICS Code 611410 Business and Secretarial Schools
- e) NAICS Code 611420 Computer Training
- f) NAICS Code 611430 Professional and Management Development Training
- g) NAICS Code 611511 Cosmetology and Barber Schools
- h) NAICS Code 611512 Flight Training
- i) NAICS Code 611513 Apprenticeship Training
- j) NAICS Code 611519 Other Technical and Trade Schools
- k) NAICS Code 611610 Fine Arts Schools
- l) NAICS Code 611620 Sports and Recreation Instruction
- m) NAICS Code 611630 Language Schools
- n) NAICS Code 611691 Exam Preparation and Tutoring
- o) NAICS Code 611692 Automobile Driving Schools
- p) NAICS Code 611699 All Other Miscellaneous Schools and Instruction
- q) 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 and 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 624110 Child and Youth Services
 - u) NAICS Code 624120 Services for the Elderly and Persons with Disabilities
 - v) NAICS Code 624190 Other Individual and Family Services
 - w) NAICS Code 624210 Community Food Services
 - x) NAICS Code 624230 Emergency and Other Relief Services
 - y) NAICS Code 624310 Vocational Rehabilitation Services
 - aa) NAICS Code 624410 Child Day Care Services
- 9. 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

B. Light Manufacturing 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. **Construction**
 - a) NAICS Code 236210 Industrial Building Construction
 - b) NAICS Code 236220 Commercial and Institutional Building Construction
 - c) NAICS Code 237110 Water and Sewer Line and Related Structures Construction
 - d) NAICS Code 237120 Oil and Gas Pipeline and Related Structures Construction
 - e) NAICS Code 237130 Power and Communication Line and Related Structures Construction.
 - f) NAICS Code 237210 Land Subdivision
 - g) NAICS Code 237310 Highway, Street, and Bridge Construction
 - h) NAICS Code 237990 Other Heavy and Civil Engineering Construction
 - i) NAICS Code 238110 Poured Concrete Foundation and Structure Contractors
 - j) NAICS Code 238120 Structural Steel and Precast Concrete Contractors
4. **Beverage and Tobacco Product Manufacturing**
 - a) NAICS Code 312111 Soft Drink Manufacturing
 - b) NAICS Code 312112 Bottled Water Manufacturing
 - c) NAICS Code 312113 Ice Manufacturing
5. **Apparel Manufacturing**
 - a) NAICS Code 315210 Cut and Sew Apparel Contractors
 - b) NAICS Code 315220 Men's and Boys' Cut and Sew Apparel Manufacturing
 - c) NAICS Code 315240 Women's, Girls', and Infants' Cut and Sew Apparel Manufacturing
 - d) NAICS Code 315280 Other Cut and Sew Apparel Manufacturing
 - e) NAICS Code 315990 Apparel Accessories and Other Apparel Manufacturing
6. **Leather and Allied Product Manufacturing**
 - a) NAICS Code 316210 Footwear Manufacturing
 - b) NAICS Code 316992 Women's Handbag and Purse Manufacturing
 - c) NAICS Code 316998 All Other Leather Good and Allied Product Manufacturing
8. **Printing and Related Support Activities**
 - a) NAICS Code 323111 Commercial Printing (Except Screen and Books)
 - b) NAICS Code 323113 Commercial Screen Printing
 - c) NAICS Code 323117 Books Printing
 - d) NAICS Code 323120 Support Activities for Printing
9. **Machinery Manufacturing**
 - a) NAICS Code 333111 Farm Machinery and Equipment Manufacturing
 - b) NAICS Code 333112 Lawn and Garden Tractor and Home Lawn and Garden Equipment Manufacturing
 - c) NAICS Code 333120 Construction Machinery Manufacturing
 - d) NAICS Code 333131 Mining Machinery and Equipment Manufacturing
 - e) NAICS Code 333132 Oil and Gas Field Machinery and Equipment Manufacturing
 - f) NAICS Code 333241 Food Product Machinery Manufacturing
 - g) NAICS Code 333242 Semiconductor Machinery Manufacturing
 - h) NAICS Code 333243 Sawmill, Woodworking, and Paper Machinery Manufacturing
 - i) NAICS Code 333244 Printing Machinery and Equipment Manufacturing
 - j) NAICS Code 333249 Other Industrial Machinery Manufacturing
 - k) NAICS Code 333314 Optical Instrument and Lens Manufacturing
 - l) NAICS Code 333316 Photographic and Photocopying Equipment Manufacturing
 - m) NAICS Code 333318 Other Commercial and Service Industry Machinery Manufacturing

