I-70 INTERCHANGE ZONING DISTRICT
PLANNED MIXED USE DISTRICT (PMUD)
ZONING/DEVELOPMENT STANDARDS TEXT

July 6, 2020

I. ORGANIZATION OF THE DISTRICT:

A. Introduction: The I-70 Interchange Zoning District (hereinafter, the “Zoning District”) seeks to facilitate the development of a dynamic mixed use district to the northeast of the Interstate 70 – State Route 310 interchange. The subject site consists of 219+/- acres. The applicant, T&R Properties, has a proven track record of successful real estate development throughout central Ohio. It intends to develop the property within this Zoning District with a mixture of uses including, but not limited to, offices, flex office and warehousing, traditional single-family housing, single-family attached housing, empty-nester housing, patio homes, multi-family residential, retail and service-related uses, restaurants, and open space.

Mixed-use districts have become commonplace throughout central Ohio. Residents prefer to live near amenities and services, and even near to their places of employment. The development standards contained in this text will facilitate a variety of uses and development, bringing a first-of-its-kind project to Etna Township and the surrounding area. While this Zoning District will provide a desired mix of uses for the residents living there, the prime location of this site near an interstate interchange lends itself to being attractive for employers, retailers, and food and beverage establishments serving the larger community. Being that the ultimate build-out of the site will be driven by market demands, this text aims to ensure that a high-quality mixed use development occurs while providing flexibility to the applicant/developer to adapt to market conditions.

B. Zones and General Access: This Zoning District is divided into two “zones” and will be served by an internal vehicular circulation system as follows:

1. Zone 1. Zone 1 consists of 109.0+/- acres net of new public street right-of-way and designated open spaces. It includes the portions of the Zoning District along State Route 310 and Interstate 70, as illustrated on accompanying plans. In addition, it encompasses the interior of the new Loop Street that will be constructed to serve this Zoning District as contemplated in Section I.B.3 below. Zone 1 is intended to include uses that are deemed to be “commercial” for real estate tax purposes.

2. Zone 2. Zone 2 consists of 77.2+/- acres net of new public street right-of-way and designated open spaces. It includes the portions of the site located to the north and east of the new Loop Street as well as those portions of the Zoning District with frontage on Pike Street centrally located within the site, as illustrated in accompanying plans. Zone 2 will include uses that are deemed to be “residential” for real estate tax purposes, except that up to 5 acres within Zone 2 may be utilized for commercial purposes as described in this text.
3. **Internal Vehicular Circulation System**

   a. **Major Streets.** A public street shall be provided in a “loop” configuration to provide vehicular access into and out of the Zoning District from State Route 310 (such street to be referred to herein as the “Loop Street”). In addition, there shall be one public street extending from the Loop Street with a “y” configuration that provides one connection to Pike Street and another connection to National Road (U.S. Route 40) (together, the “Northern Street Connector”). The Loop Street and the Northern Street Connector shown in the plans that accompany this text are intended to demonstrate preliminary locations, sizes, and alignments for these streets. The exact locations, sizes, alignments, and specifications for these streets as well as the timing of their construction shall be determined in accordance with one or more traffic studies or analyses that are approved by relevant governmental authorities and as approved as part of one or more Final Development Plan Applications. All public streets within this Zoning District shall be subject to the platting regulations and requirements of Licking County.

   b. **Other Streets.** Public streets other than the Loop Street and the Northern Street Connector also may be provided within this Zoning District. Each of these other public streets shall be categorized as either a “Primary Street” or a “Residential Street”. For purposes of this text, a “Primary Street” shall mean “a public street other than the Loop Street, the Northern Connector Street, or a Residential Street which is intended to provide a primary route of vehicular circulation through or within all or some portion of the Zoning District.” Also for purposes of this text, a “Residential Street” shall mean “a public street other than the Loop Street, the Northern Street Connector, or a Primary Street which is intended to be used providing as a means of providing vehicular circulation within a residential subdivision.”

   c. **Private Roads and Access Routes.** Any road, drive, or access route that is not publicly dedicated shall be permitted provided that, where it serves more than one parcel, the private rights of use with respect to and the requirements for the maintenance of such a road, drive, or access route and the costs thereof shall be required to be included in a written instrument recorded with the Office of the Recorder of Licking County, Ohio. Such a written instrument may be in the form of an easement agreement, property owners’ association declaration or agreement, or a similar instrument that provides notice to all current and future owners of affected real property with respect to such rights and obligations. Multi-family communities may be served by internal private roads and drives that are owned and maintained by the owner of the community, provided that such internal private roads and drives provide a means of vehicular ingress from and egress to a Primary Street.

C. **Development Standards:**

1. The zoning plan that accompanies this text demonstrates zones where allowable uses may be developed and operated within this Zoning District. The Zoning District could
develop in a number of different ways depending on market demands. It is likely 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 subsection 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. USES:

A. Use Regulations. The following chart provides a list of uses which are allowed in each zone. Permitted uses are designated as “P” in the chart. Conditional uses are designated with a “C”. Uses that are designated as “L” shall be permitted with limitations described in Sections II.B and II.C, and uses which are not permitted or conditional are designated as “X”. Section references are to sections of the Zoning Resolution which are in effect on the date when this text becomes legally effective.

