PLANNED MIXED USE DISTRICT (PMUD)
ZONING/DEVELOPMENT STANDARDS TEXT

June 9, 2020

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 Tollgate Road SW, south of National Road, and north of Interstate 70 and consists of one parcel with the following approximate acreage:

Parcel No. 010-018360-00.000: 92.102 acres (the "Property"), located in Etna Township, Licking County, Ohio (the "Township").

I. ORGANIZATION OF THE DISTRICT:

A. Introduction: This net 92.102 +/- acre property is east of Tollgate Road SW between National Road on the north, and Interstate 70 on the south. This site is situated in the North-West Quadrant of Etna Township. According to the Etna Township Plan, this quadrant is heavily zoned for manufacturing. It is the target area for current and future business and the area where the community will see the most progress in job creation and revenue generation. This section of the township should be the location of major industrial and business growth in the future. This PMUD rezoning request is therefore consistent with, and fosters, implementation of the Etna Township Plan.

This Zoning District seeks to facilitate the development which will contribute to the North-West Quadrant’s stated goals of job creation and revenue generation. Specifically, the Zoning District proposes the construction of a maximum ground floor area of 1,850,000 square feet of distribution facility, transportation and warehousing use, which square footage is exclusive of upper story and mezzanine areas within buildings. This Text sets forth certain commitments to ensure that the development is appropriate for the area and sensitive to surrounding uses.

B. Traffic:

1. Access. The Zoning District is bordered on the north by National Road, on the south by Interstate-70, and on the west by Tollgate Road SW. The Zoning District is accessed via one access point on National Road and two access points on Tollgate Road SW, as shown on the submitted
site plan. The Zoning District is not directly accessed by Interstate 70. Tollgate Road SW connects with National Road SW on the north and various roads beyond Interstate 70 on the south.

2. **Internal Vehicular Circulation.** Wayfinding signs will be posted at the access points along Tollgate Road and within the Zoning District to direct traffic to corresponding parking areas and buildings. The parking areas within the Zoning District will be connected through an internal circulation network and facilitate safe and efficient travel.

C. **Development Standards:**

1. The site plan that accompanies this text demonstrates a conceptual layout for this Zoning District. The Zoning District could alternatively develop depending on market demands. It is possible that the development of the Zoning District will occur in phases over time as provided in multiple Final Development Plans. Development of the property shall remain in compliance with each approved Final Development Plan, except as modified in accordance with sub-section 1903.D.5 of the Etna Township Zoning Resolution (the “Zoning Resolution”). All general non-district specific regulations/standards contained within the Zoning Resolution which are not addressed in this zoning text shall apply to this development. However, the specific regulations/standards within this zoning text shall take precedence over any conflicting regulations/standards contained within the Zoning Resolution. Deviations or variances from applicable requirements in the Zoning Resolution and/or this text may be approved as part of a Final Development Plan application.

2. The regulations/standards provided in this text are intended to apply to the entirety of the Zoning District unless otherwise specified or limited herein.

II. **PERMITTED AND CONDITIONALLY PERMITTED USES:**

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

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 Nondepositary 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 Service

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 561491 Repossession Services
o) NAICS Code 561492 Court Reporting and Stenotype Services
p) NAICS Code 561499 All Other Business Support Services
q) NAICS Code 561510 Travel Agencies
r) NAICS Code 561520 Tour Operators
s) NAICS Code 561591 Convention and Visitors Bureaus
t) NAICS Code 561599 All Other Travel Arrangement and Reservation Services
u) NAICS Code 561611 Investigation Services
v) NAICS Code 561612 Security Guards and Patrol Services
w) NAICS Code 561613 Armored Car Services
x) NAICS Code 561621 Security Systems Services (except Locksmiths)
y) NAICS Code 561622 Locksmiths
z) NAICS Code 561710 Exterminating and Pest Control Services
aa) NAICS Code 561720 Janitorial Services
bb) NAICS Code 561740 Carpet and Upholstery Cleaning Services
cb) NAICS Code 561790 Other Services to Buildings and Dwellings
dd) NAICS Code 561910 Packaging and Labeling Services
ef) NAICS Code 561920 Convention and Trade Show Organizers
ff) NAICS Code 561990 All Other Support 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
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 621999 All Other Miscellaneous Ambulatory Health Care Services
   u) NAICS Code 624110 Child and Youth Services
   v) NAICS Code 624120 Services for the Elderly and Persons with Disabilities
   w) NAICS Code 624190 Other Individual and Family Services
   x) NAICS Code 624210 Community Food Services
   y) NAICS Code 624230 Emergency and Other Relief Services
   z) NAICS Code 624310 Vocational Rehabilitation Services
   aa) NAICS Code 624410 Child Day Care Services