- n) NAICS Code 333413 Industrial and Commercial Fan and Blower and Air Purification Equipment Manufacturing
- o) NAICS Code 333414 Heating Equipment (except Warm Air Furnaces) Manufacturing
- p) NAICS Code 333415 Air-Conditioning and Warm Air Heating Equipment and Commercial and Industrial Refrigeration Equipment Manufacturing
- q) NAICS Code 333511 Industrial Mold Manufacturing
- r) NAICS Code 333514 Special Die and Tool, Die Set, Jig, and Fixture Manufacturing
- s) NAICS Code 333515 Cutting Tool and Machine Tool Accessory Manufacturing
- t) NAICS Code 333517 Machine Tool Manufacturing
- u) NAICS Code 333519 Rolling Mill and Other Metalworking Machinery Manufacturing
- v) NAICS Code 333611 Turbine and Turbine Generator Set Units Manufacturing
- NAICS Code 333612 Speed Changer, Industrial High-Speed Drive, and Gear Manufacturing
- w) NAICS Code 333613 Mechanical Power Transmission Equipment Manufacturing
- x) NAICS Code 333618 Other Engine Equipment Manufacturing
- y) NAICS Code 333911 Pump and Pumping Equipment Manufacturing
- z) NAICS Code 333912 Air and Gas Compressor Manufacturing
- aa) NAICS Code 333913 Measuring and Dispensing Pump Manufacturing
- bb) NAICS Code 333921 Elevator and Moving Stairway Manufacturing
- cc) NAICS Code 333922 Conveyor and Conveying Equipment Manufacturing
- dd) NAICS Code 333923 Overhead Traveling Crane, Hoist, and Monorail System Manufacturing
- ee) NAICS Code 333924 Industrial Truck, Tractor, Trailer, and Stacker Machinery Manufacturing
- ff) NAICS Code 333991 Power-Driven Handtool Manufacturing
- qq) NAICS Code 333992 Welding and Soldering Equipment Manufacturing
- hh) NAICS Code 333993 Packaging Machinery Manufacturing
- ii) NAICS Code 333994 Industrial Process Furnace and Oven Manufacturing
- jj) NAICS Code 333995 Fluid Power Cylinder and Actuator Manufacturing
- kk) NAICS Code 333996 Fluid Power Pump and Motor Manufacturing
- ll) NAICS Code 333997 Scale and Balance Manufacturing
- mm) NAICS Code 333999 All Other Miscellaneous General Purpose Machinery Manufacturing

10. Computer and Electronic Product Manufacturing

- a) NAICS Code 334111 Electronic Computer Manufacturing
- b) NAICS Code 334112 Computer Storage Device Manufacturing
- c) NAICS Code 334118 Computer Terminal Manufacturing and Other Computer Peripheral Equipment Manufacturing
- d) NAICS Code 334210 Telephone Apparatus Manufacturing
- e) NAICS Code 334220 Radio and Television Broadcasting and Wireless Communications Equipment Manufacturing
- f) NAICS Code 334290 Other Communications Equipment Manufacturing
- g) NAICS Code 334310 Audio and Video Equipment Manufacturing
- h) NAICS Code 334412 Bare Printed Circuit Board Manufacturing
- i) NAICS Code 334413 Semiconductor and Related Device Manufacturing
- j) NAICS Code 334416 Capacitor, Resistor, Coil, Transformer, and Other Inductor Manufacturing
- k) NAICS Code 334417 Electronic Connector Manufacturing
- l) NAICS Code 334418 Printed Circuit Assembly (Electronic Assembly) Manufacturing
- m) NAICS Code 334419 Other Electronic Component Manufacturing