<table>
<thead>
<tr>
<th>Use</th>
<th>Zone 1</th>
<th>Zone 2*</th>
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<tbody>
<tr>
<td>Permitted Uses in Local Business District (LB), Section 906</td>
<td>P</td>
<td>L</td>
</tr>
<tr>
<td>Permitted Uses in General Business District (GB), Section 907</td>
<td>P</td>
<td>L</td>
</tr>
<tr>
<td>Permitted Uses in Accommodation Business District (AB), Section 908</td>
<td>P</td>
<td>L</td>
</tr>
<tr>
<td>Permitted Uses in Light Manufacturing District (M-1), Section 909, except as listed in Section II.B.8 of this text</td>
<td>C</td>
<td>X</td>
</tr>
<tr>
<td>Single-family detached homes</td>
<td>X</td>
<td>P</td>
</tr>
<tr>
<td>Single-family attached homes</td>
<td>X</td>
<td>P</td>
</tr>
<tr>
<td>Patio homes</td>
<td>X</td>
<td>P</td>
</tr>
<tr>
<td>Multi-family residential</td>
<td>P</td>
<td>X</td>
</tr>
<tr>
<td>Home occupations</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Private community clubhouses in association with a permitted residential or multi-family residential use</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Arts, entertainment, and recreation as provided in Section 900 A.6</td>
<td>P</td>
<td>X</td>
</tr>
<tr>
<td>Permitted uses in Professional-Research-Office District, as provided in Section 905A</td>
<td>P</td>
<td>X</td>
</tr>
<tr>
<td>Health care and social assistance, as provided in Section 905 B.3</td>
<td>P</td>
<td>X</td>
</tr>
<tr>
<td>Veterinary offices, clinics, and/or services</td>
<td>P</td>
<td>X</td>
</tr>
<tr>
<td>Live-work units</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Microbreweries, micro distilleries, micro-wineries</td>
<td>P</td>
<td>X</td>
</tr>
</tbody>
</table>

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Community garden
Vehicle charging stations (standing alone or in conjunction with
an otherwise permitted fuel station)
P  P
P  L

*Non-residential uses in Zone 2 are limited to a maximum of 5.0 acres as contemplated in Section III.C
below.

B. Supplementary Use Regulations. The following additional requirements shall apply to
particular permitted and conditional uses within this Zoning District:

1. The term “single-family home” as used in this text shall mean “a detached dwelling unit
that is one, one and one-half, or two stories in height located on a lot that is owned in fee simple
and is not a patio home or single-family attached home.” The term “single-family uses” as used
in this text shall mean “a development or subdivision containing only single-family homes and
uses and improvements that are associated with or accessory to such uses.”

2. The term “patio home” as used in this text shall mean “a dwelling unit that is one or one
and one-half stories in height and is either (a) attached to one but no more than two other similar
dwelling units with shared walls between units or (b) detached from other similar dwelling units
but built in a cluster design with such other units.” The term “patio home uses” as used in this
text shall mean “a development or subdivision containing only patio homes and uses and
improvements that are associated with or accessory to such uses.”

3. The term “multi-family unit” as used in this text shall mean “a dwelling unit that is not a
single-family home, single-family attached home, or patio home that is included in a building
containing other similar dwelling units and is for rent.” The term “multi-family uses” as used in
this text shall mean “a development containing only multi-family units and uses and
improvements that are associated with or accessory to such uses.”

4. The term “single-family attached home” as used in this text shall mean “a dwelling unit
that is two or more stories in height that is attached to and shares a common wall with another
similar unit, is owned in fee simple or as a condominium unit apart from other similar units, and
is not a multi-family unit.” The term “single-family attached uses” as used in this text shall mean
“a development containing only single-family attached homes and uses and improvements that
are associated with or accessory to such uses.”

5. The term “live-work unit” as defined in this text shall mean “a structure or portion of a
structure: (a) that combines an office or commercial activity with a residential living space for the
owner of the office or commercial business, or the owner’s employee, and that person’s
household; (b) where the resident owner or employee of the business is responsible for the office
commercial activity being undertaken; and (c) where the office or commercial or activity is being
conducted in accordance with a valid business license when required by the township, state, or
federal governments.” Live-work units within Zone 2 shall be permitted only within the
commercial area of that zone.
6. Accessory uses and structures shall be permitted as provided in Article 10 of the Zoning Resolution. Structures which are accessory to a primary building or structure that is not a single-family home, patio home, single-family attached home, or live-work unit shall have a gross floor area that does not exceed five percent (5%) of the gross floor area of the primary building or structure. Structures which are accessory to a primary building or structure that is a single-family home, patio home, single-family attached home, or live-work unit shall have a gross floor area that does not exceed twenty percent (20%) of the gross floor area of the primary building or structure.

7. "Outparcel" shall mean "a parcel within Zone 1 or Zone 2 that (A) has frontage on State Route 310, Interstate 70, and/or Pike Street, or with a boundary line that is fully or partially shared with a parcel that has such frontage, (B) contains any use permitted to be operated in the LB, GB, or AB zoning district under the Zoning Resolution, and (C) is three acres or less in size.