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
1. NAICS Code 922190 Other Justice, Public Order, and Safety Activities
2. NAICS Code 923110 Administration of Education Programs
3. NAICS Code 923120 Administration of Public Health Programs
4. NAICS Code 923130 Administration of Human Resource Programs (except Education, Public Health, and Veterans’ Affairs Programs)
5. NAICS Code 923140 Administration of Veterans’ Affairs
6. NAICS Code 924110 Administration of Air and Water Resource and Solid Waste Management Programs
7. NAICS Code 924120 Administration of Conservation Programs
8. NAICS Code 925110 Administration of Housing Programs
9. NAICS Code 925120 Administration of Urban Planning and Community and Rural Development
10. NAICS Code 926110 Administration of General Economic Programs
11. NAICS Code 926120 Regulation and Administration of Transportation Programs
12. NAICS Code 926130 Regulation and Administration of Communications, Electric, Gas, and Other Utilities
13. NAICS Code 926140 Regulation of Agricultural Marketing and Commodities
14. NAICS Code 926150 Regulation, Licensing, and Inspection of Miscellaneous Commercial Sectors
15. NAICS Code 927110 Space Research and Technology
16. NAICS Code 928110 National Security
17. 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 Code
3. Retail Trade
   a) NAICS Code 441110 New Car Dealers
   b) NAICS Code 441120 Used Car Dealers
   c) NAICS Code 441210 Recreational Vehicle Dealers
   d) NAICS Code 441220 Boat Dealers e) NAICS Code 441228 Motorcycle, ATV, and All Other Motor Vehicle Dealers.
   f) NAICS Code 441310 Automotive Parts and Accessories Stores g) NAICS Code 441320 Tire Dealers h) NAICS Code 442110 Furniture Stores
   i) NAICS Code 442210 Floor Covering Stores
   j) NAICS Code 442291 Window Treatment Stores k) NAICS Code 442299 All Other Home Furnishings Stores l) NAICS Code 443141 Household Appliance Stores m) NAICS Code 443142 Electronics Stores n) NAICS Code 444110 Home Centers
   o) NAICS Code 444120 Paint and Wallpaper Stores
   s) NAICS Code 444130 Hardware Stores
   t) NAICS Code 444190 Other Building Material Dealers
   u) NAICS Code 444210 Outdoor Power Equipment Stores
   v) NAICS Code 444220 Nursery, Garden Center, and Farm Supply Stores
w) NAICS Code 445110 Supermarkets and Other Grocery (except Convenience) Stores
x) NAICS Code 445120 Convenience Stores
y) NAICS Code 445210 Meat Markets
z) NAICS Code 445220 Fish and Seafood Markets
aa) NAICS Code 445230 Fruit and Vegetable Markets
bb) NAICS Code 445291 Baked Goods Stores
cc) NAICS Code 445292 Confectionery and Nut Stores
dd) NAICS Code 445299 All Other Specialty Food Stores
ee) NAICS Code 445310 Beer, Wine, and Liquor Stores
ff) NAICS Code 446110 Pharmacies and Drug Stores
 gg) NAICS Code 446120 Cosmetics, Beauty Supplies, and Perfume Stores
hh) NAICS Code 446130 Optical Goods Stores
ii) NAICS Code 446191 Food (Health) Supplement Stores
jj) NAICS Code 446199 All Other Health and Personal Care Stores
kk) NAICS Code 447110 Gasoline Stations with Convenience Stores
ll) NAICS Code 447190 Other Gasoline Stations
mm) NAICS Code 448110 Men's Clothing Stores
nn) NAICS Code 448120 Women's Clothing Stores
oo) NAICS Code 448130 Children's and Infants' Clothing Stores
pp) NAICS Code 448140 Family Clothing Stores
qq) NAICS Code 448150 Clothing Accessories Stores
rr) NAICS Code 448190 Other Clothing Stores
 ss) NAICS Code 448210 Shoe Stores
tt) NAICS Code 448310 Jewelry Stores
uu) NAICS Code 448320 Luggage and Leather Goods Stores
vv) NAICS Code 451110 Sporting Goods Stores
ww) NAICS Code 451120 Hobby, Toy, and Game Stores
xx) NAICS Code 451130 Sewing, Needlework, and Piece Goods Stores
yy) NAICS Code 451140 Musical Instrument and Supplies Stores
zz) NAICS Code 451211 Book Stores
aaa) NAICS Code 451212 News Dealers and Newsstands
bbb) NAICS Code 452111 Department Stores (except Discount Department Stores)
ccc) NAICS Code 452112 Discount Department Stores
ddd) NAICS Code 452910 Warehouse Clubs and Supercenters
eee) NAICS Code 452990 All Other General Merchandise Stores
fff) NAICS Code 453110 Florists
ggg) NAICS Code 453210 Office Supplies and Stationery Stores
hhh) NAICS Code 453220 Gift, Novelty, and Souvenir Stores
iii) NAICS Code 453910 Pet and Pet Supplies Stores
jjj) NAICS Code 453920 Art Dealers
kkk) NAICS Code 453991 Tobacco Stores
lll) NAICS Code 453998 All Other Miscellaneous Store Retailers (except Tobacco Stores)
ooo) NAICS Code 454111 Electronic Shopping
4. Real Estate and Rental and Leasing
   a) NAICS Code 532111 Passenger Car Rental
   b) NAICS Code 532112 Passenger Car Leasing
   c) NAICS Code 532120 Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing
   d) NAICS Code 532210 Consumer Electronics and Appliances Rental
   e) NAICS Code 532220 Formal Wear and Costume Rental
   f) NAICS Code 532291 Home Health Equipment Rental
   g) NAICS Code 532292 Recreational Goods Rental
   h) NAICS Code 532299 All Other Consumer Goods Rental
   i) NAICS Code 532310 General Rental Centers

