

Section 14.13 Summit Road PMUD (Planned Mixed Use District)

Section 14.13.A – Purpose: The Summit Road Planned Mixed Use District (Summit Road PMUD) is created pursuant to Section 519.021(C) of the Ohio Revised Code to further the purpose of promoting the general welfare, encouraging the efficient use of land and resources, promoting public and utility services, and encouraging innovation in the planning and building of appropriate types of retail, office, and commercial development. The overlay encourages flexibility of design to promote and accommodate environmentally sensitive and efficient use of the land, thereby allowing for a unified development that:

- Encourages unified development projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district yet are imaginative in architectural design and are consistent with the Township Comprehensive Plan;
- Preserves unique or sensitive natural resources by integrating open space within developments.
- Plans the appropriate amount of infrastructure, including paved surfaces and utility easements necessary for development.
- Reduces erosion and sedimentation by minimizing land disturbance.
- Provides an opportunity for an appropriate mix of uses.
- Enables an extensive review of design characteristics to ensure that projects are properly integrated into surroundings and are compatible with adjacent development.
- Assures compatibility between proposed land uses through appropriate development controls.
- Preserves the streetscape along the roadways, maintaining the character and promoting safe pedestrian movement.
- Enhances the welfare and economy of Jersey Township by making available a variety of employment opportunities, providers of goods and services, as well as providing a variety of housing options for the Township residents.

For purposes of this overlay, certain words have been defined in Section 14.13I.

Section 14.13.B – Overlay Established: The Summit Road PMUD encompasses, includes, overlays, and rezones the area shown on the Summit Road PMUD Zoning District Map, which is incorporated herein and is hereby adopted as the official Zoning District Map for the Summit Road PMUD. The zoning regulations and districts in existence at the time of the effective date of the Summit Road PMUD rezoning shall continue to apply to all property within the Summit

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Road PMUD, unless the Jersey Township Board of Trustees (“the Trustees”), in accordance with Section 14.13D, approves an application submitted by a property owner and/or their agent (“the Applicant”), to subject their property to the provisions of the Summit Road PMUD. Such an application shall be made in accordance with the provisions of this Section 14.13 and all other applicable Articles of the Jersey Township Zoning Resolution (“the Zoning Resolution”).

Section 14.13.C – Summit Road PMUD Zoning District Map: The following parcels are included within the Summit Road PMUD, and are listed as the Parcel Identification Numbers (PIDs) assigned by the Licking County Auditor’s Office as of the date of adoption of the Summit Road PMUD and denoted as “Figure 1” (+/-20.74 Acres).

Figure 1

PID #082-107646-00.000	+/-18.30 Acres	Morse Road
PID #082-108300-01.000	+/- 1.30 Acres	14129 Morse Road
PID #082-108306-00.000	+/- 0.98 Acres	Morse Road
PID #082-108306-01.000	+/- 0.16 Acres	14242 Morse Road



Section 14.13.D – Procedure: All applications to submit property to the Summit Road PMUD regulations shall follow the procedures outlined below:

Section 14.13.D.01 – Preapplication Meeting: The applicant shall engage in informal consultations with staff from the Township. Such consultations may also include and are

strongly encourage with the Licking County Planning Commission, the Licking County Engineer, one or two representatives from the Township Zoning Commission, and other departments prior to submission of an application for approval of a Development Plan. No statement or action by Township or County officials in the course of these informal consultations shall be construed to be a waiver of any legal obligation of the applicant or of any procedure of formal approval required by the Township or County statutes or rules. Ohio's Open Meetings Laws (Section 121.22 of the Ohio Revised Code) is required to be observed at all meetings involving a quorum of members of the Zoning Commission or Trustees.

The application should provide a conceptual layout of the proposed development to allow discussion of the existing features of the site, environmental limitations of the site, and any utility and transportation-related matters.

Section 14.13.D.02 –Development Plan Schedule: Each year the Jersey Township Board of Trustees shall adopt a Development Plan schedule, which shall include monthly submittal deadlines for Summit Road PMUD applications. The submittal deadline immediately following the submission of a completed application, as determined by the Zoning Inspector, shall be considered the “submittal date” of said application.

Each year the Zoning Commission shall adopt a Work Session Schedule that includes one work session per month within fourteen days of each month's submittal deadline established by the Board of Trustees. The purpose of the monthly work sessions is to review any proposed Summit Road PMUD applications including associated development plans and to provide informal feedback to the Township Trustees prior to the required Trustee Public Hearing.

Section 14.13.D.03 – Application and Development Plan: The applicant shall prepare and submit a formal Application and Development Plan, with a minimum of five (5) paper copies, along with an electronic copy (pdf files) and any and all applicable fees to the Jersey Township Zoning Inspector. The application shall be signed by the applicant and all owners of the property. The Jersey Township Board of Trustees may request that any County agency and/or any committee of the Licking County Planning Commission submit comments for consideration at the meeting.

The Application shall include a Development Plan and be accompanied by the following supporting information and documentation in text and map form:

- i. A survey plat and legal description signed by a registered Ohio surveyor showing the size and location of the Tract to be developed.
- ii. A grading plan drawn to scale of 1" = 100', or to another scale acceptable to the Zoning Inspector, showing all information pertaining to surface drainage for the Tract.

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- iii. An explanation of the method/structure and proposed documentation and instruments to be used in order to perpetually own, maintain and preserve the required open space. The location, size, and proposed use(s) of all open space areas shall be detailed.
- iv. A Traffic Impact Study (TIS) may be required as indicated below:
 1. When the proposed use(s) within the Tract to be developed generate less than 100 a.m. or p.m. peak hour vehicle trips and/or less than 500 new daily vehicle trips, then no TIS is required.
 2. When the proposed use(s) within the Tract to be developed generate 100 or more a.m. or p.m. peak hour vehicle trips and/or 500 or more new daily vehicle trips, a TIS shall be required but the applicant may delay the TIS until after the Development Plan has been approved by the Township Trustees, provided the following information is submitted to the Zoning Inspector at the time of the Zoning Permit application:
 - a. A copy of a letter(s) from the permitting authority(ies) of the applicable roadway(s), indicating that the applicant has completed a TIS and that said permitting authority(ies) has (have) reviewed and approved said TIS.
 - b. A copy of an agreement or other acceptable form of commitment between the applicant and the permitting authority(ies) of the roadway(s), binding the applicant to construct the required improvements within the TIS in accordance with the time frames in the approved study.
 - c. If an applicant is unable to provide the above information, then the Zoning Permit shall be denied by the Zoning Inspector and a new Development Plan must be approved by the Township Trustees in accordance with Section 14.13.
 3. Vehicle trips shall be determined by utilizing the ITE Trip Generator Book (8th Edition or most current publication).
 4. A TIS, when required, shall be signed and sealed by a Professional Engineer (preferably a Professional Transportation Operations Engineer) and shall include all information required by the Licking County Engineer's office (DECO), the Licking County Subdivision Regulations, the Licking County Access Management Regulations, the Ohio Department of Transportation (ODOT) or any third-party Engineering firm hired by the Township, as applicable.
 5. The recommendations included in a TIS, when required, shall be approved by the permitting authority of the applicable roads to which the recommendations apply. In the case of Township Roads, the Township may utilize a third-party Engineering firm or the County Engineer's office to review and approve the recommendations of the TIS.

Section 14.13.D.04 – Development Plan Contents: The Development Plan must be drawn to a scale of at least 1" = 100', or to another scale acceptable to the Zoning Inspector, and include in text and map form the following proposed features:

- i. Proposed name of the development and its location.
- ii. Names and addresses of the applicant, owners, and developers.
- iii. Date and north arrow.
- iv. A list, description and location of the precise uses proposed for the development and phases for construction, if any. The list of uses shall be defined by their customary name or identification and must be allowed as permitted uses for the applicable subarea. Any listed uses may be limited to specific areas delineated in the Development Plan. If the proposed timetable for development includes constructing the property in phases, all phases to be developed after the first phase shall be fully described in textual form in a manner calculated to give Township officials definitive guidelines for approval of future phases.
- v. Boundary lines of the proposed development and the total acreage of the proposed project.
- vi. The adjoining lines of adjacent Tracts, Parcels or Lots.
- vii. Layout, numbering, and dimensions of Lots, if more than one.
- viii. Labels for the existing zoning districts for the Tract and adjacent Parcels.
- ix. Existing deed restriction for the Tract to be developed, if applicable.
- x. Sight Line Diagram for adjacent residential districts.
- xi. Locations, widths, and names of all existing and proposed public streets or other public rights-of-way, railroad and utility rights-of-way or easements, parks and other public open spaces, and section and corporation lines within the Tract.
- xii. Existing sewers, water mains, culverts, and other underground facilities within the Tract, adjacent to the Tract or that will be used or are proposed to be used in developing the Tract, indicating pipe sizing, grades, and locations.
- xiii. Existing ground configuration, drainage channels, wooded areas, watercourses, and other significant physical features within the Tract. An exhibit demonstrating environmentally-sensitive areas such as the 100-year floodplain, wetlands, and slopes greater than 20 percent.

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- xiv. Any stream delineations and mitigation setbacks required by the Army Corps of Engineers.
- xv. Parcels of land intended to be dedicated or temporarily reserved for public use or reserved by deed covenant with the condition proposed for such covenant, and for the dedications.
- xvi. The proposed provisions for water, fire hydrants, sanitary sewer, all underground utilities, and surface drainage with engineering feasibility studies or other evidence of reasonableness. Preliminary water, sanitary sewer, and storm sewer line sizes and location, detention basins and drainage structures shall be drawn. Detailed engineering is not required.
- xvii. A copy of letters from the following entities:
 - 1. County Engineer or roadway maintaining authority stating that the proposed access and sight distance is adequate.
 - 2. Water and Sewer District stating that central water and sanitary sewers are available and have sufficient capacity to serve the proposed land uses (Subareas A – C).
 - 3. A letter from the Licking County Health Department or Ohio Environmental Protection Agency, as applicable, indicating the proposed on-site water and septic systems are sufficient to serve the proposed use(s) (Subarea D only).
- xviii. Proposed street grades and preliminary sewer size slope.
- xix. Building setback lines with dimensions.
- xx. Layout, location, dimensions of any existing and proposed structures. Any existing structures to be demolished when developing the Tract must be labeled as “to be removed”.
- xxi. Building locations depicting the bulk, height, and spatial relationships of building masses with adjacent development.
- xxii. Preliminary drawings for buildings to be constructed, including preliminary floor plans, exterior elevations, and sections.
- xxiii. Color renderings of proposed and existing Structures (except those that are “to be removed”), complete with a listing of all colors referenced by the Pantone Color Reference System (latest edition) or if Pantone is not available, the manufacturer’s reference/serial number with samples and materials to be used.