8. The following uses from the M-1, Light Manufacturing District shall be prohibited:

   a. Petroleum and Coal Products Manufacturing (see Zoning Resolution Section 909.A.11)

   b. Chemical Manufacturing (see Zoning Resolution Section 909.A.12)

   c. Those Manufacturing Uses listed in Zoning Resolution Section 909.B.2

   d. Motor Vehicle Towing (see Zoning Resolution Section 909.B.4.a)

III. DENSITY REGULATIONS. The intent for this Zoning District is to allow densities for development which are much higher than have been traditionally found in the Township. The nature of the proposal as a mixed use development located at a major freeway interchange distinguishes this district from any others in the community. Except as noted in this Section III, densities shall not be specifically defined but will be determined by applying relevant development standards to each use type. The following density limitations shall apply to this Zoning District:

   A. Single-family. A maximum of 58.0 acres shall be permitted to be developed with single-family homes, single-family attached homes, or any combination thereof in Zone 2.

   B. Multi-Family. A maximum of 42.0 acres shall be permitted to be developed with multi-family units in Zone 1, except that multi-family units which are located within a building that contains only non-residential uses on the first floor shall not count toward this maximum acreage.

   C. Zone 2 Non-Residential Uses. There shall be a maximum of 5.0 acres of non-residential uses in Zone 2.

   D. Other Uses. There shall be no maximum densities for any other uses in this Zoning District.
IV. SETBACK REGULATIONS – GENERALLY. The following setback requirements shall apply to all uses which are permitted in this Zoning District other than single-family homes, single-family attached homes, or patio homes. These requirements shall apply over any conflicting setback requirements which are provided elsewhere in this text:

A. Interstate 70. There shall be a minimum pavement and building setback of 30 feet from the right-of-way for Interstate 70.

B. State Route 310. There shall be a minimum pavement setback of 100 feet and minimum building setback of 125 feet from the existing centerline of the right-of-way for State Route 310.

C. Pike Street. There shall be a minimum pavement and building setback of 20 feet from the right-of-way for Pike Street.

D. National Road (U.S. Route 40). There shall be a minimum pavement setback of 20 feet and minimum building setback of 30 feet from the right-of-way for National Road (U.S. Route 40).

E. Perimeter Boundary Lines.

1. Northern Boundary. There shall be minimum pavement and building setback of 20 feet from the northern perimeter boundary line of Zone 1.

2. Eastern Boundary.

   a. Multi-Family Uses. For multi-family uses, there shall be a minimum pavement setback of 15 feet and minimum building setback of 30 feet from any portion of the eastern perimeter boundary line of Zone 1 that is shared with a property that is not located in this Zoning District.

   b. Non-Residential Uses. For uses other than multi-family uses, single-family homes, single-family attached homes, or patio homes, there shall be minimum pavement setback of 50 feet and minimum building setback of 25 feet from any portion of the eastern perimeter boundary line of this Zoning District that is shared with a property that is not located in this Zoning District.

F. Internal Parcel Lines. For existing or future parcel lines that are not perimeter boundary lines for this Zoning District, the following setback requirements shall apply:

1. Between Outparcels. On shared parcel lines between Outparcels there shall be a minimum pavement setback of 5 feet and a minimum building setback of 10 feet from the shared parcel line.

2. Between Other Non-Residential Uses. For shared boundary lines between parcels which are not Outparcels and which contain uses other than single-family homes, single-family attached homes, or patio homes, there shall be a zero required setback from the shared parcel line.
3. **Between Residential and Non-Residential Uses.** For shared boundary lines between one or more parcels containing single-family homes, single-family attached homes, or patio homes and a parcel containing any other uses that are taxed at commercial real estate tax rates, the parcel containing the other uses shall have a minimum pavement setback of 10 feet and a minimum building setback of 20 feet from the shared parcel line. In such a circumstance, the setbacks for parcels containing single-family homes, single-family attached homes, or patio homes shall be provided in accordance with the requirements provided elsewhere in this text.

4. **Shared Access Drives.** Shared access drives shall not be subject to any of the minimum pavement setback requirements of this text and shall be permitted to cross parcel lines if recorded access easements apply to the parcels which are served by the shared access drives.

G. **Major Streets.** The following setbacks shall apply to the Loop Street, Northern Street Connector, and Primary Streets:

1. **Multi-Family Uses.** For multi-family uses, there shall be a minimum pavement setback of 10 feet and minimum building setback of zero feet from the rights-of-way of the Loop Street, the Northern Street Connector, and Primary Streets.

2. **Single-Family Homes, Single-Family Attached Homes, and Patio Homes.** No single-family home, single-family attached home, or patio home shall be located closer than 25 to the right-of-way of the Loop Street, the Northern Street Connector, and Primary Streets.

V. **DEVELOPMENT REGULATIONS – COMMERCIAL.** The following standards shall apply to "commercial uses” in this Zoning District, which shall mean “any permitted use other than single-family homes, patio homes, or multi-family uses.”