5. Professional, Scientific, and Technical Services
   a) NAICS Code 541110 Offices of Lawyers
   b) NAICS Code 541120 Offices of Notaries
   c) NAICS Code 541191 Title Abstract and Settlement Offices
   d) NAICS Code 541199 All Other Legal Services
   e) NAICS Code 541211 Offices of Certified Public Accountants
   f) NAICS Code 541213 Tax Preparation Services
   g) NAICS Code 541214 Payroll Services
   h) NAICS Code 541219 Other Accounting Services
   i) NAICS Code 541310 Architectural Services
   j) NAICS Code 541320 Landscape Architectural Services
   k) NAICS Code 541330 Engineering Services
   l) NAICS Code 541340 Drafting Services
   m) NAICS Code 541350 Building Inspection Services
   n) NAICS Code 541360 Geophysical Surveying and Mapping Services
   o) NAICS Code 541370 Surveying and Mapping (except Geophysical) Services
   p) NAICS Code 541380 Testing Laboratories
   q) NAICS Code 541410 Interior Design Services
   r) NAICS Code 541420 Industrial Design Services
   s) NAICS Code 541430 Graphic Design Services
   t) NAICS Code 541490 Other Specialized Design Services
   u) NAICS Code 541511 Custom Computer Programming Services
   v) NAICS Code 541512 Computer Systems Design Services
   w) NAICS Code 541513 Computer Facilities Management Services
   x) NAICS Code 541519 Other Computer Related Services
   y) NAICS Code 541611 Administrative Management and General Management Consulting Services
   z) NAICS Code 541612 Human Resources Consulting Services
   aa) NAICS Code 541613 Marketing Consulting Services
   bb) NAICS Code 541614 Process, Physical Distribution, and Logistics Consulting Services
   cc) NAICS Code 541618 Other Management Consulting Services
   dd) NAICS Code 541620 Environmental Consulting Services
   ee) NAICS Code 541690 Other Scientific and Technical Consulting Services
ff) NAICS Code 541711 Research and Development in Biotechnology
gg) NAICS Code 541712 Research and Development in the Physical, Engineering, and Life Sciences (except Biotechnology)
hh) NAICS Code 541720 Research and Development in the Social Sciences and Humanities
ii) NAICS Code 541810 Advertising Agencies
jj) NAICS Code 541820 Public Relations Agencies
kk) NAICS Code 541830 Media Buying Agencies
ll) NAICS Code 541840 Media Representatives
mm) NAICS Code 541850 Outdoor Advertising
nn) NAICS Code 541860 Direct Mail Advertising
oo) NAICS Code 541870 Advertising Material Distribution Services
pp) NAICS Code 541890 Other Services Related to Advertising
qq) NAICS Code 541910 Marketing Research and Public Opinion Polling
rr) NAICS Code 541921 Photography Studios, Portrait ss) NAICS Code 541922 Commercial Photography
tt) NAICS Code 541930 Translation and Interpretation Services
uu) NAICS Code 541940 Veterinary Services
vv) NAICS Code 541990 All Other Professional, Scientific, and Technical Services