- xxiv. Intended measures to screen rooftop mechanical equipment, production areas, service areas, storage areas, trash containers, and loading zones from view.
- xxv. Detailed Parking and Loading Plan showing layout, location and design of parking and loading areas, number of parking and loading spaces, traffic circulation, curb cuts, pedestrian walks, and lane improvements on existing public roads.
- xxvi. Accommodations and access for emergency and fire-fighting apparatus.
- xxvii. A detailed Signage Plan showing the location, type, dimensions, and features of all signage.
- xxviii. A detailed Exterior Lighting Plan that include a photometric plan showing:
 - 1. The proposed intensity levels of the lighting throughout the site indicating footcandle measurements;
 - 2. The lighting levels for the proposed site and an area extending a minimum of 30 feet onto adjacent properties;
 - 3. The locations of each of the proposed lighting fixtures (wall mounted and pole);
 - 4. The minimum, maximum, and average intensity/illumination for the site;
 - 5. Details of all proposed outdoor lighting fixtures indicating manufacturer, model, and style of the fixture.
 - 6. A graphic representation of the fixture is required.
 - 7. The fixture lamp type (i.e., low pressure sodium, metal halide, etc.) shall be indicated on the proposed plans;
 - 8. The proposed height of the lighting fixtures; and
 - 9. The hours of use of the lighting fixtures.
- xxix. A Landscape Plan which depicts and identifies all proposed landscaping features. The Landscape Plan shall identify the caliber, height, and numbers of each plant, shrub, or tree, its name, its size at planting and rendering(s) of how that section of the development would look in elevation.
- xxx. A letter stating that all necessary restrictive covenants, to ensure the perpetual maintenance of the required open space, will be executed. Executed covenants shall be submitted prior to the Zoning Inspector issuing a Zoning Permit for construction.
- xxxi. A letter stating that all necessary agreements will be executed to ensure access to and maintenance of any proposed shared parking. Executed agreements shall be submitted prior to the Zoning Inspector issuing a Zoning Permit for construction.
- xxxii. The ability of the applicant to carry forth this plan by control of the land and the engineering feasibility of the plan.

- xxxiii. The applicant may request a divergence from the development standards set forth in Article 14.13H. An applicant making such a request shall specifically and separately list each requested divergence and the justification therefore on the Development Plan submittals, with a request that the proposed divergence be approved as part of and as shown on the Development Plan. Unless specifically supplemented by the standards contained in the Development Plan, the development shall comply with the requirements contained in Section 14.13. A request to approve a use that is not listed as a permitted use in the Subarea shall not be considered a divergence and shall follow the statutory rezoning process to determine if such use should be added to the Subarea text.
- xxxiv. Any other information, as may be required by the Jersey Township Board of Trustees, in order to determine compliance with this Zoning Code.
- xxxv. All drawings that are a part of the Development Plan shall respectively bear the seals of the preparing architect, landscape architect, and/or professional engineer. The respective professional attaching his or her seal to the drawings must be licensed to practice in the state of Ohio.

Section 14.13.D.05 – Zoning Inspector: After receipt of completed application materials and required fees, the Zoning Inspector shall forward said Application and Development Plan materials to both the Zoning Commission and Township Trustees for further action under this Section 14.13, including, but not limited to, this Section.

Section 14.13.D.13 – Zoning Commission: The Zoning Commission may review said Application and Development Plan application materials at its next Work Session immediately following the submittal date of said application and at no other or additional Work Session(s). During the Work Session, the Zoning Commission may provide informal feedback to the applicant and the Zoning Inspector. The Zoning Inspector may provide a written report to the Board of Trustees that includes the informal feedback received from the Zoning Commission during its informal Work Session.

The Zoning Commission informal feedback during this Work Session is advisory to the applicant and Zoning Inspector and is non-binding upon the applicant, Zoning Inspector, and Township Trustees. No statement or action by the Zoning Commission, or any of its members, in the course of a Work Session shall be construed to be a waiver of any obligation of the applicant or of any procedure or approval required under this Section 14.13 or any other applicable Township, County, or State statutes or rules. Ohio's Open Meetings Laws (Section 121.22 of the Ohio Revised Code) is required to be observed at Zoning Commission Work Sessions. Failure of the Zoning Commission to obtain a quorum to open and conduct said Work Session shall not delay the review of said application by the Township Trustees.

The Zoning Commission shall give the applicant and all owners of property within, contiguous to, and directly across the street from the area subject to the Application and Development Plan written notice of the Work Session at least ten (10) days before the date of the Zoning Commission Work Session.

Notice shall be sent by regular, first-class mail to the addresses of those owners as they appear on the Licking County Auditor's then current tax list. The failure of delivery of that notice shall not invalidate any action taken by the Township on the Application.

Section 14.13.D.07 – Board of Trustees Action: The Board of Trustees shall schedule and hold a public hearing within forty-five (45) days after the date of submission of said Application and Development Plan application and shall give the applicant along with any adjoining property owner(s) written notice of the hearing at least ten (10) days before the date of the hearing. Notice shall be sent by regular mail. The Township Trustees may take into consideration any comments received from the Zoning Inspector, including any provided from the Zoning Commission Work Session. The Board of Trustees shall render a decision on the Application and Development Plan within thirty (30) days after the conclusion of the hearing. Failure of the Zoning Commission to provide informal feedback or of the Zoning Inspector to provide a written report shall not delay the review of said Application by the Township Trustees.

Section 14.13.D.08 – Condition of Approval: Unless otherwise excluded by resolution approved by the Board of Trustees, no real property shall be included in an Application and Development Plan unless such property is located in a joint economic development district created under Section 715.72 of the Ohio Revised Code and in which Jersey Township is a contracting party (a "JEDD"). No Application and Development Plan shall be approved unless this condition is met at the time of filing the complete Application. In the event that a JEDD is not yet in existence at the time of filing of an Application, an Applicant shall include as part of the development text contained in the Development Plan a requirement that the Applicant shall affirmatively take all steps necessary to assist in the creation of a new JEDD in which Jersey Township is a contracting party by agreeing to add all real property put to a commercial or mixed use in a new JEDD. In the course of assisting in the creation of this new JEDD, the Applicant shall be required to obtain an executed petition or petitions that fulfill the statutory requirements of R.C. 715.72(J) from the owner(s) of record, and the owner(s) of any businesses operating thereon, for any property included in the Application and Development Plan that is put to a commercial or mixed use, to effectuate and acknowledge said property owner(s) and business owner(s) consent and subjection to the JEDD. No permits or Certificates of Zoning Compliance shall be issued by the Zoning Department until such time that all real property put to a commercial or mixed use that is part of an Application has joined a JEDD as required herein.

Additionally, unless otherwise excluded by resolution approved by the Board of Trustees, no real property shall be included in an Application and Development Plan unless such property is located in a New Community Authority created under Chapter 349 of the Ohio Revised Code and in conformance with terms set forth by Jersey Township (an “NCA”). No Application and Development Plan shall be approved unless this condition is met at the time of filing the complete Application. In the event that an NCA is not yet in existence at the time of filing of an Application, an Applicant shall include as part of the development text contained in the Development Plan a requirement that the Applicant shall affirmatively take all steps necessary to assist in the creation of a new NCA in which Jersey Township is a recipient of the NCA revenue. No permits or Certificates of Zoning Compliance shall be issued by the Zoning Department until such time that all real property put to a commercial or mixed use that is part of an Application has joined a NCA as required herein.

Section 14.13.D.09 – Basis of Approval: In determining whether or not to approve an Application and Development Plan, the reviewing authorities shall consider the following:

Section 14.13.D.09.a – If the proposed Development Plan is consistent with the purpose, criteria, intent, and standards of this Article and Zoning Code, and/or that proposed divergences provide the benefits, improved arrangement and design of the proposed development and justify the deviation from the development standards or requirements of the Zoning Resolution.

Section 14.13.D.09.b – If the proposed Development Plan meets the design features and development standards required in this Article and Zoning Code or otherwise are listed and approved as divergences.

Section 14.13.D.09.c – If the proposed development will be adequately served by essential public facilities and services including, without limitation, roads, sidewalks, and multi-use paths, police and fire protection, drainage structures, potable water and centralized sanitary sewers or other approved sewage disposal systems.

Section 14.13.D.09.d – If the proposed development can be made accessible through existing Township roadways or roadways and lane improvements actually being constructed and opened prior to the opening of the uses in the Development Plan without creating unreasonable traffic congestion in the immediate vicinity of the proposed development or elsewhere in the Township.

Section 14.13.D.09.e – Such other considerations which promote public health, safety, and welfare may be deemed relevant by the Board of Trustees.

In approving the Application and Development Plan, the Board of Trustees may impose such conditions, safeguards and restrictions deemed necessary in order to carry out the purpose and intent of the Summit Road PMUD.

Section 14.13.D.10 – Effect of Approval: The Board of Trustees action on a proposed Development Plan under this Article shall not be considered to be an amendment to the Township Zoning Resolution for purposes of Section 519.12 of the Revised Code, but is subject to appeal pursuant to Chapter 2506 of the Revised Code. If the Trustees determine that an Application and a proposed Development Plan complies with the requirements of this Article, including any approved divergences, and approve said application, upon such approval the Zoning Map shall be changed so that any other zoning district that applied to the Tract that is subject to the Application no longer applies to that Tract. The removal of the prior zoning district from the Zoning Map is a ministerial act and shall not be considered to be an amendment to the Township Zoning Resolution for the purposes of Section 519.12 of the Revised Code.

Section 14.13.D.11 – Plat: The Development Plan as approved by the Board of Trustees shall be the subject of a subdivision plat to be approved by the Licking County Planning Commission, only if required by the Ohio Revised Code or the Licking County Planning Commission. When the land will be developed in phases, plats for all phases shall be submitted in accordance with the timetable in the approved Development Plan. If a plat is required by applicable law, no use shall be established or changed, and no structure shall be constructed or altered until the required subdivision plat has been prepared and recorded in accordance with the Subdivision Regulations for Licking County, Ohio, and this Zoning Resolution. The subdivision plan and plat shall be in accordance with the approved Development Plan. No zoning certificate shall be issued for any structure in any portion of the Summit Road PMUD for which a plat is required until such plat for that portion has been approved by the applicable platting authorities and recorded with the Licking County Recorder in accordance with the approved Development Plan and the Subdivision Regulations of Licking County, Ohio.

Section 14.13.D.12 – Development Plan Approval Period: The approval of the Development Plan shall be effective for a period of five (5) years in order to allow for the preparation and recording of a subdivision plat (if required under applicable law) and the Commencement of Construction following the issuance of a zoning permit. If no plat has been recorded within this approval period (or if platting is not required, if construction has not commenced), the Development Plan shall expire. Upon the expiration of the Development Plan, no use shall be established or changed, and no building, structure or improvement shall be constructed until either an extension has been approved in accordance with Section 14.13D or an application accompanied by a new Development Plan has been filed with and approved by the Township

using the same procedures and criteria as established for the approval of the initial Development Plan.

Section 14.13.D.13 – Extension of Time: An extension of the time limit for either recording the approved subdivision plat or the Commencement of Construction may be granted by the Board of Trustees upon application of the owner(s), provided the Board of Trustees determines that such an extension is not in conflict with the public interest, that there is a legitimate purpose and necessity for such extension, and that the applicant shows evidence of reasonable effort toward the accomplishment of the recordation of the plat and the completion of the development of the project. The length of time permitted for an extension shall be determined based upon the application submitted and at the discretion of the Board of Trustees. A request for an extension shall be filed prior to the expiration of the established approval period.

Section 14.13.D.14 – Amendment of an Approved Development Plan: After a Development Plan has been approved by the Township Trustees, no changes to said plan shall be permitted without approval as set forth below:

Section 14.13.D.14.a – Minor Amendments: Within 30 days of the submittal of a written application specifically detailing the changes requested along with a revised Development Plan, the Zoning Inspector may administratively approve a minor amendment. Minor amendments are limited to the following:

- i. An encroachment of five (5) feet or less into a Side or Rear Setback as shown on the approved development plan, provided such setback abuts property having the same or similar use, as determined by the Zoning Inspector. (Changes to the Right-of-Way setbacks have more impact to utilities and the overall design intent of this Article and shall be considered a major amendment.)
- ii. An increase of no more than five (5) percent of the lot coverage provided on the approved development plan.
- iii. An increase of no more than five (5) feet in the maximum building height as shown on the approved development plan.
- iv. Like for like adjustments to specified building materials.