A. **Lot Area Requirements.**

1. There shall be a minimum lot width of 100 feet at the minimum building setback line. There shall be no minimum lot depth requirement, provided that the minimum acreage requirement is met as provided in Section V.A.2 below.

2. Each Outparcel shall be a minimum of 0.75 acres in size. Parcels other than Outparcels shall have a minimum size of 1.5 acres.

B. **Architectural Standards:**

1. **Building Height:** The maximum building height of a structure shall not exceed 40 feet unless otherwise provided in this paragraph. Structures located to the south of the southern edge of the right-of-way for northern leg of the Loop Street shall be permitted to be up to 75 feet in height, provided, however, that structures containing hospitals, facilities providing medical care on an outpatient basis, medical office uses, or some combination of the foregoing shall not exceed 85 feet in height within this same area. Roof-mounted mechanical equipment may exceed any relevant height limitation.
2. **Service and Loading Areas.** Service and loading areas shall be fully screened from the view of Interstate 70, State Route 310, and Pike Street (as determined from portions of these thoroughfares that are adjacent to this Zoning District) using fencing, walls, and/or landscaping.

3. **Mechanical Equipment.** Complete screening of all roof-mounted equipment shall be required on all four sides of buildings when the equipment would otherwise be visible from portions of Interstate 70, State Route 310, or Pike Street which are adjacent to this Zoning District. Complete screening of all ground-mounted mechanical and other equipment shall be required using fencing, walls, and/or landscaping when the equipment would otherwise be visible from portions of Interstate 70, State Route 310, or Pike Street which are adjacent to this Zoning District.

4. **Materials.** Permitted exterior building façade materials for commercial uses shall include cementitious siding, brick, brick veneer, vinyl siding, stone, stone veneer, aluminum and wood, or a combination thereof, shall be permitted as primary exterior façade materials. Permitted trim materials include wood, PVC, vinyl, EIFS, and aluminum.

5. **Drive-thrus:** A building located on an Outparcel with frontage on State Route 310 or Pike Street shall not be permitted to have a pick-up unit/drive-thru window on the side of the structure that has frontage on that thoroughfare. Pick-up units/drive-thru windows are permitted throughout this Zoning District.

**VI. DEVELOPMENT REGULATIONS – MULTI-FAMILY.** The following standards shall apply to multi-family uses in this Zoning District that are not located in a building in which only non-commercial uses occupy the first floor.

A. Buildings containing only multi-family uses shall not exceed 40 feet in height (multi-family uses located in a building in which only non-commercial uses occupy the first floor shall be subject to the height limitations in Section V.B.1).

B. Buildings shall be located a minimum of 5 feet from the edge of pavement of private roads or access drives.

C. Each building shall have a sidewalk located along building facades that have pedestrian access doors.

D. **Minimum Separation.** The minimum separation between buildings shall be 10 feet.

E. **Architecture.** Detailed architectural elevations shall be submitted along with an application seeking Final Development Plan approval for multi-family uses. Elevations shall be provided for each building type that is proposed. The design of any private community center/clubhouse that will serve residents in a multi-family community in this Zoning District shall be reviewed and approved as part of a Final Development Plan.
F. **Exterior Finish Materials.** Cementitious siding, brick, brick veneer, vinyl, stone, stone veneer, and wood siding shall be permitted as primary exterior façade materials. Permitted trim materials include wood, PVC, vinyl, EIFS, and aluminum.

**VII. DEVELOPMENT REGULATIONS – SINGLE-FAMILY HOMES.** The following standards shall apply to single-family uses in this Zoning District:

A. **Minimum Lot Dimensions.** There shall be a minimum lot width of 50 feet as measured at the minimum building setback line. There shall be a minimum lot depth of 110 feet.

B. **Setbacks.** The following setback requirements shall apply to lots containing single-family homes:

1. **Front Yard.** There shall be minimum front yard setback of 25 feet from the edge of right-of-way for all lots. Stoops, steps, and porches shall be permitted to encroach a maximum of 6 feet within the minimum front yard setback line.

2. **Rear Yard.** There shall be a minimum rear yard setback of 25 feet for all lots, provided that decks, screened porches, pools, and patios shall be permitted to encroach a maximum of 10 feet into the required minimum rear yard setback.

3. **Side Yard.** The minimum side yard setback shall be 5 feet for single-family homes. Eaves, overhangs, and window wells shall be permitted to encroach a maximum of 1 foot into the minimum side yard setbacks for each home type.

C. **Street Frontage.** All lots shall have frontage on and vehicular access to a Residential Street.

D. **Lot Coverage:** The maximum impervious lot coverage for each lot shall be 70%.

E. **Architecture.**

1. **Architectural Character.** The architectural characteristics of the homes to be constructed in this Zoning District shall be presented for review and approval as part of a Final Development Plan application. It is anticipated that a number of home designs will be used to meet market demands and to provide diversity in terms of home sizes and exterior appearances and finishes, subject to the requirements of this text.