6. Accommodation and Food Services
   a) NAICS Code 721110 Hotels (except Casino Hotels) and Motels
   b) NAICS Code 721191 Bed-and-Breakfast Inns
   c) NAICS Code 722310 Food Service Contractors
d) NAICS Code 722320 Caterers
e) NAICS Code 722330 Mobile Food Services
f) NAICS Code 722410 Drinking Places (Alcoholic Beverages)
g) NAICS Code 722511 Full-Service Restaurants
h) NAICS Code 722513 Limited-Service Restaurants
i) NAICS Code 722514 Cafeterias, Grill Buffets, and Buffets
j) NAICS Code 722515 Snack and Nonalcoholic Beverage Bars

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. 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
7. Wood Product Manufacturing
   a) NAICS Code 321211 Hardwood Veneer and Plywood Manufacturing
   b) NAICS Code 321212 Softwood Veneer and Plywood Manufacturing
   c) NAICS Code 321213 Engineered Wood Member (except Truss) Manufacturing
   d) NAICS Code 321214 Truss Manufacturing
   e) NAICS Code 321219 Reconstituted Wood Product Manufacturing
   f) NAICS Code 321911 Wood Window and Door Manufacturing
   g) NAICS Code 321912 Cut Stock, Resawing Lumber, and Planing
   h) NAICS Code 321918 Other Millwork (including Flooring)
   i) NAICS Code 321999 All Other Miscellaneous Wood 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. Plastics and Rubber Products Manufacturing
   a) NAICS Code 326111 Plastics Bag Manufacturing
   b) NAICS Code 326112 Plastics Packaging Film and Sheet (including Laminated) Manufacturing
   c) NAICS Code 326113 Unlaminated Plastics Film and Sheet (except Packaging) Manufacturing
   d) NAICS Code 326121 Unlaminated Plastics Profile Shape Manufacturing
   e) NAICS Code 326122 Plastics Pipe and Pipe Fitting Manufacturing
   f) NAICS Code 326130 Laminated Plastics Plate, Sheet (except Packaging), and Shape Manufacturing
   g) NAICS Code 326140 Polystyrene Foam Product Manufacturing
   h) NAICS Code 326150 Urthane and Other Foam Product (except Polystyrene) Manufacturing
   i) NAICS Code 326160 Plastics Bottle Manufacturing
   j) NAICS Code 326191 Plastics Plumbing Fixture Manufacturing
   k) NAICS Code 326192 Resilient Floor Covering Manufacturing
   l) NAICS Code 326199 All Other Plastics Product Manufacturing
   m) NAICS Code 326220 Rubber and Plastics Hoses and Belting Manufacturing
   n) NAICS Code 326291 Rubber Product Manufacturing for Mechanical Use
   o) NAICS Code 326299 All Other Rubber Product Manufacturing