Anyone aggrieved by the Zoning Inspector's decision on a proposed minor amendment, may appeal said decision to the Board of Trustees within 30 days of said decision by the Zoning Inspector. The Board of Trustees shall hear said appeal within 30 days of receiving the appeal. The Board of Trustee's action is final and is subject to appeal through RC 2506.

Section 14.13.D.14.b – Major Amendment: All other proposed amendments, other than the four (4) identified in 14.13.D.14.a above, shall be considered major amendments and must be approved by the Township Trustees after a public hearing.

The Township Trustees shall schedule and hold a public hearing within thirty (30) days of receiving an application for a major amendment and provide notice of the public hearing where said modification will be considered. The purpose of the public hearing is to determine whether the owner(s) has made reasonable and diligent efforts toward the accomplishment of the original Development Plan, and that such amendment is consistent with the intent of Section 14.13. Notice shall be provided to the applicant and all owners within, contiguous to, and directly across the street from the property for which the amendment is proposed. Said notice shall be given by regular first-class mail sent no less than (10) days prior to the public hearing. The notice shall be mailed to the addresses of those owners as they appear on the County Auditor's current tax list. The failure of delivery of said notice shall not invalidate any action the Township Trustees may take on the request. The Township Trustees shall render a decision on the proposed amendment at the conclusion of the public hearing. The Township Trustee's decision on the amendment is administrative in nature and is subject to appeal in accordance with RC 2506.

Section 14.13.D.14.c – Any minor or major modification that is approved shall apply only to the proposed Development Plan for which the amendment application has been submitted and shall not apply to the entire Summit Road PMUD.

Section 14.13.D.14.d – A request to approve a use that is not listed as a permitted use in the Subarea, and that is not otherwise permitted in this overlay shall not be considered an amendment and shall follow the statutory rezoning process to determine if such use should be added to the Subarea text.

Section 14.13.D.15 – Fee: A fee as established by the Schedule of Zoning Fees shall accompany an application requesting approval of the Development Plan. In addition, the applicant shall also be responsible for all reasonable and necessary expenses incurred by the Township in using professional consulting services to review the Development Plan. These expenses may include, without limitation, costs for professional consultants such as architects, legal, landscape architects, planners and engineers utilized by the Township in connection with reviewing the Development Plan and related application materials. As soon as reasonably practicable following the submission of an application for approval of a Development Plan, the Zoning Commission Chair and Zoning Inspector shall decide if it needs a professional consultant(s) to assist it in reviewing the application. If the Zoning Commission Chair and Zoning Inspector decides it needs professional consulting services, it shall designate the

person(s) to be consulted and make an initial estimate of the expenses anticipated to be incurred in reviewing the application materials. The Zoning Inspector shall provide the applicant with notice of its initial estimate of such expenses. This initial estimate will be reviewed, and may be revised, from time to time during the review process, and, if such review results in an increase in the estimated professional consulting fees and charges which will be incurred in the Township's review of the application materials, the Zoning Inspector shall send the applicant written notice of the revised estimate of fees and charges. Within fourteen (14) days of the date of the notice of the initial estimate of fees and charges (and, if applicable, within fourteen (14) days of the date of the notice of any revised estimate), the applicant shall deposit in the office of the Fiscal Officer, an amount equal to the estimated cost of the Township's expenses. In making the estimate of the professional consulting fees and charges anticipated to be incurred, the Zoning Commission Chair and Zoning Inspector shall consider the reasonable commercial rates of qualified professionals and reasonable estimates of time to complete the review. Any unused portion of the estimated amount received to cover the professional consulting fees and charges shall be returned to the applicant as soon as practicable following the final disposition of the application, along with a summary of the fees and charges expended for such services.

Section 14.13.E – Prohibited Uses: The following uses are prohibited in all subareas of the Summit Road PMUD:

Section 14.13.E.1 – Uses not specifically authorized by Section 14.13 of the Zoning Resolution, shall be prohibited. Such uses that are expressed in other Articles of the Zoning Resolution, shall only be approved as part of a zoning amendment and/or rezoning process as outlined in R.C. 519.12

Section 14.13.E.2 – Motor-vehicle sales, pawn shops, check cashing or short-term loan establishments as a primary use, tattoo parlors, and skill game establishments are strictly prohibited.

Section 14.13.E.3 – The outdoor storage of inoperable, unlicensed, or unused vehicles, including trailers detached from semi-tractors, for a period exceeding fourteen consecutive (14) days is prohibited.

Section 14.13.E.4 – The outdoor storage of boats and recreational vehicles is prohibited.

Section 14.13.E.5 – No trailer or equipment of any type shall be parked in front of the established front building line on any Lot within the applicable subarea. If a structure is located on said Lot, the building line shall be considered the front wall of the structure.

Section 14.13.E.6 – Adult Entertainment Establishments as defined in Section 17.11 of the Jersey Township Zoning Resolution are prohibited.

Section 14.13.E.7 – Truck service centers of any kind are prohibited.

Section 14.13.E.8 – No mobile home or movable structures shall be placed or occupied in this district, except in accordance with Section 14.13.F.2.

Section 14.13.E.9 – No trash, debris, unused property, or discarded materials shall be permitted to accumulate on any Lot or Parcel which creates an eyesore, hazard, or nuisance to the neighborhood or general public, as determined by the Board of Township Trustees. The Board of Township Trustees shall also retain any and all statutory authority that it may be afforded regarding nuisances, including but not limited to the authorities provided in Section 505 of the Ohio Revised Code.

Section 14.13.E.10 – No commercial or business activity shall be conducted in a unit designed for residential use except for Home Occupations as provided in this Article.

Section 14.13.E.11 - Long-Term Stay Hotels as defined in Section 14.13.I.

SECTION 14.13.F – PERMITTED USES & DEVELOPMENT STANDARDS:

Section 14.13.F.1 – Within the Summit Road PMUD District, the following uses shall be permitted, provided they are developed in strict compliance with the approved Development Plan and the standards of this Resolution. Permitted uses are classified as Type A or Type B and shall be subject to the applicable development standards set forth in Section 14.13.F.3 based upon their designated use type. The specific use classification for each tract or phase shall be clearly identified on the Development Plan as submitted and approved. No use shall be established or operated except in accordance with the use classification approved as part of the Development Plan.

No change in approved use shall be permitted without obtaining approval of a new/revised Development Plan.

Table 1

PERMITTED USES	USE TYPE
Advanced Manufacturing	A
Assisted Living	B
Automobile Oriented Uses (includes gas stations)	B
Bank, with Automobile Oriented Uses	B
Bank, without Automobile Oriented Uses	B
Business, Retail Medium	B
Business, Retail Small (No Automobile Oriented Uses)	B
Commercial Residential	A
Contractor Office	B
Data Processing Center	A
Equipment Repair, Small	B
Flex-Office - Retail	A
Health Care Facilities	A
Hotels	A
Maker Space, Large	A
Maker Space, Small	B
Small Manufacturing	A
Mixed Use Building	A
Nursing Home	B
Offices, Large administration, business medical or professional	A
Offices, Small administration, business medical or professional	B
Personal Services	B
Places of Assembly, Small	A
Research and Development	A
Restaurants with Auto Oriented Uses	B
Restaurants without Auto Oriented Uses	B

Section 14.13.F.2 – Temporary Structures:

Temporary structures such as manufactured/mobile offices and temporary buildings may be used incidentally to construction work on the premises or on adjacent public projects during a period while the permanent structure is being constructed. The user of said structure shall obtain a permit for such temporary use, which permit shall be valid for twelve (12) months and may be renewed by the Zoning Inspector in three (3) month increments. The Zoning Inspector shall not

issue more than two extensions for a total combined period of time under all issued permits not exceeding eighteen (18) months. Renewal of the permit shall be at the discretion of the permanent structure or project. The Zoning Inspector shall require provisions for sanitary waste disposal, solid waste disposal, and water supply, as he/she deems necessary. The fees for such permit and renewals thereof shall be established by the Board of Townships Trustees. Said temporary structure shall be removed not later than ten (10) days after expiration of said permit.

Section 14.13.F.3 – DEVELOPMENT STANDARDS: The Development Plan shall incorporate the following standards for all uses as assigned per Type:

Table 2

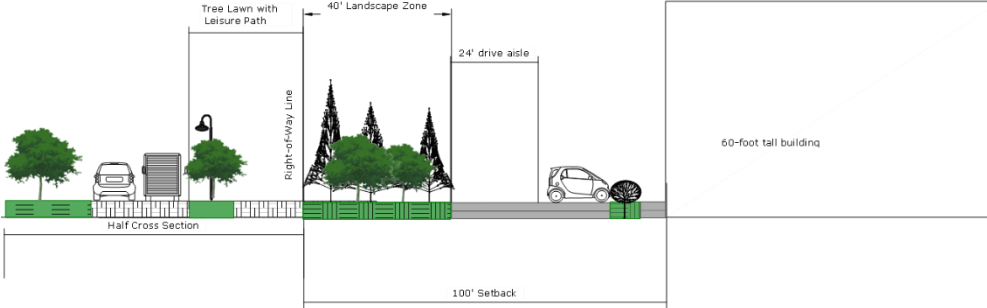
Development Standard	Use Type A	Use Type B
Minimum Tract Size	2 AC	1 AC
Minimum Lot Size	N/A	N/A
Minimum Lot Width	½ the lot depth	½ the lot depth
Minimum Setback from Morse or Summit Road Right-of-Way Line	100'	30'
Maximum Setback from Morse or Summit Road Right-of-Way Line	N/A	60'
Minimum Setback from Right-Way-Line (all other roads)	60'	30'
Maximum Setback from Right-Way-Line (all other roads)	N/A	60'
Minimum Rear Setback*	60'	25'
Minimum Side Setback*	60'	25'
Maximum Building Height**	60'	45'
Maximum Lot Coverage	80%	80%
Minimum Building to Lot Width Ratio	N/A	N/A

*When a property abuts a property that is zoned for single family residential purposes or abuts an existing cemetery, this side and rear setbacks for both buildings and parking areas shall be increased to one hundred (100) feet. This includes abutting properties within the Summit Road PMUD that have not yet pulled down the cloud and are following the underlying zoning that allows single family residential uses. This buffer shall comply with the requirements in Section 14.13.H.2.e.

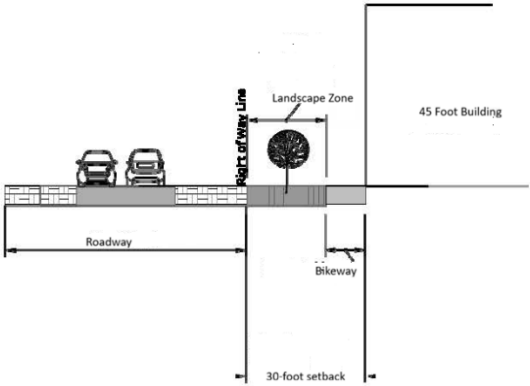
Summit Road PMUD
As Initiated March 2026

**Mechanical and HVAC units may extend above the maximum building height by ten (10) feet provided such units are screened in accordance with the Summit Road PMUD. This applies to all uses.

