PLANNED MIXED-USE DEVELOPMENT DISTRICT
("PMUD")

ZONING TEXT AMENDMENT

This PMUD Text is based upon and designed to promote the "Mixed Use
Local Commercial/Conservation Subdivision" land use description, "310
Corridor Study" focus area, and other associated guidance of the Etna
Township—Planning for Our Future comprehensive plan adopted in 2011.

Upon final approval of this PMUD zoning text amendment, development of the
herein described Property shall follow the procedures within Section 1903(D)
Final Development Plan of the Etna Township Zoning Resolution
("Resolution"). The Property shall remain in strict compliance with each Final
Development Plan as hereafter approved or modified in accordance with sub-
section 1903(D)(3), and if expired, as approved by the Township Board of
Trustees after submittal of a new Preliminary Plan and Final Development
Plan. All general non-district regulations/standards in the Resolution shall
apply to this PMUD unless they conflict with this PMUD text, at which time all
conflicting general non-district regulations/standards in this PMUD shall take
precedence.

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

"TOTAL ACREAGE" INFORMATION:

Size & Location of the PMUD District: The subject Property is located on the east
and west side of Hazelton-Etna Road ("SR310") in the northern area of Etna
Township and consists of three parcels with the following approximate acreage:

>"West Side" of SR310—Parcel No. 010-016872: 44.21 acres; Parcel No. 010-
016866: 15.33 acres; Total acres: 59.54 acres; and


TOTAL ACREAGE—86.51 acres.
The Total Acreage is also referred to as the "Property"
(Legal Description is in the deed recorded at Instrument No. 200109040032045
Licking County, Ohio Recorder's Office)

USE OF ENVIRONMENTALLY SENSITIVE AREAS:

The West Side has a wooded area that extends from the south border to the north
border of the West Side ("Woods"). A stream flows through the Woods ("Stream"). The
West Side has a wetland that is approximately .37 acres ("Wetland"). Any
environmentally sensitive areas identified when each Final Development Plan is
prepared shall be accommodated in accordance with Article 19 of the Resolution (the
PMUD). Portions of the Woods will be dedicated for Common Open Space (As defined
in the Resolution: Common Open Space: Open space designed specifically to benefit
the residents of a planned development through aesthetics, buffering, parks, recreation,
entrance features, etc. Common Open Space is intended to be fully open and accessible by all residents of the planned development. Common Open Space can be improved or natural in character.) and the Stream and Wetland, as finally delineated, will be preserved and dedicated for Natural Open Space except area occupied by roadways and/or paths that will pass through/over the Stream. (As defined in the Resolution: Natural Open Space: Land set aside in its natural condition. Typical natural conditions might be, but are not limited to ravines, wetlands, floodplains, woods, tree rows, stream corridors, scenic views, or agricultural elements such as fence rows.)

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.

PMUD USE AREAS

The PMUD will incorporate the following Use Areas:

STORM WATER AND PUBLIC IMPROVEMENTS:
A PMUD Development Plan shall incorporate provisions for storm water and public improvements. All such improvements shall be permitted in this PMUD.

Storm Water Basins: The acreage of the PMUD required to accommodate storm water facilities for an approved development. An example is delineated on the "Illustrative Plan ("IP") attached hereto and made a part hereof.

Public/Private Streets/ROW: The acreage of the PMUD used to extend public and/or private streets from SR310. An example is delineated on the IP.

Utilities: The acreage of the PMUD used to extend public and private utilities including storm water drainage, electric, gas, cable, etc.

COMMERCIAL AND RESIDENTIAL USE AREAS:
A PMUD Development Plan may incorporate one or more of the following Use Areas in the locations of the Property delineated below and is required to incorporate Common and Natural Open Spaces in the minimum acreages delineated below:

Commercial Use: The PMUD Development Plan may be designed to accommodate up to 12 acres fronting on SR310 on the West Side and/or East Side or fronting on Open Space fronting on SR310 for commercial use.

Residential Use: The PMUD Development Plan may be designed to accommodate up to 80.47 acres fronting on SR310 or on the West Side and/or East Side and/or on any portion or all of the remaining acreage not fronting on SR310 located on the West Side and/or East Side not used for Open Space for residential use: see option delineated on the IP.

OPEN SPACES/PARK USE AREAS:

Improved Open Space/Public Park: The PMUD Development Plan can be designed to accommodate up to 26.97 acres on the East Side to be used for a public...
park (Improved Open Space: Open space set aside for passive or active recreational purposes. These areas may contain accessory buildings and improvements necessary and appropriate for recreational uses): see option delineated on the IP.

