

**ARTICLE 11
MIXED-USE OVERLAY DISTRICT**

11.00 Purpose and Overlay Established.	11.04 Permitted Uses.
11.01 Subareas and Zoning Map.	11.05 General Development Standards.
11.02 Procedure.	11.06 Landscaping, Buffering, and Screening.
11.03 Lot Size; Residential Density And Unit Size; and Mixed-Use Floor Area Ratio Requirements.	11.07 Definitions.

Section 11.00: PURPOSE AND OVERLAY ESTABLISHED.

Section 11.00.A: Purpose

The Mixed-Use Overlay District (“MUOD”) 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 residential, retail, and commercial development. The MUOD encourages flexibility of design to promote and accommodate environmentally sensitive and efficient use of the land, thereby allowing for a unified development strategy that:

Section 11.00.A.1

Encourages projects that exhibit creative planning and design in ways that cannot be achieved through a standard Zoning District through architectural design and are consistent with the Licking Township Comprehensive Plan.

Section 11.00.A.2

Preserves unique or sensitive natural resources by integrating open space within developments.

Section 11.00.A.3

Plans the appropriate amount of infrastructure, including paved surfaces and utility easements necessary for development.

Section 11.00.A.4

Reduces erosion and sedimentation by minimizing land disturbance.

Section 11.00.A.5

Provides an opportunity for an appropriate mixture of Uses.

Section 11.00.A.6

Enables an extensive review of design characteristics to ensure that projects are properly integrated into surroundings and are compatible with adjacent development.

Section 11.00.A.7

Assures compatibility between proposed land uses through appropriate development controls.

Section 11.00.A.8

Preserves the streetscape along the roadways, maintaining the character of the community and promoting safe pedestrian movement.

Section 11.00.A.9

Enhances the welfare and economy of the Township by making available a variety of employment opportunities as well as providing a variety of housing options for the Township residents.

Section 11.00.B: Overlay Established

The MUOD encompasses and includes all areas within the crosshatched area of the Zoning Map. The Zoning Regulations and Zoning Districts in existence at the time of the effective date of the MUOD rezoning shall continue to apply to all property within the MUOD, unless the Township Trustees, in accordance with [Section 11.02](#), approves an application submitted by a property owner and/or their agent (the “Applicant”), to subject their property to the provisions of the MUOD. Such an application shall be made in accordance with the provisions of this Article and all other applicable Articles of the Zoning Resolution.

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Section 11.01: SUBAREAS AND ZONING MAP.

Section 11.01.A: Establishment of the Subareas of the MUOD.

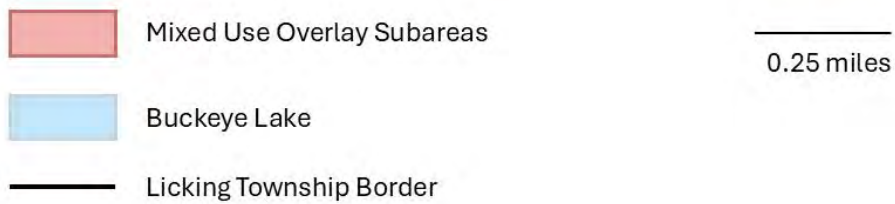
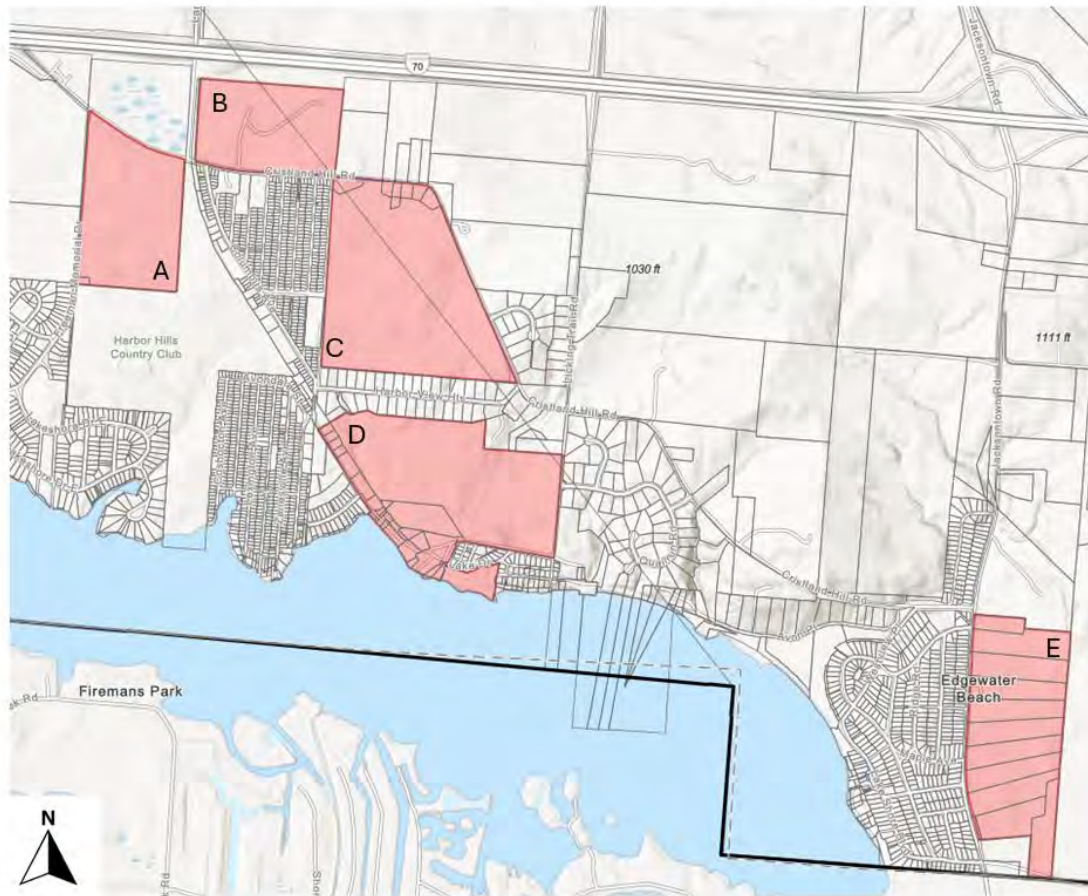
The following subareas are hereby established as listed below and defined on the Zoning Map.