Example Cross Section For Type A Uses:



Example Cross Section For Type B Uses:



Section 14.13.G – Commercial Residential Design and Densities:

Commercial Residential structures are hereby limited to one (1) or two (2) bedrooms per unit. The total number of permitted dwelling units for Commercial Residential uses shall be determined by utilizing the gross acreage of the area devoted to such uses, as determined by the Board of Trustees. The gross density for said uses shall not exceed twelve (12) dwelling units per acre*. Additional dwelling units above the maximum in each subarea would require rezoning approval.

*Maximum number of dwelling units (cumulative of all types) permitted is 240 units.

SECTION 14.13H – GENERAL DEVELOPMENT STANDARDS:

The general development standards of the Summit Road PMUD shall apply to all new developments, redevelopments, additions, accessory structures, and major site modifications for all uses including, but not limited to, commercial, office, industrial, institutional, religious, governmental, mixed use, and multi-family residential. These general development standards ensure consistency and quality throughout the Summit Road PMUD and each Parcel's development.

Section 14.13.H.1 – Architectural Requirements: All Buildings in the Summit Road PMUD shall be designed to be seen from three hundred sixty degrees (360°) and have the same caliber of finish on all elevations. Building additions and Accessory Structures, whether attached or detached, shall be of similar design, materials, and construction to that of the existing or principal structure. The following standards shall also apply to structures for the following uses:

Section 14.13.H.1. The following apply to all Structures

- i. Façades. Sides of building visible from a public right-of-way shall be broken up with architectural design elements, landscaping, or a combination thereof.
- ii. Use of Color. Earth tones, muted hues, and natural tones are permitted as a structure's base color. Brighter hues are permitted only as an accent feature on building elements such as awnings, doors, and trim. A mixed color palette on a single building should be carefully selected so all colors harmonize with each other.
- iii. Glass. The use of clear, black, gold, and silver glass is permitted, provided such glass is not reflective, as determined by the Board of Trustees at the time of the development plan approval. Any other reflective or colored glass on a building is prohibited. Frosted glass may be permitted in some cases, subject to approval of the Board of Trustees, as applicable.
- iv. Pole Buildings shall be permitted as accessory structures in accordance with Section 14.13.H.8.
- v. Any building fronting on a public road shall be designed to appear as the front façade.

- vi. Blank walls shall not be permitted. There shall be a minimum of three design elements for every one hundred (100) feet of elevation width for an elevation facing a public Right of Way and a minimum of two (2) design elements for every one hundred (100) feet of elevation for each side and rear elevation that does not front on a public right-of-way. Typical design elements are as follows:
 - a. A door of at least twenty-eight (28) square feet in area with an awning, window, faux window or other feature subject to approval by the Board of Trustees, as applicable;
 - b. A window of at least six (6) square feet in area. Windows closer than ten (10) feet shall be considered as one (1) element. A set of adjacent windows, such as double or bay windows, shall be considered one element;
 - c. Portico;
 - d. Dormers;
 - e. Projecting canopy;
 - f. Masonry water table;
 - g. Trellis containing plantings;
 - h. A gabled vent of at least four (4) square feet in area;
 - i. Patio, deck, or similar feature; or
 - j. A similar significant permanent architectural feature consistent with the style of the building upon approval of the Board of Trustees as applicable.
- vii. All elevations shall have similar style, materials, colors, and details.
- viii. Façade Appearance. A building frontage that exceeds a width of fifty (50) feet shall incorporate sectioning and offset of the wall plane to inhibit a large expanse of blank wall and add interest to the façade. Such offsets may be met through the use of bay windows, porches, porticos, building extensions, gables, dormers, or other architectural treatments.
- ix. Materials.
 - k. Predominate Predominant Materials. All exterior walls shall be comprised of eighty (80) percent of natural materials or of synthetic materials that the township has deemed to mimic the look of natural materials. This permitted list of materials includes only the following: brick, stone, cultured or cast stone, E.I.F.S., wood, or fiber cement. Foundations must be clad with the same natural material utilized on building to blend with the overall architecture of the structure. Exposed cement block or split face block foundations shall be prohibited.

As technology evolves, newer synthetic materials, that did not exist at the time of the adoption of this Article, may be created and may mimic the look of the

natural materials required within this Section. The Board of Trustees may approve the use of a newer material under the following conditions:

1. The manufacturing of said material did not exist at the time of adoption of this Article (insert date here); and
 2. The Board of Trustees determines that said material provides a substantially similar appearance to the natural materials required by this section.
- l. Accent Materials. Fiber cement, E.I.F.S., and like materials may be used as accents provided the total square footage of accent material does not exceed twenty (20) percent of the gross exterior building wall square footage. Other natural materials may also be incorporated into the building's exterior design. Vinyl and/or aluminum shall be prohibited except when used for trim details such as downspouts, soffits, gutters, and shutters.
 - m. Glass. The use of clear, black, gold, and silver glass is permitted, provided such glass is not reflective as determined by the Board of Trustees at the time of development plan approval. Any other reflective or colored glass on a building is prohibited. Frosted glass may be permitted in some cases, subject to approval of the board of Trustees, as applicable.
 - x. Roofing. All single-story buildings shall have a minimum 8:12 pitched roof. Multi-story buildings may be permitted to have flat roofs. When pitched roofs are utilized, they shall be constructed of dimensional shingles, standing seam metal, slate, or simulated slate.
 - xi. In-Line Retail Exemption. Side or rear elevations of an in-line retail development may be exempt from the building design standards of the Summit Road PMUD if such elevations are not visible to customer traffic, a public right-of-way, or if a future phase of the in-line retail development is forthcoming adjacent to the elevation. Such exempt elevations shall use materials complimentary to the primary elevation and be screened by landscaping, mounding fencing, or a combination thereof, as deemed appropriate.
 - xii. For buildings with Drive-Thrus: A drive thru, if deemed appropriate for the site, shall be designed as an integral part of the structure it serves. Features incorporated with a drive thru including, but not limited to, canopies, awning, and support posts shall match the materials and color scheme of the building they are serving. Drive thru features shall not have any pickup windows, ordering areas, signage, or other related items located on the front elevation of a building or located between the building and a street right-of-way.

Section 14.13.H.2 – Landscaping: Buffering, Landscaping, Open Space and Screening:

Section 14.13.H.2.a – The following Requirements Apply to All Structures:

- i. Grass (seed or sod), shrubs, trees, garden planting areas or other appropriate landscaping materials shall be planted in all exterior areas. Other groundcover, such as ivy, may be

planted in exterior areas which are not occupied by required landscaping material or required for drainage.

- ii. All trees required by these Summit Road PMUD Development Standards, Example: Street Trees

or other applicable standard, shall meet the following minimum tree sizes at the time of planting:

- a. Deciduous Tree: 2-inch caliper
- b. Coniferous Tree: 5-feet in height

- iii. The following types of trees shall be prohibited:

- a. Callery Pear (*Pryus calleryana* – any cultivar)
- b. Tree of Heaven/Ailanthus – (*Ailanthus altissima*)
- c. White Mulberry – (*Morus alba*)
- d. Russian Olive – (*Elaeagnus angustifolia*)
- e. Autumn Olive – (*Elaeagnus umbellate*)

- iv. All plants shall meet or exceed American Standards for nursery stock as set forth by the American Association of Nurserymen.

- v. All trees and landscaping shall be well maintained. Dead trees, shrubs and other landscaping material shall be promptly removed and, when required, shall be replaced within six (6) months.

- vi. Tree Preservation. Reasonable and good faith efforts will be made to preserve existing trees. Consideration shall be given to laying out service roads, lots, structures, and parking areas to avoid the unnecessary destruction of wooded areas and individual trees. Additionally, standard tree preservation practices must be used to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line.

Section 14.13.H.2.b – In addition to the above standards, the following regulations shall apply:



- i. **Parking Lot Screening.** Any surface parking areas adjacent to an existing or planned public right-of-way shall be screened from the respective right-of-way with a minimum of a thirty-six (36) inch continuous planting hedge and tree combination. The height shall be measured from the adjacent parking area.
- ii. **Parking Island Landscaping.** All parking islands required in Section 14.13.H.3.b.1 shall have a minimum of one shade tree with a minimum of 2” in caliper and include a minimum of fifty (50) square feet of other plant material. The remaining area of the landscaped island shall be covered with stone or planted with grass. The use of mulch shall be prohibited within the landscaped islands.
- iii. **Right-of-Way – Setback Landscape Zone.** Throughout the Setback area along an existing or planned public Right-of-Way, there shall be a landscape zone that complies with the following:
 - a. **Type A Uses - Right-of-Way Landscape Zone shall:**
 - i. Minimum of forty (40) ft in width.
 - ii. Include a cluster of the following trees at one-hundred (100) foot intervals for the entire frontage that includes a minimum of three (3) coniferous trees and two (2) deciduous trees.
 - b. **Type B Uses shall have a minimum of ten (10) foot wide Right-of-Way Landscape Zone and contain deciduous trees every thirty (30) feet on center.**
- iv. **Screening Between Uses.** See Section 14.13.H.2.e – Buffer.



Section 14.13.H.2.c – The following Requirements Apply to All Developments:

- i. **Mechanical Equipment.** All external mechanical equipment shall be screened from adjacent existing or planned public rights-of-way with materials that are similar to or the same as those used on the adjacent building façade, or with landscaping. This requirement shall include rooftop equipment and ground mounted mechanical equipment.
- ii. **Service Areas, Production areas, Service areas, Storage Areas, Trash Containers, and Loading Zones.** Production areas, service areas, storage areas, trash containers and

loading zones shall be located at the rear or the side of the building, except however, these areas are prohibited along a side of a building facing an existing or proposed single-family residential use. These areas shall be effectively screened from all adjacent property lines, existing or planned public rights-of-way and private streets.

- iii. Production areas, service areas, and loading zones: Screening of such areas shall consist of either landscaping or walls accented with landscaping materials. Screening consisting of walls shall utilize the same or similar materials as those used on the principals building.
- iv. Trash containers and storage areas: Trash containers and storage areas shall be screened on three sides with a solid wall or fence that is a minimum of one foot taller than the trash container or the material within the storage area to be screened. Said wall or fence must be constructed with the same or similar materials as those used on the principal building and must be accented with landscaping. So that the trash container or storage area can be accessed, a solid, decorative gate of the same height as the wall/fence shall be utilized as screening on the fourth side of said trash container or storage area.

Section 14.13.H.2.d – Open Space: For proposed developments that are within Subarea B with a gross Tract area of twenty (20) acres or more, there shall be a minimum of 20 percent of gross Tract acreage reserved as open space.

14.13.H.2.e – Buffer: Whenever a buffer is required adjacent to a property that is zoned for single family purposes or a cemetery, it shall include a minimum eight (8) foot tall mound running parallel to the lot line abutting the existing residential use. On top of the eight (8) foot mound, there shall be a planting hedge and tree combination that shall be a minimum of five (5) feet in height at the time of installation. The slope of each side of the mound shall be a maximum of 3:1, and the mound shall have a minimum ten (10) foot wide crest. Existing trees, streams, and other significant natural resources shall be preserved and taken into consideration when determining mound placement. The center of the mound crest should generally be within fifty (50) feet from the lot line abutting the existing residential use with the final mound location being determined and controlled by the development plan approved by the Board of Township Trustees.