10. Nonmetallic Mineral Product Manufacturing
    a) NAICS Code 327110 Pottery, Ceramics, and Plumbing Fixture Manufacturing
    b) NAICS Code 327120 Clay Building Material and Refractories and Manufacturing
    c) NAICS Code 327211 Flat Glass Manufacturing
    d) NAICS Code 327212 Other Pressed and Blown Glass and Glassware Manufacturing
    e) NAICS Code 327213 Glass Container Manufacturing
    f) NAICS Code 327215 Glass Product Manufacturing Made of Purchased Glass
    g) NAICS Code 327410 Lime Manufacturing
    h) NAICS Code 327420 Gypsum Product Manufacturing
11. Fabricated Metal Product Manufacturing
   a) NAICS Code 332114 Custom Roll Forming
   b) NAICS Code 332117 Powder Metallurgy Part Manufacturing
   c) NAICS Code 332119 Metal Crown, Closure, and other Metal Stamping
      (Except Automotive)
   d) NAICS Code 332215 Metal Kitchen Cookware, Utensil, Cutlery, and Flatware
      (except Precious) Manufacturing
   e) NAICS Code 332216 Saw Blade and Handtool Manufacturing
   f) NAICS Code 332311 Prefabricated Metal Building and Component
      Manufacturing
   g) NAICS Code 332312 Fabricated Structural Metal Manufacturing
   h) NAICS Code 332313 Plate Work Manufacturing
   i) NAICS Code 332321 Metal Window and Door Manufacturing
   j) NAICS Code 332322 Sheet Metal Work Manufacturing
   k) NAICS Code 332323 Ornamental and Architectural Metal Work
      Manufacturing
   l) NAICS Code 332410 Power Boiler and Heat Exchanger Manufacturing
   m) NAICS Code 332420 Metal Tank (Heavy Gauge) Manufacturing
   n) NAICS Code 332431 Metal Can Manufacturing
   o) NAICS Code 332439 Other Metal Container Manufacturing
   p) NAICS Code 332510 Hardware Manufacturing
   q) NAICS Code 332613 Spring Manufacturing
   r) NAICS Code 332618 Other Fabricated Wire Product Manufacturing
   s) NAICS Code 332721 Precision Turned Product Manufacturing
   t) NAICS Code 332722 Bolt, Nut, Screw, Rivet, and Washer Manufacturing
   u) NAICS Code 332811 Metal Heat Treating
   v) NAICS Code 332812 Metal Coating, Engraving (except Jewelry and
      Silverware), and Allied Services to Manufacturers
   w) NAICS Code 332813 Electroplating, Plating, Polishing, Anodizing, and
      Coloring
   x) NAICS Code 332911 Industrial Valve Manufacturing
   y) NAICS Code 332912 Fluid Power Valve and Hose Fitting Manufacturing
   z) NAICS Code 332913 Plumbing Fixture Fitting and Trim Manufacturing
   aa) NAICS Code 332919 Other Metal Valve and Pipe Fitting Manufacturing
   bb) NAICS Code 332991 Ball and Roller Bearing Manufacturing
   cc) NAICS Code 332992 Small Arms Ammunition Manufacturing
   dd) NAICS Code 332996 Fabricated Pipe and Pipe Fitting Manufacturing
   ee) NAICS Code 332999 All Other Miscellaneous Fabricated Metal Product
      Manufacturing