Common Open Space: No less than 20 acres on the West Side and/or East Side (acreage can be on one side or divided between both sides) shall be used for Common Open Space serving the residents/owners of Property in the PMUD. Up to 10 acres can be deducted from the required Common Open Space in the event the East Side is developed with a public park as delineated above: see option delineated on the IP.

Natural Open Space: No less than 6 acres on the West Side shall be used for Natural Open Space: see option delineated on the IP.

The IP is one example of how the Use Areas can be planned on the Property. Any Development Plan that is made in accordance with the above Use Area requirements and abides by this PMUD Text is permitted under this PMUD. Upon approval of the rezoning of the Property with the adoption of the PMUD Text, any approval or disapproval of subsequent uses or development of the Property as being in compliance with the PMUD Text shall not be considered to be an amendment or supplement to the Etna Township zoning resolution for the purpose of section 519.12 of the Revised Code, but may be appealed pursuant to Chapter 2506. of the Revised Code.

**PMUD PERMITTED USES:**

The PMUD permits Open Spaces, Storm Water, and Public Improvements in all Use Areas

**RESIDENTIAL USE AREAS**

**PERMITTED USES:**

PERMITTED USES:
1. Single family detached dwellings (by fee simple Lots or condominium)
2. Accessory uses and structures. As permitted in Section 1005 of the Resolution
3. Home Occupations as defined in the Definitions of the Resolution
4. Agricultural uses exempted from township zoning authority per Chapter 519 of the Ohio Revised Code.

**RESIDENTIAL DENSITY:**
Density for single family residential development areas in the PMUD ("Subdivisions" or Condominiums) shall be determined by dividing the number of dwelling units to be developed in a Subdivision/Condominium by the acreage to be used for the Subdivision/Condominium including its open space (including common and natural open space). Acreage to be developed for commercial uses adjacent to a Subdivision/Condominium or located on the same side of SR310 as the Subdivision/Condominium (West Side or East Side) shall not be included in the residential density calculation.
The Maximum Residential Density of a Subdivision/Condominium in the PMUD is 3.04 units per gross acre.

As an example, on the IP the gross acreage of the PMUD on the West Side is 59.54 acres. The acreage to be used for the residential development and its opens spaces is 59.54 acres. The Residential Density of the residential development is 181 divided by 59.54 = 3.04 units/acre

SQUARE FOOTAGE OF RESIDENTIAL UNITS:
Dwelling Units shall have a minimum floor area of 1000 square feet (Floor Area of a Residential Building: The sum of the gross horizontal area of the several floors of a residential building, excluding basement floor areas not devoted to residential use and the exterior areas of roofed porches and roofed terraces. All dimensions shall be measured between interior faces of walls.)

OPEN SPACE:

RESIDENTIAL OWNERS' ASSOCIATION:
Prior to the sale of any residential dwelling in a phase of a residential Subdivision/Condominium in the PMUD, the Natural Open Space and Common Open Space located in the same phase of the Lot/unit sale shall be conveyed to an owners' association or to such other similar organization formed for the maintenance of the Subdivision, or owned by unit owners as tenants in common under a condominium plan. Covenants shall be placed on the Open Space that restrict the Natural Open Space to a continuation of its natural condition and Common Open Space to the uses specified in the Final Development Plan. The association, organization, or condominium owning the Open Space shall provide for maintenance of the Common Open Space in a manner which assures it continuing use for its intended purpose. Membership in the owners' association or such other similar organization, or ownership as a unit owner in a condominium shall, by deed restriction, be mandatory for any Lot/unit owner within the residential Subdivision/Condominium. All owners will have access to Common Open Space in the Subdivision of which they are a part either by adjacency, sidewalks or walking trails.

It is the intent of this PMUD that all Common Open Space and Natural Open Space in a residential development shall be part of the residential Subdivision/Condominium in the PMUD and ultimately be conveyed to the residential owners' association or such similar organization, or condominium association of which it is part or owned, and maintained by the same.

USE OF RESIDENTIAL DWELLING AS A MODEL UNIT

Model units, defined as residential units used as sales offices by builders/developers to display the builder/developer's product, are permitted subject to the following restrictions:

1. Lighting: All exterior lighting must be fully shielded down-lighting, so that no lighting shall be cast onto adjoining residential units that is not otherwise permitted in this text. Off street parking areas must be illuminated. All exterior lighting, except for security lighting, shall be extinguished at the closing time of the model home.
2. Parking: Each model unit shall provide two (2) off street parking spaces in close proximity to the model unit to be used by the public. A driveway serving the model unit may be used for two (2) parking spaces.