Section 14.13.H.3 – Parking: Parking lot areas shall be designed and constructed to minimize the visual impact of the parking area, minimize production of excess heat, and prohibit any adverse effects on drainage. Appropriately sized landscaped areas shall be provided within each parking lot area allowing for a variety of shade trees to be planted. In order to accomplish these goals, all off-street parking lot areas shall be designed and constructed using the “Parking Bay” concept, which consists of parking spaces grouped together, with each Parking Bay separated by landscaped tree islands as further defined in the following sections.

Section 14.13.H.3.a Parking Lot Location: All parking lots shall be located behind or to the side of the principal building, except as otherwise provided for herein.

- i. Parking lots, when possible, should be located to the side or rear of the principal building. For Type A Uses, parking may encroach a right-of-way setback line, but in no case shall parking be less than 40 feet from the road right-of-way line for Type A Uses. Parking may not encroach the right-of-way setback for Type B Uses.
- ii. Parking lots may encroach into a required internal Side or Rear Setback but in no case shall the parking be closer than five (5) feet to internal lot lines, except in cases where the Board of Township Trustees determines that parking lots need to straddle internal lot lines in order to comply with the connectivity requirements of Section 14.13.H.4.d. In such cases, appropriate cross access easements must be established. In no case, shall a parking lot be permitted closer than one-hundred feet from a side or rear lot line, if such lot line abuts an existing or proposed single family residential use.

Section 14.13.H.3.b Parking Bays: No Parking Bay shall contain more than twenty-four (24) parking spaces, with a maximum of twelve (12) spaces in a single row for Type B Uses. For Type A Uses, no Parking Bay shall contain more than forty-eight (48) parking spaces, with a maximum of twenty-four (24) spaces in a single row.

- i. **Parking Lot Islands:** Each landscape island in a single loaded parking stall design shall have a minimum area of one hundred sixty-two (162) square feet with a minimum width of nine (9) feet. Each landscape island in a double loaded parking stall design shall have a minimum of three hundred twenty-four (324) square feet with a minimum width of nine (9) feet.
- ii. **Parking Lot Screening:** All parking lots shall be screened in accordance with Section 14.13.H.2.
- iii. **Number of Parking Spaces:** Every Development Plan within the Summit Road PMUD shall include a detailed Parking and Loading Space Plan, which shall comply with these general requirements as well as any specific parking requirements within the applicable subarea standards. Due to the unique nature of the this Corridor, parking requirements for all development within the Summit Road PMUD are being established to encourage efficient use of parking areas by establishing a maximum number of spaces required and permitting sensible shared parking to reduce Impervious Surfaces and increase green space. The Total Number of Required Parking Spaces shall be calculated for each separate use within the proposed Development Plan. In no case shall the total number of parking spaces for a particular use be less than the Minimum nor more than the Maximum Number of Required Parking Spaces for said use based upon the below chart. When calculating the required number of spaces, fractional numbers shall be increased to the next whole number.

Table 3

USE	MINIMUM NUMBER OF REQUIRED PARKING SPACES	MAXIMUM NUMBER OF REQUIRED PARKING SPACES
General Retail - Personal Services	1 space per 265 square feet	1 space per 225 square feet
Restaurants, Bars, Coffee, and Ice Cream Shops	1 space per 100 square feet	1 space per 75 square feet
Library	1 space per 250 square feet	1 space per 200 square feet
Movie Theater	.25 spaces per seat	.3 spaces per seat
Hospital/Nursing Home/Hospice	1 space for every bed plus 1 space for each employee on largest shift	1 space for every bed, 4 spaces for every 1,000 square feet of inpatient treatment area, and 5 parking spaces for every 1,000 square feet of outpatient treatment area
Professional Offices - Open Floor Plan	1 space per square 175 feet	1 space per 150 square feet
Professional Offices - Traditional Floor Plan	1 space per 300 square feet	1 space per 250 square feet
USE	MINIMUM NUMBER OF REQUIRED PARKING SPACES	MAXIMUM NUMBER OF REQUIRED PARKING SPACES
Medical Office	1 per 225 square feet	1 space per 200 square feet

		2.5 spaces per 1,000 square feet
Flex/Advanced Manufacturing	2 spaces per 1,000 square feet	
Warehouses	1 space per employee on largest shift	1.5 space per employee on largest shift plus 1 space per vehicle stored on site
Daycare	1 space for every 7 children and 1 space for each employee on the largest shift	1 space for every 5 children and 1 space for each employee on the largest shift
Assisted Living Facilities	1 space for every 2.5 Dwelling Units plus 1 space for every 2 employees	1 space for 2 Dwelling Units plus 1 space for every 2 employees on largest shift
Independent Senior Living Facilities	.85 spaces per Dwelling Unit	1 space per Dwelling Unit
Multi-Family Dwelling Units, Townhomes	1 Space per Dwelling Unit	3 spaces per Dwelling Unit
Recreational Uses		
Mini-Golf, Batting Cage	1 per tee or cage	1.5 per tee or cage
Bowling Alley	3 per lane	4 per lane
Recreation/Fitness Centers	7 spaces per 1,000 square feet	8 spaces per 1,000 square feet
Outdoor recreation fields	50 per field	75 per field
USE	MINIMUM NUMBER OF REQUIRED PARKING SPACES	MAXIMUM NUMBER OF REQUIRED PARKING SPACES
Ice or Skating Rink	1 per 200 square feet	1 per 150 square feet

*utilize gross square footage whenever there is a reference to square feet	
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- iv. Handicap accessible parking spaces shall be provided in accordance with the American with Disability Act requirements.
- v. All parking spaces shall be a minimum of ten (10) feet in width and eighteen (18 feet) in length measured rectangularly and shall be served by aisleways of a minimum of twenty-four (24) feet in width to permit easy and smooth access to all spaces.
- vi. All common areas and adjacent driveways shall be paved with asphalt material or cement and parking spaces shall be striped. Green or pervious pavers/pavement may be approved by the Board of Trustees provided they meet the requirements of the Fire Department and mechanisms for long term maintenance are provided. The use of gravel for parking lots shall be prohibited.
- vii. Mixed Use Development Parking: When a mix of uses creates staggered peak periods of parking (see Table 2), the total parking requirements for the uses in a Development Plan may be reduced up to fifteen (15) percent below the Total Minimum Parking Requirements for all uses, provided a shared Parking Plan is approved by the Board of Trustees during Development Plan approval. The shared parking plan must be based upon the number of originally required spaces for differed uses or facilities sharing the same parking area and documentation that the required parking needed for different uses at different days and times generally based upon Table 2. Parking spaces included in the shared parking plan must be distributed in a manner that provides parking spaces within a reasonable distance from all proposed uses as determined by the Board of Trustees during Development Plan approval. Shared parking must remain under common ownership providing access to all users of the shared parking. If common ownership is not proposed, the Board of Trustees may require documentation of shared access agreements to be provided.

Table 4

Weekday Peaks	Evening Peaks	Weekend Peaks
Banks	Bars	Retails Uses
Professional Offices	Ice Cream Shops	Movie Theaters
Medical Offices	Restaurants	
Library	Movie Theaters	

Daycare		
Coffee Shops		

viii. Loading Spaces:

- a. All loading spaces must be located to the side or rear of the principal structure and screened in accordance with Section 14.13.H.2 and are prohibited within any Right-of-Way Setback.
- b. A loading space shall consist of a rectangular area adequate for loading and unloading and be accessible from a maneuvering area.
- c. All loading spaces and maneuvering areas shall be located on the same Lot as the use they are intended to serve.
- d. A required loading space shall have a clearance height of not less than 15 feet and shall have minimum dimensions of not less than 12 feet in width and 50 feet in length, exclusive of any driveway, aisle, or other circulation area.
- e. The number of off-street loading spaces required for various types of uses shall be no less than as set forth in the following:
 - i. Type A Uses: Each use in this subarea shall provide loading spaces based on gross floor area as follows:
 1. Under 10,000 square feet = None.
 2. 10,000 square feet or more but less than 75,000 square feet = One space.
 3. 75,000 square feet or more but less than 150,000 square feet = Two spaces.
 4. 150,000 square feet or more but less than 300,000 square feet = Three spaces
 5. Over 300,000 square feet = One space for each 100,000 square feet or portion thereof.
 6. The loading space requirements for buildings with multiple uses or tenants shall be determined based on the aggregate total of gross floor area of all uses or tenants.
 - ii. Type B Uses: Each use in this subarea shall provide loading spaces based on gross floor area as follows:
 1. Less than 5,000 square feet = None
 2. 5,000 square feet - 250,000 square feet = One space
 3. Over 250,000 square feet = One space for each 250,000 square feet or portion thereof.

Section 14.13.H.4 – Access, Connectivity, and Visibility:

Section 14.13.H.4.a – All access points shall be limited to those locations approved by the permitting authority (state, county, or township as applicable). On township roads, the minimum spacing between driveways shall be determined by the Licking County Engineer.

Section 14.13.H.4.b – Visibility at intersections shall comply with Section 16.09 of this Resolution.

Section 14.13.H.4.c – The internal circulation of a parking area shall comply with the Section 16.27 of this Resolution.

Section 14.13.H.4.d – The overall design within the Development Plan must provide for vehicular connectivity between properties within the Development Plan as well as future connections to adjacent properties outside of the Development Plan boundaries. This requirement could be achieved through access roads (at the rear of the property or running parallel to an existing/proposed public road) and/or through the use of cross access easements between parking lots. The Board of Trustees may rely upon recommendations from the Licking County Engineer or other consulting engineers to determine that the proposed method for providing connectivity is the most suitable in each particular development.

- i. If access roads are utilized to comply with this connectivity requirement, there shall be a minimum distance of 200 feet between intersections. A greater distance may be required upon recommendation by the Licking County Planning Commission/Licking County Engineer or a consulting engineer to avoid safety concerns.
- ii. Multi-Use Path and Sidewalks: Morse Road and Summit Road shall have a 10-foot multi use path along each side of the road (within a 15-foot MUP easement). All other roads shall have a 5-foot sidewalk on both sides of the road within a 10 feet sidewalk easement. Curb ramps and crosswalks shall be installed per the American Disability Act requirements. Multi-use paths and sidewalks shall be constructed immediately outside the road right-of-way within a 15-foot MUP easement, or 10-foot sidewalk easement designated for such public use.
- iii. Sidewalks shall connect to the building entrances and to existing sidewalks on adjacent abutting Tracts and to nearby pedestrian destination points including any transit stops.

Section 14.13.H.5 – Lighting:

Section 14.13.H.5.a – All Exterior Lighting shall comply with these standards unless specifically exempted.

Section 14.13.H.5.b – Exemptions:

- i. All exterior lighting fixtures producing light directly by the combustion of fossil fuels, such as kerosene lanterns or gas lamps are exempt from the requirements of this section.
- ii. Holiday lighting shall be exempt from the requirements of this section.
- iii. All temporary emergency lighting needed by the police, fire department, other emergency service vehicles, and public service vehicles, as well as all vehicular luminaries, shall be exempt from the requirements of this section including flashing or blinking lights.
- iv. Street lights shall be exempt from the provisions of this section.

Section 14.13.H.5.c – Prohibited Lighting: Search lights, beacons, laser source lights, or any similar high-intensity or flashing lights are prohibited, except in emergencies by police and/or fire department personnel.

Section 14.13.H.5.d – Types of Fixtures: All light fixtures shall be full cut-off type fixtures except for decorative light fixtures.