12. 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  
NAICS Code 333611 Turbine and Turbine Generator Set Units Manufacturing  
v) 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  
c) 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

13. 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

14. 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

15. 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 336611 Ship Building and Repairing
r) NAICS Code 336612 Boat Building
s) NAICS Code 336991 Motorcycle, Bicycle, and Parts Manufacturing
t) NAICS Code 336992 Military Armored Vehicle, Tank, and Tank Component Manufacturing
u) NAICS Code 336999 All Other Transportation Equipment Manufacturing

16. Furniture and Related Product Manufacturing
   a) NAICS Code 337110 Wood Kitchen Cabinet and Countertop Manufacturing
   b) NAICS Code 337121 Upholstered Household Furniture Manufacturing
c) NAICS Code 337122 Nonupholstered Wood Household Furniture Manufacturing
d) NAICS Code 337124 Metal Household Furniture Manufacturing
e) NAICS Code 337125 Household Furniture (except Wood and Metal) Manufacturing
f) NAICS Code 337127 Institutional Furniture Manufacturing
g) NAICS Code 337211 Wood Office Furniture Manufacturing
h) NAICS Code 337212 Custom Architectural Woodwork and Millwork Manufacturing
   i) NAICS Code 337214 Office Furniture (except Wood) Manufacturing
   j) NAICS Code 337215 Showcase, Partition, Shelving, and Locker Manufacturing
   k) NAICS Code 337910 Mattress Manufacturing
   l) NAICS Code 337920 Blind and Shade Manufacturing

17. 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
   p) NAICS Code 339999 All Other Miscellaneous Manufacturing

18. 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

19. Arts, Entertainment, Recreation
   a) NAICS Code 713940 Fitness and Recreational Sports Centers

20. Accommodation and Food Services
    a) NAICS Code 722330 Mobile Food Services

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:
   a) NAICS Code 112210 Hog and Pig Farming
   b) NAICS Code 112310 Chicken Egg Production
c) NAICS Code 112320 Broilers and Other Meat Type Chicken Production
d) NAICS Code 112330 Turkey Production
e) NAICS Code 112340 Poultry Hatcheries
f) NAICS Code 112390 Other Poultry Production
g) NAICS Code 621410 Family Planning Center
   h) NAICS Code 622110 General Medical and Surgical Hospitals
   i) NAICS Code 622210 Psychiatric and Substance Abuse Hospitals
   j) NAICS Code 622310 Specialty (except Psychiatric and Substance Abuse) Hospitals
   k) NAICS Code 623110 Nursing Care Facilities (Skilled Nursing Facilities)
l) NAICS Code 623210 Residential Intellectual and Developmental Disability Facilities
   m) NAICS Code 623220 Residential Mental Health and Substance Abuse Facilities
   n) NAICS Code 623311 Continuing Care Retirement Communities
   o) NAICS Code 623312 Assisted Living Facilities for the Elderly
   p) NAICS Code 623990 Other Residential Care Facilities
   q) NAICS Code 624221 Temporary Shelters
   r) NAICS Code 624229 Other Community Housing Services
III. **DENSITY REGULATIONS:**

A. The Zoning District proposes a maximum ground floor building area of 1,850,000 square feet.

IV. **SETBACK REGULATIONS**

A. **Interstate 70.** There shall be a minimum buffer of 15 feet and a minimum building setback of 50 feet from the Interstate 70 right-of-way.

B. **National Road SW.** There shall be a minimum buffer of 15 feet and a minimum building setback of 100 feet from the National Road SW right-of-way.

C. **Tollgate Road SW.** There shall be a minimum buffer of 15 feet and a minimum building setback of 100 feet from the Tollgate Road SW right-of-way.

D. **East Perimeter.** There shall be a minimum buffer of 30 feet where adjacent to residential use, a minimum buffer of 15 feet where not adjacent to residential use, and a minimum building setback of 35 feet from the east perimeter.