- n) NAICS Code 334510 Electromedical and Electrotherapeutic Apparatus Manufacturing
- o) NAICS Code 334511 Search, Detection, Navigation, Guidance, Aeronautical, and Nautical System and Instrument Manufacturing
- p) NAICS Code 334512 Automatic Environmental Control Manufacturing for Residential, Commercial, and Appliance Use
- q) NAICS Code 334513 Instruments and Related Products Manufacturing for Measuring, Displaying, and Controlling Industrial Process Variables
- r) NAICS Code 334514 Totalizing Fluid Meter and Counting Device Manufacturing
- s) NAICS Code 334515 Instrument Manufacturing for Measuring and Testing Electricity and Electrical Signals
- t) NAICS Code 334516 Analytical Laboratory Instrument Manufacturing
- u) NAICS Code 334517 Irradiation Apparatus Manufacturing
- v) NAICS Code 334519 Other Measuring and Controlling Device Manufacturing
- w) NAICS Code 334613 Blank Magnetic and Optical Recording Media Manufacturing
- x) NAICS Code 334614 Software and Other Prerecorded Compact Disc, Tape, and Recorded Reproducing

11. Electrical Equipment, Appliance, and Component Manufacturing

- a) NAICS Code 335110 Electric Lamp Bulb and Part Manufacturing
- b) NAICS Code 335121 Residential Electric Lighting Fixture Manufacturing
- c) NAICS Code 335122 Commercial, Industrial, and Institutional Electric Lighting Fixture Manufacturing
- d) NAICS Code 335129 Other Lighting Equipment Manufacturing
- e) NAICS Code 335210 Small Electrical Appliance Manufacturing
- f) NAICS Code 335221 Household Cooking Appliance Manufacturing
- g) NAICS Code 335222 Household Refrigerator and Home Freezer Manufacturing
- h) NAICS Code 335224 Household Laundry Equipment Manufacturing
- i) NAICS Code 335228 Other Major Household Appliance Manufacturing
- j) NAICS Code 335311 Power, Distribution, and Specialty Transformer Manufacturing
- k) NAICS Code 335312 Motor and Generator Manufacturing
- l) NAICS Code 335313 Switchgear and Switchboard Apparatus Manufacturing
- m) NAICS Code 335314 Relay and Industrial Control Manufacturing
- n) NAICS Code 335911 Storage Battery Manufacturing
- o) NAICS Code 335912 Primary Battery Manufacturing
- p) NAICS Code 335921 Fiber Optic Cable Manufacturing
- q) NAICS Code 335929 Other Communication and Energy Wire Manufacturing
- r) NAICS Code 335931 Current-Carrying Wiring Device Manufacturing
- s) NAICS Code 335932 Noncurrent-Carrying Wiring Device Manufacturing
- t) NAICS Code 335991 Carbon and Graphite Product Manufacturing
- u) NAICS Code 335999 All Other Miscellaneous Electrical Equipment and Component Manufacturing

12. Transportation and Equipment Manufacturing

- a) NAICS Code 336310 Motor Vehicle Gasoline Engine and Engine Parts Manufacturing
- b) NAICS Code 336320 Motor Vehicle Electrical and Electronic Equipment Manufacturing
- c) NAICS Code 336330 Motor Vehicle Steering and Suspension Components (except Spring) Manufacturing
- e) NAICS Code 336340 Motor Vehicle Brake System Manufacturing
- f) NAICS Code 336350 Motor Vehicle Transmission and Power Train Parts Manufacturing
- g) NAICS Code 336360 Motor Vehicle Seating and Interior Trim Manufacturing
- h) NAICS Code 336370 Motor Vehicle Metal Stamping