Section 14.13.H.5.e – Fixture Height:

- i. The fixture height in parking lots shall not exceed twenty (20) feet.
- ii. Lighting located under canopies shall be flush mounted or recessed within the canopy.
- iii. Fixture height shall be measured from the finished grade to the topmost point of the fixture.

Section 14.13.H.5.f – Kelvin Levels: The color temperature for each light shall not exceed 4,000K.

Section 14.13.H.5.g – Exterior lighting shall be designed and located to have the following maximum illumination levels. The levels shall be measured at the finished grade at the Lot Line as demonstrated by a lighting plan:

- i. The maximum illumination at a Lot Line that abuts a lot zoned for single family or multi-family uses shall be 0.3 foot-candles.
- ii. The maximum illumination at a Lot Line that abuts any other use shall be 1.0 foot-candles.
- iii. The maximum illumination at a Lot Line for properties used for outdoor sports and recreation shall be reviewed for compliance with regard to the intent of these guidelines to minimize the impact of light trespass and glare on all surrounding properties and public rights-of-way.
- iv. The illumination across any property shall be designed so as to not create excessively dark spots that may create safety issues.

Section 14.13.H.5.h – This subsection applies to any development that abuts a property zoned for single family residential purposes (including abutting properties within the Summit Road PMUD that have not pulled down the cloud and are following an underlying zoning that allows for single family residential uses):

- i. All non-essential outdoor lighting fixtures for non-residential uses, including lighting for parking areas, signs, displays and aesthetic lighting shall be turned off after business hours.
- ii. Only lighting needed for safety or security may remain lit after close of business, in which case the lighting shall be reduced to the minimum level necessary.
- iii. Automatic shut-off fixtures, auto-dimming to adjust lighting based on ambient lighting and the use of as little lighting as necessary without creating safety issues is encouraged.

Section 14.13.H.6 – Signs:

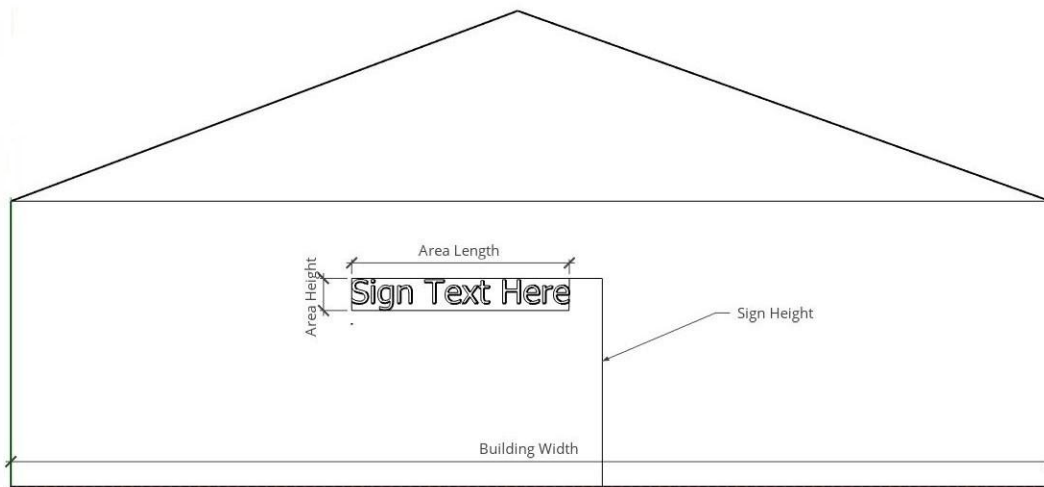
Section 14.13.H.6.a – The following regulations apply to all Signs within the Summit Road PMUD:

- i. All signage and graphics shall be carefully coordinated with the building and architecture.
- ii. Signs shall not be painted directly on the surface of the building, wall, or fence.
- iii. No roof Signs, roof mounted Signs or parapet Signs shall be permitted. No part of any Sign shall extend higher than the eave of any building.
- iv. The following permanent Signs shall be prohibited: portable displays or mobile Signs, flags, banners, pennants, gas or air-filled devices, revolving or rotating Signs, exposed neon Signs, exposed LED Signs, monopole Signs, rotating Signs, Signs with flashing messages or bare bulbs, Signs on backlit awnings, flashing Signs, video Signs, Signs with moving text or pictures, and bench Signs. Flags, banners, pennants, gas for air filled devices, and revolving and rotating Signs may be permitted on a temporary basis, provided such signs comply with Section 14.13.H.6.g of the Summit Road PMUD.
- v. Each building and unit, if applicable, shall have an address number that is clearly visible from the public right-of-way. Such Signs shall not require a permit.
- vi. Off-Premise Signs shall be prohibited.
- vii. All signs in the Summit Road PMUD must comply with Section 20.11B of the Jersey Township Zoning Resolution.
- viii. When calculating the maximum area of a sign, any fraction of a number shall be increased to the next whole number.

Section 14.13.H.6.b – The following regulations apply to all subareas:

- i. There may be two way finding Signs per access driveway connecting to a public or private street. Way Finding Signs shall be limited to a maximum height of three (3) feet, a maximum area of six (6) square feet per side and shall be located outside of the right-of-way and on the property of the user(s) of which they are identifying the entry or exit.
- ii. One (1) Wall Mounted Sign per non-residential tenant per frontage on an public Right-of-Way shall be permitted with an area of no more than one (1) square foot of sign area per two (2) lineal feet of unit frontage and not exceeding one hundred twenty-five (125) square feet in area. Such Signs must be attached to the building below the cornice of the building with a maximum Sign Height of twenty-five (25) feet for single story buildings and forty-five (45) feet for multi-story buildings. When channel letters are utilized, the area of the sign shall be calculated by the measurement of the smallest rectangle that can be drawn around and include the letters of the Sign.

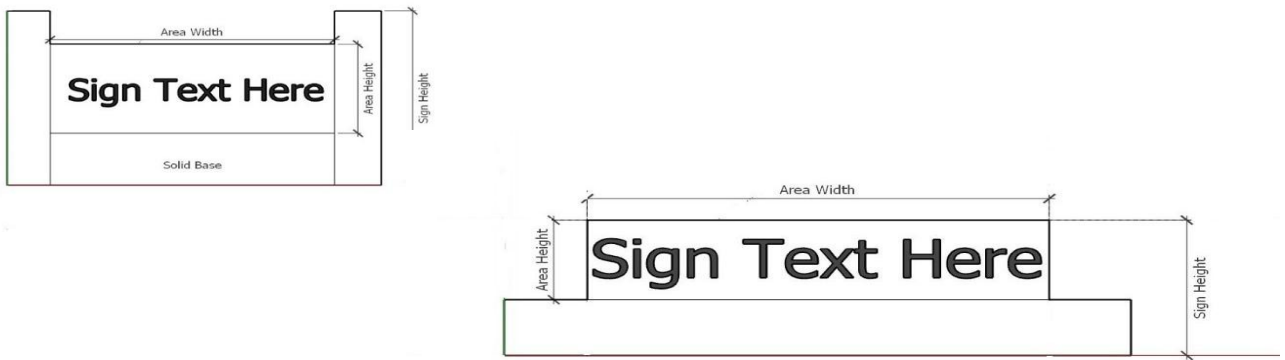
Figure 3 - Example of Example of Sign area calculation of channel letter Signs:



- iii. One (1) Ground Mounted Monument (“Monument Sign”) Sign per entrance for each parcel with access to a public Road Right-of-Way shall be permitted, subject to the following requirements:
 - a. The maximum height of any Monument Sign shall be eight (8) feet as measured from grade to the top of the highest part of the Sign. Mounding shall not be installed to increase the height or visibility of a Monument Sign.

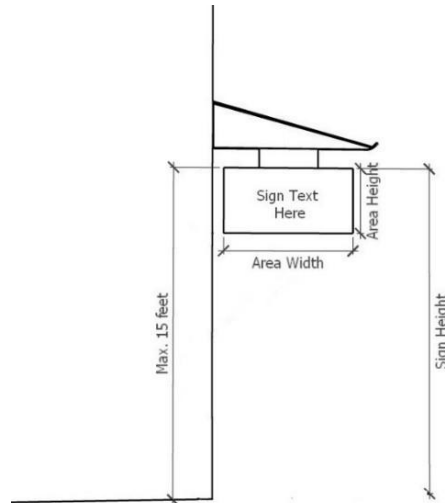
- b. All Monument Signs shall be setback a minimum of 20 feet from any public Right-of-Way.
- c. The Total Maximum Sign Area shall not exceed thirty-six (36) square feet per Sign face (not including the structural support). There shall be a maximum of two (2) Sign faces per Sign.
- d. All Monument Signs shall have a solid base consistent with the primary building material and have a minimum of fifty (50) square feet of landscaping around all sides of the Monument Sign. Sign shall be affixed directly to a base having a width at least equal to that of the sign.
- e. Monument Signs shall not be permitted along rear access roads.

Figure 4 - Sign Area Examples



Section 14.13.H.6.c – Mixed Use Buildings and Multi- Tenant Buildings Only: One (1) Projecting (“blade”) Sign per non-residential tenant may protrude perpendicularly from a building façade over the front walkway of a building. Such Sign shall not exceed six

(6) square feet in Sign area per Sign face and shall have a maximum Sign Height of 15 feet. The lowest portion of the Sign shall be a minimum of eight (8) above grade level to ensure the safety of pedestrians. Such Signs should be scaled with the building design and should blend with the architectural design of the building to which it is attached.



Section 14.13.H.6.d – Multiple Business Signs: For Tracts of land that contain four (4) or more businesses, a Multiple Business Sign may be installed provided it complies with the following requirements:

- i. One (1) Multiple Business Use Sign per entrance for each parcel with access to a public Right-of-Way shall be permitted in lieu of each of the permitted Ground Sign per Section 14.13.H.6.b.iii.
- ii. All Multiple Business Use signs shall be setback a minimum of 20 feet from any public Right-of-Way.
- iii. All Multiple Business Use Signs shall have a solid base consistent with the primary building material and have a minimum of fifty (50) square feet of landscaping around all sides of the Monument Sign. Sign shall be affixed directly to a base having a width at least equal to that of the sign.
- iv. Multiple Business Use Signs shall not be permitted along rear access roads.
- v. Multiple Business Use Signs shall not exceed the following height and area requirements:

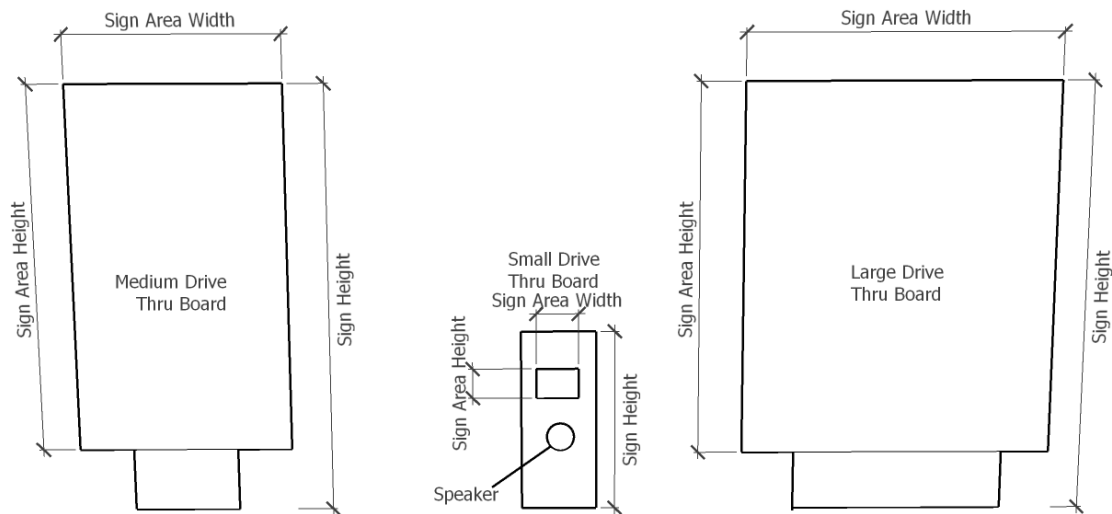
Table 5

Number of Businesses Per Tract	Maximum Height (feet)	Maximum Area (Per Sign Face) (Sq. Ft.)
Up to 4 businesses	8	36
5	10	45
6	10	54
7	12	63
8	12	72
9	12	81
10 or more	12	100

Section 14.13.H.6.e – Drive Thru Boards: Signs accessory and adjacent to drive-thru food and beverage establishments, car washes, and other similar uses are subject to the following standards:

- i. One large drive-thru board shall be permitted per drive thru lane. Said sign shall not exceed fifty (50) square feet, must be located a minimum of one (1) foot from and a maximum of five (5) feet from the edge of pavement of the drive through lane to which it serves and shall not exceed eight (8) feet in height (see exhibit drawing).
- ii. One medium drive thru board shall be permitted per drive thru lane. Said sign shall not exceed fifteen (15) square feet in area, must be located a minimum of one (1) foot and a maximum of five (5) feet from the edge of pavement of the drive through lane to which is serves and shall not exceed eight (8) feet in height (see exhibit drawing).
- iii. One small drive-thru sign board shall be permitted per drive through lane shall be permitted. Said sign shall not exceed two and half (2.5) square feet area, must be located on the drive thru speaker and shall not exceed five (5) feet in height (see exhibit drawing).
- iv. Drive thru board signs shall be permitted to have changeable copy electronic display messages may be permitted provided the graphics and/or words on the sign change no more than once per car service. Video, flashing images or effects, or moving content shall be prohibited.

Figure 5



Section 14.13.H.6.f – Sign Lighting:

- i. Sign lighting shall be consistent, understated, and properly disguised. Unless noted otherwise within the Summit Road PMUD, one of the following methods of lighting may be employed:
 - a. A white, steady, stationary light that does not glare onto surrounding areas, is directed solely at the Sign, and is otherwise prevented from beaming directly onto adjacent properties or rights- of-way.
 - b. A white interior light with primary and secondary images lit or silhouetted on an opaque background. The background must be opaque. No additional background lighting or illuminated borders or outlines shall be permitted.
- ii. The color temperature for the sign lights shall not exceed 4,000K.
- iii. The level of illumination emitted or reflected from a Sign shall not be of an intensity sufficient to constitute a demonstrable hazard to vehicular traffic on any Right – of – Way or parking lot from which the Sign can be viewed.
- iv. Light fixtures shall be screened from view by site grading or landscaping.

Section 14.13.H.6.g – Temporary Signs:

- i. Temporary Signs Permitted with NO PERMIT REQUIRED provided they comply with the following requirements:
 - a. Do not exceeding four (4) square feet of sign face for a single sided sign and eight (8) square feet (four (4) square feet per sign face) for a two-sided sign shall be permitted in any subarea.

- b. Maintain a ten (10) foot setback from any lot line and road right- of-way line. Where no road right-of-way exist, the setback shall be forty (40) feet from the centerline of the road.
 - c. Do not exceed eight (8) feet in height.
 - d. May be placed on the ground or attached to a structure only in locations where a wall sign would be permitted but does not exist. No temporary sign shall be placed on any pole, upon any fence, gate, or within any road right-of-way.
 - e. Shall not exceed one sign per 200 feet of road frontage with a maximum of four temporary signs per permitted lot of record.
- ii. Temporary Signs Requiring a Permit. Temporary signs that are greater than four (4) square feet, but less than twelve (12) square feet may be permitted in all subareas upon receiving and maintaining a valid zoning permit.
- a. No temporary sign under this subsection shall be permitted for a period of time greater than three months.
 - b. Such signs shall not exceed eight (8) square feet of sign face for a single sided sign and sixteen (16) square feet [eight (8) square feet per sign face] for a two-sided sign.
 - c. No temporary sign under this subsection shall be permitted for a period of time greater than three months and shall not to exceed eight (8) feet in height.
 - d. Said temporary signs shall maintain a ten (10) foot setback from any lot line and road right-of-way line. Where no road right-of-way exists, the setback shall be forty (40) feet from the centerline of the road.
 - e. Where a single lot contains more than one but less than seven businesses, the number of annual installations shall be calculated separately for each business, but only one Temporary Business Sign may be displayed on the lot at any one time. Where a single lot contains seven or more businesses, the number of annual installations shall be calculated separately for each business, but only two Temporary Business Signs may be displayed on the lot at any one time and only if the signs are at least 100 feet apart. The Zoning Inspector shall act upon any multiple applications for Temporary Business Signs on a single lot on a first come, first- served basis according to the dates and times of receipt of the applications.

Section 14.13.H.7 – Utilities, Water and Drainage:

Section 14.13.H.7.a

- i. All developments shall be served by central water and sewer systems.
- ii. Dry detention basins, including bioretention basins, may be permitted when approved as part of a development plan by the Township Trustees.

- iii. When wet basins are utilized an aeration device may be required.
- iv. All stormwater requirements must also comply with the Ohio Department of Natural Resources Rainwater and Land Development Handbook, the Licking County Subdivision Regulations, the Licking County Soil Erosion and Stormwater Regulations, and any applicable requirements of the Licking County Engineer.
- v. All stormwater facilities shall be properly maintained as required by the Zoning Inspector.

Section 14.13.H.7.b – A comprehensive regional stormwater plan for each sub area is encouraged.

Section 14.13.H.7.c – All uses within all subareas shall comply with Sections 16.23 – 16.25 of this Zoning Resolution.

Section 14.13.H.8 – Accessory Structures:

Accessory Structures for all uses, except for those on individual lots or parcels shall be identified on and constructed in accordance with an approved Development Plan.

Accessory Structures must comply with the architectural requirements in Section 14.13.H.1 and all setback requirements in Table 2.

Section 14.13.H.9 – Fences: Fences shall be permitted if they comply with the following regulations:

Section 14.13.H.9.a – Type A Uses:

The following types of Fences are permitted provided they are located behind the front building line, outside of the right-of-way and do not exceed eight (8) feet in height:

- i. Chain Link provided they are painted black or have a black vinyl coating;
- ii. Privacy Fences.

Section 14.13.H.9.b – Type B Uses:

- i. The following types of Fences are permitted provided they are less than four (4) feet in height. These Fences should be utilized for decorative purposes and should not be utilized to completely enclose an area. They may be located within the required Setback along the Right-of-Way to enhance the entry to an overall development provided they do not interfere with sight distance. Fences are prohibited within the right-of-way.

- a. Brick or stone walls
 - b. Wrought Iron
 - c. Brick or stone columns with wrought iron fence in between
 - d. Accent Fence
 - e. Chain Link provided they are painted black or have a black vinyl coating
- ii. The following fences are permitted only when providing the required screening per Section 14.13.H.2.b.iv and they do not exceed five (5) feet in height:
 - a. Privacy Fences
 - iii. The following types of Fences are permitted to fully enclose a patio or other similar feature immediately adjacent to a building provided they do not exceed six (6) feet in height.
 - a. Any type of Fence permitted in Section 14.13.H.9.b.i
 - b. Privacy Fence

Section 14.13.H.9.c – The following materials are considered non-suitable materials and are prohibited for all fences in all districts:

- i. Barbed wire
- ii. Electrically charged wire
- iii. Temporary snow fence (unless used temporarily when a site is actively under construction)
- iv. Solid concrete block
- v. Pallets
- vi. Prongs, spikes, or other sharp edged materials.

Section 14.13.H.10 – Home Occupations: Home Occupations, when permitted, shall comply with the following requirements:

Section 14.13.H.10.a – A Home Occupation shall be conducted entirely within a dwelling unit and shall be clearly subordinate to the use of the dwelling unit. Home occupations shall not be conducted within Accessory Structures, such as garages or sheds.

Section 14.13.H.10.b – The appearance of the dwelling unit in which a Home Occupation is conducted shall not be altered or the occupation within the dwelling shall not be conducted in a manner which would cause the premises to differ from its surrounding character either by colors, materials, construction, or lighting.

Section 14.13.H.10.c – The Home Occupation shall not generate traffic greater in volume than normal for the subarea.

Section 14.13.H.10.d – The Home Occupation shall not involve delivery trucks other than normal parcel delivery services.

Section 14.13.H.10.e – No equipment or processes shall be used in a Home Occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses on the lot. No equipment or processes shall be used which creates visual, audible, or electrical interference in any radio or television receiver or computer terminal off the premises or causes fluctuations in voltage off the premises.

Section 14.13.H.10.f – The Home Occupation shall not occupy more than twenty percent (20%) of the livable floor area of the dwelling unit.

Section 14.13.H.10.g – No person shall operate or be employed by a Home Occupation unless the person is a resident of the dwelling unit in which the Home Occupation is conducted.

Section 14.13.H.11 – Noise: There shall be quiet hours between the hours of 10:00 p.m. and 6 a.m. every day of the week.

Section 14.13.I – Definitions: Due to the unique nature of the Summit Road PMUD, the following definitions have been established and apply only to Section 14.13 of this Resolution. If the definition of any term defined in this Section conflicts with definitions found elsewhere, including other Articles of this Zoning Resolution, the definitions herein shall prevail under this section. If this section does not provide a definition, then the definition of said word shall be per Appendix A of the Jersey Township Resolution.

Accessory Structure - A structure that has a permanent foundation detached from the principal building, is subordinate to the principal use of a building on the lot or tract and serves a purpose customarily incidental to the use of the principal building. Examples of Accessory Structures are detached private garages, carports, sheds, pool houses, storage buildings, and other similar type buildings.

Accessory Use – A use customarily incidental and subordinate to the principal use and located on the same lot as the principal use.

Advanced Manufacturing - Advanced manufacturing is the use of innovative technologies to improve products or processes. These technologies include control systems, custom manufacturing, high precision technologies, sustainability technologies, high performance computing and advanced robotics.

Assisted Living Facility: A building constructed to provide a continuum of long-term care services that provides a combination of housing, personal care services, and health care designed to respond to individuals who need assistance with normal daily activities in a way

that promotes maximum independence. The individual housing units are located within a single building where access is provided from hallways extending from a common building entry point(s).

Automobile-Oriented Uses – A use where a patron places an order on site and waits for a product to be prepared without the need to exit his/her vehicle. It also includes services rendered directly on, to, or for vehicles. Such uses include but are not limited to drive-thru or drive-in restaurants with ordering areas, drive-in movie theaters, car washes (all types), gas stations (including convenience market), facilities specializing in oil changes, car repair, other similar auto service facilities, and stand-alone parking lots. The sale of vehicles (new and used) in addition to any facility that provides a fixed parcel pickup location is not included within this definition. This definition does not include pick up or banking windows as defined in this Article.