V. **DEVELOPMENT REGULATIONS**

A. **Lot Area Requirements.** The Zoning District’s net lot area is 92.102 +/- acres.

B. **Architectural Standards.**

1. **Building Height:** The maximum building height of a structure shall not exceed 110 feet unless otherwise provided in this paragraph. Roof-mounted mechanical equipment may exceed any relevant height limitation.

2. **Service and Loading Areas.** Views to service and loading areas shall be minimized from view from Interstate 70, National Road, and Tollgate Road SW (as determined from portions of these thoroughfares that are adjacent to this Zoning District) using fencing, mounding, landscaping, or any combination thereof. The purpose of this requirement is to soften views, but not to fully obscure them.

3. **Materials.** Permitted exterior building façade materials shall be predominately concrete wall panels, prefinished metal, and aluminum window systems with glass.

VI. **USE OF ENVIRONMENTALLY SENSITIVE AREAS:**

Wetland areas have been identified on the property. All wetlands that have been identified on site and that are in conflict with the approved development plan will be mitigated through the Army Corps of Engineers or the Ohio Environmental Protection Agency, whichever agency is applicable based on the type and classification of the specific wetland.
None of the Total Acreage is located in the FEMA 100-year flood plain. None of the Total Acreage has slopes greater than twenty (20) percent.

VII. ADDITIONAL GENERAL SITE DEVELOPMENT STANDARDS

A. Access, Parking, Site Circulation, and Traffic Commitments.

1. Traffic Study. A traffic study shall be submitted to Etna Township and Licking County. Improvements to the public street network within and near this Zoning District shall be completed by the developer in accordance with the requirements of the approved traffic study.

2. Parking. Parking and loading shall be as required by Article 11 of the Etna Township Zoning Resolution. Modifications to the required minimum amount of parking spaces or loading spaces for a particular use may be requested and approved as a part of a Final Development Plan. Modifications shall be granted upon a finding that a reduction or increase in the required amount of parking as set forth in the Zoning Resolution is warranted based on the nature of the use and/or evidence of the parking demands for such uses based on data from one or more developments located other jurisdictions which contain these uses, as determined by the Etna Township Zoning Administrator.

B. Lighting:

1. All parking lot shall be cut-off type fixtures and down cast.

2. All parking lot light poles shall be dark in color and shall not exceed 40 feet in height.

C. Signage: Signage shall be permitted in accordance with the Zoning Resolution, which shall consist of:

1. Freestanding Major Development signage at the northwest corner of the development, this signage shall not exceed 20 feet in height with 160 square feet of signage per face, Section 1209(D) Etna Township Zoning Resolution.

2. Secondary freestanding signage along National Road at the entry, this signage shall not exceed 15 feet in height with 100 square feet of signage per face, Section 1209(C) Etna Township Zoning Resolution.

3. Secondary freestanding signage along Tollgate Road SW, this signage shall not exceed 15 feet in height with 100 square feet of signage per face, Section 1209(C) Etna Township Zoning Resolution.

4. Wall signage as otherwise permitted by Section 1209 Etna Township Zoning Resolution.

5. Directional signage as permitted by Section 1209 Etna Township Zoning Resolution.
6. The developer may elect to present, for review as part of a Final Development Plan, a master sign plan. Such master sign plan, if approved, may supersede the requirements of this Development Standards Text and the Zoning Resolution in whole or in part, and shall become an addendum to this text.

D. **Phasing of Improvements**: Phasing is shown conceptually on the attached preliminary plans. The Zoning District may be developed in phases over time and each phase shall include an appropriate share of the proposed streets and roads, landscaping and outdoor spaces, screening, and other site amenities. The extent of these improvements shall be determined for each phase of a specific project at the time of the project’s Final Development Plan approval and need not be based solely upon a proportional or equal share of the entire site. Requirements for a phased project may include off-site improvements. There shall be no requirement that a Final Development Plan application be filed or that construction within this Zoning District must commence within any particular time period in order for this zoning to remain effective.