2. **Exterior Finish Materials.** Cementitious siding, vinyl, brick, brick veneer, stone, stone veneer, EIFS, stucco, and wood siding shall be permitted as primary exterior façade materials. Permitted trim materials include wood, PVC, vinyl, EIFS, and aluminum. Additional primary or secondary materials may be approved as part of a Final Development Plan.

3. **Private Community Centers/Clubhouses.** The design of any private community center/clubhouse that will serve residents in a single-family community in this Zoning District shall be reviewed and approved as part of a Final Development Plan. Such facilities may be one, one and one-half, or two stories in height and shall have a design that is complimentary to the architecture of homes in the single-family community.

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F. **Minimum Floor Areas:** Each two-story home shall have a minimum total gross floor area of 1,500 square feet, each one and one-half story home shall have a total gross floor area of 1,400 square feet, and each one-story home shall have a minimum total gross floor area of 1,200 square feet. Gross floor area shall be calculated net of basements and garages.

G. **Homeowners’ Association.** The developer of any single-family subdivision in this Zoning District shall create a forced and funded homeowners’ association (an “HOA”) which shall charge assessments no less frequently than annually and shall maintain common open spaces and other features of common interest to homeowners. A declaration of covenants, conditions, and restrictions shall be recorded before any lots within a community are transferred to third parties which shall require the payment of these assessments and adherence to other requirements as are customarily applied to residential communities, as determined by the developer in its reasonable discretion and provided that such requirements are consistent with the requirements of this text and applicable law.

All reserve areas in each single-family residential community shall be maintained by the HOA. Reserve areas may be regularly mowed or may be permitted to be maintained in a more natural meadow-like state and may include green space, playgrounds, leisure paths, other recreational elements, and storm water management facilities. Plans for improvements to and maintenance of each reserve area shall be provided for review and approval as part of a Final Development Plan.

Property that is subject to governance by an HOA also may be subject to governance by a master property owners’ association (a “Master Association”) that governs all or some portions of this Zoning District. The Master Association may assume responsibility for certain obligations of the HOA as provided in the Master Association’s governing documents or as provided in a written agreement between the Master Association and an HOA.

H. **Street Trees.** Deciduous street trees shall be provided along all Residential Streets as required by the Etna Township Street Tree Policy.

I. **Individual Lots.** Each lot shall have a grassed lawn and shall include at least one deciduous tree in the front yard. These trees shall be a minimum of 2 inches in caliper at installation. Other plant materials may be provided on each lot, and their respective species and sizes will vary based on the preferences of the initial buyer of each lot.

J. **Model Homes.** The developer of a single-family community shall be permitted to operate model homes. Locations of model homes shall be determined at the time of a Final Development Plan approval. Each model home shall have a minimum of two off-street parking spaces.

K. **Signage.**

1. **Entry Signs.** An entry sign shall be permitted to be located on one or both sides of the street at each of the entry points into a single-family community, provided that each sign is located outside of the right-of-way. Entry signs shall be incorporated into landscaping features at such entry points.

2. **For Model Homes.** Signs shall be permitted on each lot where a model home is operated to identify the model home, the home builder, and hours of operation.
3. **Marketing.** Temporary marketing signs shall be permitted within this Zoning District until such time as the last lot/home is sold. The specifications for this signage and other requested signage shall be submitted along with a Final Development Plan application.

L. **Mailboxes:** Due to recently enacted federal postal rules and regulations, individual mailboxes are no longer permitted to be located to the front of each lot. Instead, cluster mailbox units shall be utilized in locations that are approved as part of a Final Development Plan.

**VIII. DEVELOPMENT REGULATIONS – PATIO HOMES.** The following standards shall apply to patio home uses in this Zoning District.

A. **Ownership Structure.** Patio homes may be developed and sold under either a fee simple lot sale structure or using a condominium form of ownership.

B. **Street Frontage.** All lots containing patio homes located on fee simple lots shall have frontage on and vehicular access to a Residential Street. Patio homes that are subject to a condominium form of ownership shall have direct access to a private road that is owned and maintained by a condominium owners’ association or to a Residential Street.

C. **Minimum Lot Dimensions.** When fee simple lots are utilized, there shall be a minimum lot width of 40 feet as measured at the minimum building setback line and there shall be a minimum lot depth of 80 feet.

D. **Setbacks.**

1. **Fee Simple Lots.** The following setback requirements shall apply to fee-simple lots containing patio homes:

   a. **Front Yard.** There shall be minimum front yard setback of 20 feet from the edge of right-of-way. Stoops, steps, and porches shall be permitted to encroach a maximum of 6 feet within the minimum front yard setback line.

   b. **Rear Yard.** There shall be a minimum rear yard setback of 20 feet, provided that decks, screened porches, pools, and patios shall be permitted to encroach a maximum of 10 feet into the required minimum rear yard setback.

   c. **Side Yard.** The minimum side yard setback shall be 5 feet for detached patio homes. For attached patio homes, there shall be a zero setback between homes where there are shared common walls and a 5-foot minimum side yard from the side of a home that does not have a shared wall with another home. Eaves, overhangs, and window wells shall be permitted to encroach a maximum of 1 foot into the minimum side yard setback.