- Subarea A – Single-Family Housing
 - Designed to mirror surrounding neighborhoods (i.e., Harbor Hills).
 - Preserve open space through mindful growth.
- Subarea B – One- and- Two-Unit Housing
 - Designed to create middle housing opportunities for young people and families.
 - Preserve open space through mindful growth.
 - Incorporate existing and planned multi-use trails and walking paths.
- Subarea C – Multi-Use/Recreation Open Space
 - Designed to preserve open space while providing multi-use opportunities for Small-to-Medium Retail Businesses as well as heightened Housing density.
 - Promote standards for the creation of parks and community building initiatives so that growth will further bind the cohesive community structure of the MUOD.
 - Incorporate existing and planned multi-use trails and walking paths.
- Subarea D – Lakeside Mixed Use
 - Designed to support existing lakeside Businesses.
 - Promote robust, walkable lakeside development to ensure the Buckeye Lake area remains inviting and welcoming to residents and visitors.
 - Ensure that development inland is not blocked by lakeside development and that neighboring areas are properly buffered and landscaped to avoid encroachment on existing housing.
- Subarea E – Rural Mixed Use
 - Designed to create a mixed-use environment that relies upon existing on-site water and sewer systems.

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Section 11.01.B: Zoning Overlay District Map.

Licking Township Mixed Use Overlay Boundaries



Section 11.02: PROCEDURE.

Section 11.02.A: Pre-Application Meeting

Section 11.02.A.1

The developer may meet with the Zoning Inspector and up to two (2) members of the Zoning Commission prior to submitting the development plan. The purpose of this meeting is to informally discuss the purposes of this section, its criteria and standards, other provisions of this Resolution, and the drainage, water, and sewer location and capacities to service this site.

Section 11.02.A.2

No statement or action taken by any community official during 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 community's statutes or rules.

Section 11.02.A.3

Ohio's Open Meeting Laws (Section 121.22 of the ORC) apply to all meetings involving a meeting of a majority of the members of the Zoning Commission or the Board of Township Trustees.

Section 11.02.A.4

The Zoning Inspector may request that any County agency or committee such as, but not limited to, the Licking County Planning Commission, Licking County Engineer's Office, Licking County Regional Water District, Licking Public Health District, and Licking Soil & Water Conservation District, to submit comments for consideration at the Zoning Commission hearing described in [Section 11.02.C.2](#).

Section 11.02.B: Formal Development Plan Application

After the conclusion of the pre-application meeting, an owner or their applicant may file three (3) paper copies and one (1) electronic PDF copy of a formal application with a development plan and supplemental materials to the Zoning Inspector prior to the Submittal Due Date as prescribed by the Zoning Commission. The Zoning Inspector shall transmit the complete application package to the Zoning Commission and other parties as deemed appropriate for review and comment. The Development Plan must cover the entire contiguous ownership of the applicant unless the applicant specifically stated in writing that they do not intend to develop the withheld portion of the tract for at least five (5) years. At a minimum, the application must include the following requirements of [Section 11.02.B.1](#).