3. Screening: Landscaping for a model unit shall be approved by the Township and installed prior to the use of a model unit.

4. Model Unit Sign: Etna Township may approve one (1) model unit sign provided the following conditions are met:
   a) The sign shall not exceed sixteen (16) square feet per side with thirty-two (32) square feet maximum total display area;
   b) The overall height of the sign shall be no more than four (4) feet above grade;
   c) The model unit sign shall be located in the model unit's yard area;
   d) The model unit sign must be removed when the model unit is discontinued as a sales office.

**STREET TREES REQUIRED:**

Along all public streets, one deciduous, broad leaf street tree with a minimum caliper of three (3) inches at planting, shall be placed along the road frontage of each unit.

**STREET LIGHTING REQUIRED IN RESIDENTIAL SUBDIVISIONS/CONDOMINIUMS:**

All Lots in a Subdivision abutting a public street shall require a post light that is uniform in each Subdivision and must be of white light, maximum height of six (6) feet, placed no less than 15 feet from the Lot frontage. In the case of a condominium, one such post light shall be placed along the condominium Property frontage every seventy (70) feet and be placed no less than 10 feet from the Property frontage.

**PEDESTRIAN CIRCULATION SYSTEM REQUIRED FOR RESIDENTIAL USES:**

A pedestrian circulation system will be designed/constructed to provide a bike and walking path interior to each residential Subdivision/Condominium and shall provide connections to contiguous residential and/or commercial use areas in the PMUD with a minimum width of 5' surfaced with asphalt or such other hard surface as approved in a Final Development Plan.

**EXTERIOR DESIGN STANDARDS/REQUIREMENTS FOR ALL RESIDENTIAL USES:**

The exterior design of structures in each residential Subdivision/Condominium shall give due regard to the footprints, building orientation, massing, roof shape, pitch and exterior materials to blend with other architectures in the community. The exterior of all residential and accessory structures shall be finished with one or more of the following materials: brick, stone (or fabricated stone finish products), stucco, wood, hardiplank siding (or similar product) and high grade vinyl siding. Vinyl products can be used for soffit purposes and such other exterior finishes.

**BUFFERING:**

Buffering shall be required as provided in Article 16 of the Resolution.
SETBACKS AND YARDS FOR RESIDENTIAL LOTS/CONDOMINIUM UNITS:
"Lots" are fee simple Lots
"Property" is land on which condominium Units are constructed

1. Structures shall be setback 20’ from the front Lot/Property line.
2. Each Lot/Property shall have minimum side yards of 5’ from each side Lot/Property line.
3. Each Lot shall have a minimum width of 52’ at the structure setback line.
4. Each Lot/Property shall have a minimum rear yard setback of 10’ from the rear Lot line.
5. Condominium Units shall be separated, one from the other, by a minimum of 10’.
6. Lots shall be sized to accommodate the requirements above.
7. The number of Lots and/or condominium Units shall not exceed the Maximum Residential density.

HEIGHT FOR RESIDENTIAL & RESIDENTIAL ACCESSORY STRUCTURES:

No structure shall exceed thirty-five (35) feet in height. (As defined in the Resolution:
Building, Height: The vertical distance measured from the average elevation of the
proposed finished grade at the front of the building to the highest point of the roof for flat
roofs, to the deck line of mansard roofs, and the mean height between eaves and ridge
for gable, hip or gambrel roofs.)

PARKING REGULATIONS FOR RESIDENTIAL USES:

Parking requirements for parking in residential Subdivisions shall be as regulated in
Article 11 of the Resolution.

UTILITIES SERVING THE RESIDENTIAL USE AREAS:

Centralized water and sanitary sewer services are available and shall be
extended/constructed in each Residential use area of the PMUD 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 developed area. 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.
COMMERCIAL USE AREAS

PERMITTED USES & CONDITIONAL USES:

PERMITTED/CONDITIONAL USES: The Permitted and Conditional Uses are delineated in the following Articles of the Etna Township Zoning Resolution

1. Article 9, Section 905 Professional-Research-Office District
2. Article 9, Section 906 Local Business District
3. Accessory uses to Section 905 and 906 (As defined in the Resolution: Accessory Use or Structure: A use or structure on the same Lot with, and of a nature customarily incidental and subordinate to the principal use or structure.)