- i) NAICS Code 336390 Other Motor Vehicle Parts Manufacturing
- j) NAICS Code 336411 Aircraft Manufacturing
- k) NAICS Code 336412 Aircraft Engine and Engine Parts Manufacturing
- l) NAICS Code 336413 Other Aircraft Parts and Auxiliary Equipment Manufacturing
- m) NAICS Code 336414 Guided Missile and Space Vehicle Manufacturing
- n) NAICS Code 336415 Guided Missile and Space Vehicle Propulsion Unit and Propulsion Unit Parts Manufacturing
- o) NAICS Code 336419 Other Guided Missile and Space Vehicle Parts and Auxiliary Equipment Manufacturing
- p) NAICS Code 336510 Railroad Rolling Stock Manufacturing
- q) NAICS Code 336991 Motorcycle, Bicycle, and Parts Manufacturing
- r) NAICS Code 336992 Military Armored Vehicle, Tank, and Tank Component Manufacturing

13. Miscellaneous Manufacturing

- a) NAICS Code 339112 Surgical and Medical Instrument Manufacturing
- b) NAICS Code 339113 Surgical Appliance and Supplies Manufacturing
- c) NAICS Code 339114 Dental Equipment and Supplies Manufacturing
- d) NAICS Code 339115 Ophthalmic Goods Manufacturing
- e) NAICS Code 339116 Dental Laboratories
- f) NAICS Code 339910 Jewelry and Silverware Manufacturing
- g) NAICS Code 339920 Sporting and Athletic Goods Manufacturing
- h) NAICS Code 339930 Doll, Toy, and Game Manufacturing
- i) NAICS Code 339940 Office Supplies (except Paper) Manufacturing
- j) NAICS Code 339950 Sign Manufacturing
- k) NAICS Code 339991 Gasket, Packing, and Sealing Device Manufacturing
- l) NAICS Code 339992 Musical Instrument Manufacturing
- m) NAICS Code 339993 Fastener, Button, Needle, and Pin Manufacturing
- n) NAICS Code 339994 Broom, Brush, and Mop Manufacturing
- o) NAICS Code 339995 Burial Casket Manufacturing

14. Transportation and Warehousing

- a) NAICS Code 484110 General Freight Trucking, Local
- b) NAICS Code 484121 General Freight Trucking, Long-Distance, Truckload
- c) NAICS Code 484122 General Freight Trucking, Long-Distance, Less Than Truckload
- d) NAICS Code 484210 Used Household and Office Goods Moving
- e) NAICS Code 484220 Specialized Freight (except Used Goods) Trucking, Local
- f) NAICS Code 484230 Specialized Freight (except Used Goods) Trucking, Long-Distance
- g) NAICS Code 488490 Other Support Activities for Road Transportation
- h) NAICS Code 488510 Freight Transportation Arrangement
- i) NAICS Code 488991 Packing and Crating
- j) NAICS Code 488999 All Other Support Activities for Transportation
- k) NAICS Code 493110 General Warehousing and Storage
- l) NAICS Code 493120 Refrigerated Warehousing and Storage
- m) NAICS Code 493130 Farm Product Warehousing and Storage

C. General Business District (GB) Uses

1. Retail Trade

- a) NAICS Code 447110 Gasoline Stations with Convenience Stores
- b) NAICS Code 447190 Other Gasoline Stations
- c) NACIS Code 722511 Full Service Restaurant
- d) NACIS Code 722513 Limited Service Restaurant

Conditionally Permitted:

Uses permitted as Conditionally Permitted Uses in Article 9, Section 905 (Professional-Research-Office District) and Section 909 (Light Manufacturing) 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").

SETBACK AT STATE ROUTE 310

Setbacks from the right-of-way of State Route 310 shall be 200' for any structure; and 30' from the State Route 310 right-of-way to pavement shall be maintained.

SETBACK AT INTERSTATE 70

Setbacks from the limited access right-of-way of Interstate 70 shall be 200' for any structure; and 30' from the Interstate 70 limited access right-of-way to pavement shall be maintained.