2. **Condominium Units.** The following setback requirements shall apply to patio homes that are developed for sale as condominium units:

   a. **Front Yard.** There shall be a minimum front yard setback of 20 feet from the edge of pavement of a private road. Stoops, steps, and porches shall be permitted to encroach a maximum of 6 feet within the minimum front yard setback.
b. **Side Building Separation.** The minimum distance between the side facades of adjacent patio homes shall be 10 feet, provided, however, that there shall be a zero required setback between homes that share a common wall. Eaves, overhangs, and window wells shall be permitted to encroach a maximum of 1 foot into the minimum side yard setback. Patios and associated accessory improvements may be located between adjacent units provided that they are screened from the view of the street or private road in front of the units using fencing, landscaping, or a combination thereof.

E. **Lot Coverage:** The maximum impervious lot coverage for each fee simple lot shall be 80%. The maximum impervious lot coverage for a condominium development shall be 80% in the aggregate.

F. **Architecture.**

1. **Architectural Character.** The architectural characteristics of the patio homes to be constructed in this Zoning District shall be presented for review and approval as part of a Final Development Plan application. A number of home designs may be used to meet market demand or a unified architectural theme may be used in a community containing only patio homes, subject to the requirements of this text.

2. **Exterior Finish Materials.** Cementitious siding, vinyl, brick, brick veneer, stone, stone veneer, EIFS, stucco, and wood siding shall be permitted as primary exterior façade materials. Permitted trim materials include wood, PVC, vinyl, EIFS, and aluminum. Additional primary or secondary materials may be approved as part of a Final Development Plan.

3. **Maximum building height:** Patio homes may be one or one and one-half stories and shall not exceed 35 feet in height, as measured in accordance with the Zoning Resolution.

4. **Private Community Centers/Clubhouses.** The design of any private community center/clubhouse that will serve residents in a patio home community in this Zoning District shall be reviewed and approved as part of a Final Development Plan. Such facilities may be one, one and one-half, or two stories in height and shall have a design that is complimentary to the architecture of homes in the patio home community.

G. **Minimum Floor Areas:** Each one and one-half story home shall have a minimum total gross floor area of 1,400 square feet, and each one-story home shall have a minimum total gross floor area of 1,200 square feet. Gross floor area shall be calculated net of basements and garages.

H. **Homeowners’ or Condominium Owners’ Association.** The developer of any patio home community in this Zoning District which includes fee simple lots shall create a forced and funded homeowners’ association (an “HOA”) which shall charge assessments no less frequently than annually and shall maintain common open spaces and other features of common interest to homeowners. Alternatively, in the case of a patio home community developed for sale under a condominium form of ownership, a condominium owners’ association (“Condo Association”) shall be created in lieu of an HOA in order to charge assessments for maintenance of common areas and for other lawful purposes. A declaration of covenants, conditions, and restrictions for the HOA or the Condo Association (as applicable) shall be recorded before any lots or units within a community are transferred to third parties,

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which shall require the payment of these assessments and adherence to other requirements as are customarily applied to patio home communities, as determined by the developer in its reasonable discretion and provided that such requirements are consistent with the requirements of this text and applicable law.

All reserve areas in each patio home community shall be maintained by the HOA or Condo Association. Reserve areas may be regularly mowed or may be permitted to be maintained in a more natural meadow-like state and may include green space, playgrounds, leisure paths, other recreational elements, and storm water management facilities. Plans for improvements to and maintenance of each reserve area shall be provided for review and approval of a Final Development Plan. Property that is subject to governance by an HOA or Condo Association also may be subject to a Master Association as contemplated in Section VII.G.

I. Street Trees. Deciduous street trees shall be provided along all Residential Streets as required by the Etta Township Street Tree Policy. Where private roads are utilized, at least one tree shall be provided between the front of each home and the edge of pavement of private roads with spacing and locations that are approved as part of a Final Development Plan.

J. Model Homes. The developer of a patio home community shall be permitted to operate model homes. Locations of model homes shall be determined at the time of a Final Development Plan approval. Each model home shall have a minimum of two off-street parking spaces.

K. Signage.

1. Entry Signs. An entry sign shall be permitted to be located on one or both sides of the street or private road at each of the entry points into a patio home community, provided that each sign is located outside of the right-of-way. Entry signs shall be incorporated into landscaping features at such entry points.

2. For Model Homes. Signs shall be permitted on each lot or near each unit where a model home is operated to identify the model home, the home builder, and hours of operation.

3. Marketing. Temporary marketing signs shall be permitted within this Zoning District until such time as the last lot/home is sold. The specifications for this signage and other requested signage shall be submitted along with a Final Development Plan application.

L. Mailboxes: Due to recently enacted federal postal rules and regulations, individual mailboxes are no longer permitted to be located to the front of each lot. Instead, cluster mailbox units shall be utilized in locations that are approved as part of a Final Development Plan.

IX. DEVELOPMENT REGULATIONS – SINGLE-FAMILY ATTACHED HOMES. The following standards shall apply to single-family attached uses in this Zoning District.