MAXIMUM SQUARE FOOTAGE: Buildings used for permitted uses under Retail Trade in Section 906 (Local Business District) of the Resolution shall contain no more than 16,250 gross square feet of floor area per building.

COMMERCIAL LOT OWNERS: Any Open Space associated with development of a commercial Lot(s) shall be owned by the owner(s) of the commercial Lot(s). The owners shall provide for maintenance of the Open Space in a manner that insures its continuing use for its intended purpose. The Final Development Plan for each commercial Lot will delineate Open Space areas and ownership requirements.

It is the intent of this PMUD that all Common Open Space and Natural Open Space that is part of a commercial development in the PMUD shall ultimately be owned and maintained by the owners of the commercial Lots of which it is part.

COMMERCIAL BUILDING & IMPROVEMENT FACADES:

All commercial buildings located next to SR310 (those buildings that are the first buildings west and east of SR310 along its corridor) shall have a façade that faces SR310. All other commercial buildings shall have facades that face the location of the pedestrian's main access/entry thereto.

COMMERCIAL SERVICE STRUCTURES & SCREENING

No utilities, dumpsters, mechanicals or other service structures may be placed in front of the building façade unless existing prior to construction or required by applicable regulations. Service structures shall be screened. Service structures shall include but not be limited to loading docks, storage tanks, dumpsters, electrical transformers, utility vaults which extend above the surface, cooling towers, roof top units and 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. Roof top mechanical units must be screened to the full height of the unit.

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, two-thirds 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. Whenever screening material is placed around any trash disposal unit or waste collection unit which is emptied or removed mechanically on a regularly occurring basis, a curb to contain the placement of the container shall be provided within the screening material on these sides where there is such material. The curbing shall be at least one foot from the material and shall be designed to prevent possible damage to the screening when the container is moved or emptied.

PARKING FOR COMMERCIAL USES

Parking shall not dominate commercial development as viewed from SR310 unless permitted otherwise in accordance with the approved Final Development Plan. Shared parking is permitted. Parking and loading facilities shall be designed in accordance with Article 11 of the Resolution. At the time of construction of any improvement, off-street parking shall be provided with adequate provisions for ingress and egress.

BUILDING DESIGN, SCALE & ACCESS

Buildings shall have a neighborhood design, being human in scale, permitting and promoting pedestrian walking access by means of improved sidewalks and paths that connect to residential subdivisions/condominiums. A network of concrete sidewalks shall provide access to commercial buildings. All sidewalks providing access to commercial buildings shall have or be connected to a sidewalk that has at least one access point to a paved walking/biking trail that extends to other paved walking/biking trails in the PMUD. In addition to sidewalks, a pedestrian circulation system will be designed/constructed to provide a bike and walking path interior to the PMUD and shall provide connections to contiguous circulation systems with a minimum width of 5’ surfaced with asphalt or such other hard surface as approved in a Final Development Plan.

Each building shall be related to other buildings 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 shall be finished with one or more of the following materials: brick, 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 commercial building shall be erected or enlarged to exceed two and one-half (2 1/2) stories or thirty-five (35) feet unless otherwise approved in a Final Development Plan.
LOT AREA, WIDTH & DEPTH: Every commercial Lot shall have minimum width of one hundred (100) feet and minimum Lot area of not less than one-half (.5) acre (21,780 square feet) exclusive of public road right of way and shall be in addition to any easement of record unless otherwise approved in the Final Development Plan.

FRONT YARD: There shall be a front yard of not less than twelve (12) feet in depth.

SIDE YARD: There shall be side yards of not less than twelve (12) feet on each side.

REAR YARD: There shall be a rear yard of not less than twelve (12) feet in depth.

STREET LIGHTING

All access-ways that provide connection from a public access to and from each commercial building or building cluster shall require lighting that is uniform in the PMUD commercially developed areas 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.

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 public street and access-way frontage on at least one side of the street or access-way.

BUFFERING:

Buffering shall be required as provided in Article16.

SIGNAGE

Commercial signage shall be uniform in design in the PMUD and as regulated in Article 12 of the Resolution.

LANDSCAPING

All improved spaces that are not used for parking, access, or structures shall be landscaped in accordance with a landscape plan showing the caliper, height, numbers, name and placement of all material, and shall be approved as part of the Final Development Plan. In the event that Etna Township has adopted regulations governing landscaping in its Resolution, then said landscape plan shall be in accordance therewith.

UTILITIES

Centralized water and sanitary sewer service are available and shall be extended/constructed in the PMUD 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 area of the PMUD. 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.