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, trash dumpsters, 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: A continuous (having 100 percent opacity) planting, hedge, fence, wall of earth, which would enclose any 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:

ON-STREET PARKING PROHIBITED: All parking shall be off-street and contained on site. No parking signs shall be provided.

A minimum 60' right-of-way shall be dedicated for public access and utilities.

PARKING SPACE SIZE: Nine (9) feet wide by Eighteen (18) feet deep.

DRIVE AISLE: Twenty-four (24) feet wide

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. Store windows and entries will face and be served by the pedestrian access-ways. All buildings in the Development will have a uniform exterior design. Deed restrictions shall be recorded that require that the exterior of all buildings shall be finished with one or more of the following materials: brick, decorative concrete block, decorative concrete panels, stone (or fabricated stone finish products), stucco, wood, hardiplank siding (or similar product). Vinyl siding is not permitted but vinyl products can be used for soffit purposes and such other exterior finishes.

HEIGHT LIMIT: No building shall be erected or enlarged to exceed fifty-five (55) feet.

LOT AREA, WIDTH & DEPTH: Every lot shall have minimum width of two hundred fifty (250) feet and minimum lot area of not less than two (2) acres exclusive of public road right of way and shall be in addition to any easement of record.

FRONT YARD: There shall be a front yard of not less than fifty (50) feet in depth if fronting along interior public or private access ways of the Property;

SIDE YARD: There shall be side yards of not less than twenty-five (25) feet on each side except where development abuts residential used properties;

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

ENTIRE BUILDING: There shall be an entire building setback of not less than one hundred fifty (150) feet for buildings adjacent to the south property line where the southern property line is adjacent to residential used properties. Zone B use that extends to State Route 310 & Interstate 70 limited access right-of-way shall have a building setback of not less than two hundred (200) feet.

STREET LIGHTING

All parking areas and truck court areas shall require lighting that is uniform in the Development and must be of white light, 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 fifty (50) 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 one hundred (100) foot of lineal public street and access way frontage on at least one side of the street or access-way. On the main thoroughfare connecting the eastern and western property lines, the street trees shall be placed on both sides of the thoroughfare every one hundred (100') feet. 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:

Side and rear yard buffer requirements shall be a minimum of twelve (12) feet in depth from the properties adjacent to the development regardless of their zoning/use district. There will be no buffer yards required between the lots within the development. Buffer Yard requirements along public rights-of-way internal to the development shall be ten (10) feet in depth and buffer yard requirements along the public right-of-way of State Route 310 and Interstate 70 shall be thirty (30) feet in depth. The buffer yard along the southern property line, where the development is adjacent to residential used properties, shall provide a minimum 8' barrier of 100% opacity (earth mounding or solid fencing, for example) where there is site development with building improvements. This shall be done as to provide sound protection to the residential used properties. The remaining required buffer yards will be comprised of one of the following options:

- For every one hundred (100) lineal foot there shall be 5 canopy trees and 10 shrubs;
- A six (6) foot high fence meeting a minimum 80 per cent opacity; or
- A six (6) foot high earthen mounding;

All other buffering shall be required as provided in Article 16.

SIGNAGE

Signage in the Development and as regulated in Article 12 of the Resolution with the following exceptions:

Major Development Sign: shall be a maximum of 600 SF and utilize the existing poles along the Interstate 70 east ramp (approximately 58' in height).

MONUMENT SIGN: Each building shall have no more than two (2) free standing signs with a maximum of 200 SF for each sign and 400 SF for each building erected within the development. In no case shall any single individual monument sign be larger than 15'-0"x20'-0" unless the building for which the sign is permitted is a single tenant building. In the case of a single tenant building, a single sign may be erected to fulfill the maximum 400 SF allotted for the building but will be no taller than 25'-0" measured from the top of the sign foundation.

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.

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.

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 & Stormwater Regulations, whichever is more restrictive.

West Licking Joint Fire District - Construction Regulations

For Appendix A, B, C, and D

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.



HULL
Environment / Energy / Infrastructure

CRG ETNA PARK 70 - EAST