A. Ownership Structure. Single-family attached homes may be developed and sold under either a fee simple lot sale structure or using a condominium form of ownership.

B. Street Frontage. All lots containing single-family attached homes located on fee simple lots shall have frontage on and vehicular access to a Residential Street. Single-family attached homes that
are subject to a condominium form of ownership shall have direct access to a private road that is owned and maintained by a condominium owners’ association or to a Residential Street.

C. Minimum Lot Dimensions. When fee simple lots are utilized, there shall be a minimum lot width of 30 feet as measured at the minimum building setback line and there shall be a minimum lot depth of 50 feet.

D. Setbacks.

1. Fee Simple Lots. The following setback requirements shall apply to fee-simple lots containing single-family attached homes:

   a. Front Yard. There shall be minimum front yard setback of 5 feet from the edge of right-of-way. Stoops, steps, and porches shall be permitted to encroach into the minimum front yard setback line provided that they do not encroach into the public right-of-way.

   b. Rear Yard. There shall be a minimum rear yard setback of 10 feet, provided that decks, screened porches, pools, and patios shall be permitted to encroach a maximum of 8 feet into the required minimum rear yard setback.

   c. Side Yard. For single-family attached homes, there shall be a zero setback between homes where there are shared common walls and a 5-foot minimum side yard from the side of a home that does not have a shared wall with another home. Eaves, overhangs, and window wells shall be permitted to encroach a maximum of 1 foot into the minimum side yard setback.

2. Condominium Units. The following setback requirements shall apply to single-family attached homes that are developed for sale as condominium units:

   a. Front Yard. There shall be a minimum front yard setback of 5 feet from the edge of pavement of a private road. Stoops, steps, and porches shall be permitted to encroach within the minimum front yard setback provided that they do not extend into a private road.

   b. Side Building Separation. The minimum distance between the side facades of single-family attached homes shall be 10 feet, provided, however, that there shall be a zero required setback between homes that share a common wall. Eaves, overhangs, and window wells shall be permitted to encroach a maximum of 1 foot into the minimum side yard setback.

E. Lot Coverage: The maximum impervious lot coverage for each fee simple lot shall be 90%. The maximum impervious lot coverage for a condominium development shall be 90% in the aggregate.

F. Architecture.

1. Architectural Character. The architectural characteristics of the single-family attached homes to be constructed in this Zoning District shall be presented for review and
approval as part of a Final Development Plan application. A number of home designs may be used to meet market demand or a unified architectural theme may be used in a community containing only single-family attached homes, subject to the requirements of this text.

2. **Exterior Finish Materials.** Cementitious siding, vinyl, brick, brick veneer, stone, stone veneer, EIFS, stucco, and wood siding shall be permitted as primary exterior façade materials. Permitted trim materials include wood, PVC, vinyl, EIFS, and aluminum. Additional primary or secondary materials may be approved as part of a Final Development Plan.

3. **Maximum building height:** single-family attached homes may be two or more stories and shall not exceed 35 feet in height, as measured in accordance with the Zoning Resolution.

4. **Private Community Centers/Clubhouses.** The design of any private community center/clubhouse that will serve residents in a single-family attached home community in this Zoning District shall be reviewed and approved as part of a Final Development Plan. Such facilities may be one, one and one-half, or two stories in height and shall have a design that is complimentary to the architecture of homes in the single-family attached home community.

G. **Minimum Floor Areas:** Each single-family attached home shall have a minimum total gross floor area of 1,400 square feet. Gross floor area shall be calculated net of basements and garages.

H. **Homeowners’ or Condominium Owners’ Association.** The developer of any single-family attached home community in this Zoning District which includes fee simple lots shall create a forced and funded HOA which shall charge assessments no less frequently than annually and shall maintain common open spaces and other features of common interest to homeowners. Alternatively, in the case of a single-family attached home community developed for sale under a condominium form of ownership, a Condo Association shall be created in lieu of an HOA in order to charge assessments for maintenance of common areas and for other lawful purposes. A declaration of covenants, conditions, and restrictions for the HOA or the Condo Association (as applicable) shall be recorded before any lots or units within a community are transferred to third parties, which shall require the payment of these assessments and adherence to other requirements as are customarily applied to patio home communities, as determined by the developer in its reasonable discretion and provided that such requirements are consistent with the requirements of this text and applicable law.

All reserve areas in each single-family attached home community shall be maintained by the HOA or Condo Association. Reserve areas may be regularly mowed or may be permitted to be maintained in a more natural meadow-like state and may include green space, playgrounds, leisure paths, other recreational elements, and storm water management facilities. Plans for improvements to and maintenance of each reserve area shall be provided for review and approval of a Final Development Plan. Property that is subject to governance by an HOA or Condo Association also may be subject to a Master Association as contemplated in Section VII.G.

I. **Street Trees.** Deciduous street trees shall be provided along all Residential Streets as required by the Licking County Subdivision Regulations, subject to any adjustments or divergences granted through required Licking County review processes. Where private roads are utilized, at least one tree shall be provided between the front of each home and the edge of pavement of private roads with spacing and locations that are approved as part of a Final Development Plan.
J. **Model Homes.** The developer of a patio home community shall be permitted to operate model homes. Locations of model homes shall be determined at the time of a Final Development Plan approval. Each model home shall have a minimum of two off-street parking spaces.