Bank – A financial institution licensed to receive deposits and make loans. Such use may also include financial services including but not limited to wealth management, currency exchange, and safe deposit boxes.

Building Height: The vertical distance of a building from the front door threshold to the highest point on the roof.

Business, Retail: – a Use primarily engaged in the selling of merchandise and the rendering of services that is incidental to the sale of the goods.

Business, Small Retail – a Retail or Wholesale business that is less than five thousand (5,000) square feet in area and typically services nearby neighborhoods.

Business, Medium Retail – a Retail or Wholesale business that is up to twenty (20,000) square feet in area.

Business, Large Retail – a Retail or Wholesale business that is twenty thousand (20,000) square feet or larger.

Commencement of Construction: The time at which physical improvements begin to be made to a property (excluding the clearing of the land) to comply with the requirements of an approved Development Plan within the Summit Road PMUD.

Commercial Residential – A building containing four or more residential units. This can include Mixed Use Buildings or stand along Multi-Family Buildings or Townhomes.

Communication Facilities – A lot or an area of a lot that includes a telecommunication tower, radio tower, or other similar communication tools including any associated appurtenances.

Contractor Office – A facility or area for the storage of materials, equipment, and

commercial vehicles utilized by building and construction contractors, craftsmen and tradesmen, and may include accessory offices related to such activities.

Data Processing Center - A facility that houses computer systems and associated data and is focused on the mass storage of data.

Day Care Center – Any place in which child day care or publicly funded child daycare is provided for thirteen (13) or more children at one time or any place that is not the permanent residence of the licensee or administrator. In counting children for purposes of this code, any children under six (6) years of age who are related to a licensee, administrator, or employee and who are on the premises of the center shall be counted.

Equipment Repair, Large – A facility that is fully enclosed by four solid walls and a roof that is used for the repair of contractor’s equipment, heavy machinery, repair equipment, motor vehicles or trucks.

Equipment Repair, Small - A facility that is fully enclosed by four solid walls and a roof that is used to repair small tools and equipment such as lawn mowers, small tractors, and other small equipment.

Fence, Accent: A fence that is used solely for ornamental purpose and does not enclose or partially enclose an area.

Fence, Chain Link: A fence usually made of metal, loops of wire interconnected in a series of joined links and including vinyl, plastic-coated or painted varieties.

Fence, Picket: A partially open fence made of upright wooden poles or slats. This fence may be an open fence if the space between the vertical boards is greater than the width of the boards.

Fence, Privacy: A solid fence constructed of wood, vinyl, composite, masonry, metal or other similar material that has more than 50 percent of its vertical surface closed to light and air.

Fence, Split Rail: A fence constructed of narrow, whole or split, wooden timbers or boards placed horizontally between upright supporting posts. Smooth rail, split rail, milled rail or contemporary rail fences may have supplemental wire fencing or mesh attached to the interior of the fence. Such wire shall be painted or coated black.

Fence, Wrought Iron: A fence constructed of metal, including aluminum, iron or steel, pipe, tubes or bar stock and having some type of decorative features or design. Wrought iron fences shall not have pointed ends exposed but may have finials with blunt ends.

Flex-Office Laboratories – a space for a combination of office and laboratory uses that has built out capabilities to meet individual needs.

Flex-Office Retail - A space with store fronts with small rear warehousing that has built out capabilities to meet individual needs.

Health Care Facilities – General and specialized hospitals and associated clinics, rehabilitation centers, senior and assisted living, nursing homes, or other similar facilities providing health related services and involving the overnight or long term stay of patients.

Home Occupation – An Accessory Use which is an activity, profession, occupation, service, craft or revenue enhancing hobby conducted by a person on the same premises as the principal place of residence which is clearly subordinate and incidental to the use of the premises for residential purposes. Home occupations may include, but are not limited to, home offices for insurance agents, financial planners, real estate agents, consultants, lawyers, architects, engineers, accountants, or other similar professional services, sewing, tailoring, teaching of music or dance lessons, or tutoring, or other similar uses that do not change the character of the residential neighborhood.

Hotel: Any structure consisting of one or more buildings, with more than five sleeping rooms, that is specifically constructed, kept, used, maintained, advertised, or held out to the public to be a place where sleeping accommodations are offered for pay to transient guests for a period of less than thirty days with no stays that exceed seven (7) consecutive days at a time, including, but not limited to, such a structure denoted as a hotel, motel, motor hotel, lodge, motor lodge, bed and breakfast, or inn.

Impervious Surface: All areas of a lot that have been, or are proposed to be, paved and/or covered with buildings and materials that do not readily and freely absorb and/or allow water to penetrate, including, but not limited to concrete, asphalt, rooftop, blacktop, brick, blocks, and pavers.

Long-Term Stay Hotel: A commercial lodging establishment that provides temporary accommodations for guests for periods typically exceeding seven (7) consecutive days and intended for stays of up to thirty (30) consecutive days or more, where no dwelling units are leased or rented as a primary residence. Guest units may include kitchen or kitchenette facilities. The establishment shall provide customary hotel services, including a centralized check-in area, housekeeping, linen service, and on-site management. Occupancy shall not create a landlord-tenant relationship under applicable state law.

Lot: – A parcel of land intended as a unit for transfer of ownership or for building development together with the required open spaces and having frontage on a street right-of-way.

Lot Line: A line bounding or demarcating a plot of land or ground.

Lot Line, Internal: A lot line that is interior to the Lot and does not abut a public right- of-way.

Lot Line, Side: A lot line other than a rear lot line or a right-of-way line.

Lot Line, Rear: The lot line that is opposite and most distant from the right-of-way line. If a lot abuts two rights-of-way, then the line that is opposite and most distant from the lower classified road shall serve as the rear lot line.

Lot Size: The computed area contained within the lot lines.

Lot Width: The average horizontal distance between two side lot lines. For a corner lot, then the horizontal distance between the right-of-way line for the higher classified road and the side lot line.

Maker Space, Small – A facility that does not exceed 5,000 square feet that is utilized for the preparation, display, and sale of individually crafted artwork, jewelry, furniture, sculpture, pottery, glass or other related items. No odor, fumes or excess noise may be produced at the facility. These are also known as Entrepreneurial Centers or Business Incubators.

Maker Space, Large – A facility that is 5,000 square feet or larger and serves as shared co-working space for independent craftsmen to produce woodwork, furniture, pottery, glass or other related items. The facility can also have shared office space. These are also known as Entrepreneurial Centers or Business Incubators.

Manufacturing, Heavy - Any industry that makes products from raw materials by the use of manual labor or machinery. This definition also includes the compounding, processing, assembling, and packaging of goods.

Manufacturing, Small – Any manufacturing use that is conducted within a building that is 5,000 square feet or smaller.

Mixed Use Building: A Building that contains retail, office or entertainment uses on the ground floor and residential units on the upper floors. Can include studio, one, and two bedroom units on the upper floors.

Nursing Home – A residential health care facility, licensed by the State of Ohio, which provides institutional lodging, nursing care, personal care and supervision to aged, chronically ill, physically infirm. or convalescent patients who are not related to the owner or administrator of the facility.

Office, Administrative, Business, Medical or Professional, Large – A building that is 5,000 gross square feet or larger in area and includes a set of rooms or tenant spaces used for commercial, professional, medical or bureaucratic work.

Office, Administrative, Business, Medical, or Professional, Small - A building that is less than 5,000 gross square feet in area and includes a set of rooms or tenant spaces used for commercial, professional, medical or bureaucratic work.

O.D.O.T.: The Ohio Department of Transportation

Open Space: An area required to be reserved in accordance with these Regulations for passive or active recreational purposes, an area for conservation of natural resources, or some other similar green space. Such open space may include any required central green space utilized for a gathering place for the community.

Parcel: A piece of real estate described by metes and bounds in the deed of the land and recorded in the office the county recorder.

Parking Aisle: the traveled path through an off-street parking or facility between one or two rows of parked vehicles.

Parking Bay: A row of parking spaces typically separated by a parking island or some other feature used to break up large spans of asphalt used for the parking surface.

Personal Services – Uses that primarily provide services to a person or provide or the care and maintenance of personal goods. Such Uses include, but are not limited to beauty shops, barber shops, salons, shoe repair shops, tailoring services, or garment repair services. This includes laundry or dry cleaning drop off/pick up services but the process of dry cleaning is not included in this definition.

Pick-Up or Banking Window – A window used to pick up food, a prescription or other another similar product or where banking or financial services are conducted without a patron needing to exit his/her vehicle. Food orders and prescriptions are typically placed ahead of time online via the web or mobile device, and these windows are not utilized for placing and waiting for orders on site.

Places of Assembly, Large – any facility or business where 300 or more individuals gather to participate or observe programs or services or assemble for social purposes. This includes public halls, theatres, churches, worship facilities, and other similar meeting facilities.

Places of Assembly, Small – any facility or business where less than 300 individuals gather to participate or observe programs or services or assemble for social purposes. This includes public halls, theatres, churches, worship facilities, and other similar meeting facilities.

Restaurant – An establishment which offers food and/or drinks to the public, guests, or employees. The food may be prepared and consumed either on or off site.

Right-of-Way: A strip of land occupied or intended to be occupied by transportation facilities, public utilities, street drainage ditches or other special public uses.

Setback: The distance between a structure and a lot line or right-of-way.

Side Setback: The minimum distance between a structure and any side lot line that does not abut a right-of-way.

Rear Setback: The minimum distance between a structure and any rear lot line that does not abut a right-of-way.

Right-of-Way Setback: The distance between a structure and an abutting right-of-way line.

Sign: Any device for visual communication which is designed, intended, or used to convey a message, advertise, inform or otherwise direct attention to a person, institution, organization, activity, business, place, object, or product.

Sign Area: The face of the entire display area not including the bracing, framing and structural supports of the Sign, unless such support members are made part of the message or fact of the Sign. For display areas consisting of individual letters or symbols, either freestanding or attached to a surface, building, wall or window, shall be calculated by utilizing the smallest rectangle which encompasses all letters and symbols.

Sign. Ground Mounted Monument: Any Sign which is physically attached to a base constructed specifically for the display of the Sign.

Sign. Projecting (“Blade”): A sign projecting outward perpendicularly from a building.

Sign. Wall Mounted: Any Sign attached to a Building face, with the exposed face in a plane parallel to the plane of the wall.

Sign. Height: The vertical distance between the established grade and the highest part of the sign.

Sign. Temporary – A display, banner, or type of Sign constructed of cloth, canvas, fabric, wood, or other temporary material, with or without a structural frame, including but not limited to portable Signs, political Signs, development Signs, community event Signs, garage sale Signs, real estate Signs, sandwich type Signs, sidewalk, or curb Signs.

Thoroughfare Plan – An official document as adopted and as amended from time to time by the Licking County Engineer, Licking County Planning Commission or the Ohio Department of Transportation establishing the general location and official right-of-way widths of the major and secondary highways and thoroughfares.

Summit Road PMUD
As Initiated March 2026

Tract: The entire area included in a proposed development, which may include one or more parcels or lots.

Truck Service Center: A commercial facility which provides refueling, parking and often ready-made food for motorists and truck drivers. These facilities sometimes include showers for truck drivers.

Wind Energy Conversion System - An energy system consisting of a wind turbine, a tower, and associated control or conversion electronics.

Zoning Inspector: The person duly appointed and authorized by the Jersey Township Board of Trustees to enforce this Zoning Resolution.