K. **Signage.**

1. **Entry Signs.** An entry sign shall be permitted to be located on one or both sides of the street or private road at each of the entry points into a single-family attached home community, provided that each sign is located outside of the right-of-way. Entry signs shall be incorporated into landscaping features at such entry points.

2. **For Model Homes.** Signs shall be permitted on each lot or near each unit where a model home is operated to identify the model home, the home builder, and hours of operation.

3. **Marketing.** Temporary marketing signs shall be permitted within this Zoning District until such time as the last lot/home is sold. The specifications for this signage and other requested signage shall be submitted along with a Final Development Plan application.

L. **Mailboxes:** Due to recently enacted federal postal rules and regulations, individual mailboxes are no longer permitted to be located to the front of each lot. Instead, cluster mailbox units shall be utilized in locations that are approved as part of a Final Development Plan.

X. **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 and loading spaces:** Parking and loading spaces shall be provided for each use in accordance with Section 1117 of the Zoning Resolution except as follows:

   a. **Single-Family.** Single-family homes and patio homes shall have a minimum two-car garage plus a driveway that accommodates the parking of at least two vehicles.

   b. **Multi-Family.** Parking for multi-family units shall be provided at the minimum rate of 0.8 spaces per bedroom. Parking for these units may be provided using detached garages, attached garages, and surface parking, or any combination thereof.

   c. **Shared Parking.** Shared parking arrangements may be utilized within areas where a mix of uses are developed in order to meet minimum parking requirements. Such parking arrangements shall be considered as part of a Final Development Plan application and shall be approved if the applicant demonstrates that shared parking will be adequate to meet the needs of various applicable uses.
d. Modifications. 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. Open Spaces; Pedestrian Circulation.

1. Open Spaces. Three “Major Open Spaces” shall be provided in this Zoning District. “Major Open Space 1” shall be located within Zone 1 in the northwestern portion of the Zoning District, as generally illustrated in accompanying plans, and shall consist of a minimum of 9.0 acres. “Major Open Space 2” shall be located within Zone 1 in the central portion of the Zoning District, as generally illustrated in accompanying plans, and shall consist of a minimum of 4.0 acres. “Open Space Area 3” shall be located within Zone 2 in the northeastern portion of the Zoning District, as generally illustrated in accompanying plans, and shall consist of a minimum of 5.0 acres. The locations and sizes of these Major Open Space Areas are being conceptually illustrated in accompanying plans. Final configurations, sizes (subject to the minimum acreage requirements of this paragraph), and legal descriptions of each Major Open Space Area shall be provided at such time as a Final Development Plan is filed for a portion of the Zoning District which is adjacent to or includes that Major Open Space Area. Within all Major Open Spaces 1, trees may be removed to provide for utility crossings, to remove dead or diseased trees or trees of a noxious or invasive species, and to protect persons or property from potential injury or damage. Trees also may be removed in Major Open Space 1 and Major Open Space 3 in order to accommodate the installation and operation of stormwater management ponds or basins.

Within each Major Open Space, trees shall not be removed or trimmed except where reasonably necessary (a) to install underground utilities, (b) to install paved or mulched leisure trails, (c) to eliminate noxious or invasive species, (d) to eliminate the threat of harm or danger to persons or property, or (e) if they are dead or diseased. Plans for tree removal that will result from the installation of underground utilities or leisure paths shall require approval as part of a Final Development Plan. Other permitted removal or trimming of trees shall not require any additional approvals. Removal of understory plant growth shall be permitted to enhance the aesthetics of any Major Open Space Area or if necessary to eliminate noxious or invasive species.

2. Buffering. Buffering between land uses shall not be required to be provided in accordance with Article 16 of the Zoning Resolution, given the unique mixed use nature of this Zoning District. Buffering between land uses, if deemed to be necessary, shall be approved as part of a Final Development Plan.

3. Pedestrian Circulation. An eight (8) foot wide asphalt leisure path shall be provided along at least one side of the Loop Street and the Northern Street Connector. Each
Primary Street and Residential Street shall contain either an eight (8) foot wide asphalt leisure path or a five (5) foot wide concrete sidewalk on at least one side.

C. Lighting:

1. All parking lot, private road, and public street lighting shall be cut-off type fixtures and down cast. Street lighting along the Loop Street and the Northern Street Connector shall use the same light poles and fixtures along their entire lengths.

2. All parking lot light poles shall be dark in color and shall not exceed 20 feet in height for multi-family uses and 45 feet for all other uses (including, but not limited to, mixed uses).

D. Signage: Signage shall be permitted in accordance with the Zoning Resolution. The developer may elect to present, for review as part of a Final Development Plan, a master sign plan for Zone 1 and/or Zone 2, or any part thereof. Such master sign plan, if approved, may supersede the requirements of the Zoning Resolution in whole or in part, and shall become an addendum to this text.

E. Phasing of Improvements: The Zoning District is anticipated to 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.