Section 11.02.B.1: Application Contents

- a) Name, address, email address and phone number of applicant;
- b) Paid fee as prescribed in the Schedule of Fees;
- c) Legal description of property;
- d) A schedule for the development of units to be constructed in progression and a description of the design principles for buildings and streetscapes; tabulation of the number of acres on the proposed project for various uses, the number of housing

- units proposed by type; estimated residential population by type of housing; estimated nonresidential population, anticipated timing for each unit; and population density and public improvements proposed for each unit of the development whenever the applicant proposes an exception from standard zoning districts or other resolution governing development;
- e) Engineering feasibility studies and plans showing, as necessary, water, sewer, drainage, electricity, telephone, and natural gas installations, waste disposal facilities, and street improvements;
 - f) 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 E only).
 - g) Site plan, showing building(s), various functional use areas, circulation, and their relationship;
 - h) Architectural renderings and accompanying narrative to discuss in detail the design treatment of all buildings and structures where applicable;
 - i) Plans for landscaping and signs;
 - j) A survey plat and legal description signed by a registered Ohio surveyor showing the size and location of the tract to be developed;
 - k) A grading plan drawn to scale of 1" = 100', or to another scale acceptable to the Zoning Inspector, and a contour interval of two (2) feet showing all information pertaining to surface and subsurface drainage for the tract;
 - l) An explanation of the method/structure and proposed documentation and instruments to be used to perpetually own, maintain and preserve the required open space. The location, size, and proposed use(s) of all open space shall be detailed;
 - m) A Traffic Analysis when required by and in accordance with ODOT Location & Design Manuals);
 - n) If planned – as applicable: Deed restrictions, protective covenants, and other legal statements or devices to be used to control the use, development and maintenance of land, and the improvements thereon, including those areas which are commonly owned and maintained; and
 - o) A development plan drawn to scale a scale of at least 1" = 100', or to another scale acceptable to the Zoning Inspector, with a minimum of 2-foot contour intervals, prepared by a registered architect, registered engineer, and/or registered landscape architect, containing the following:
 - 1) Proposed name of the development and its location;
 - 2) Names and addresses of the applicant, owners, and developers;
 - 3) Date and north arrow;
 - 4) A list, description and location of the precise uses proposed for the development and phases for construction;
 - 5) Boundary lines of the proposed development and the total acreage of the proposed project;
 - 6) The adjoining lines of adjacent Tracts, Parcels or Lots, with:
 - i. Layout, numbering, and dimensions of Lots, if more than one; and

ii. Labels for the existing zoning districts for the Tract and adjacent Parcels.

- 7) Sight Line Diagram for adjacent residential districts;
- 8) 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;
- 9) 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;
- 10) 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 twenty percent (20%);
- 11) Any stream or wetland delineations and mitigation setbacks required by the Army Corps of Engineers or Ohio Environmental Protection Agency;
- 12) 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;
- 13) 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;
- 14) Proposed street grades and preliminary sewer size slope;
- 15) Building setback lines with dimensions;
- 16) 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;”
- 17) Building locations depicting the bulk, height, and spatial relationships of building masses with adjacent development;
- 18) Preliminary drawings for buildings to be constructed, including preliminary floor plans, exterior elevations, and sections;
- 19) 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;
- 20) Intended measures to screen rooftop mechanical equipment, production areas, service areas, storage areas, trash containers, and loading zones from view;
- 21) A parking study detailing the required number of parking spaces prepared by an architect, landscape architect, and/or professional engineer registered in the State of Ohio.

- 22) 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;
- 23) Accommodation and access for emergency and fire-fighting apparatus;
- 24) A detailed Exterior Lighting Plan;
- 25) 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 planning and rendering(s) of how that section of the development would look in elevation;
- 26) If there is a divergence from the development standards:
 - i. 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;
 - ii. Unless specifically supplemented by the standards contained in the Development Plan, the development shall comply with the requirements contained in this Article, generally, and the applicable standards found in [Section 11.05 – General Development Standards](#).
- 27) Any other information, as may be required by the Zoning Commission and/or Board of Trustees, to determine compliance with this Zoning Resolution; and
- 28) 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 their seal to the drawings must be licensed to practice in the state of Ohio.

Section 11.02.C: Development Plan Review

Section 11.02.C.1

After receipt of completed application materials and required fees, the Zoning Inspector shall forward said materials to the Zoning Commission.

Section 11.02.C.2

Within thirty (30) days from submittal date of a completed application for a development plan, the Zoning Commission shall hold a public hearing and with public notice pursuant to the same method as found in Section 4.01.A.4.a of this Resolution.

Section 11.02.C.3

No later than thirty (30) days after the public hearing, the Zoning Commission shall recommend to the Township Board of Trustees to approve, approve with modification, or not approve the development plan.

Section 11.02.C.4

Upon receiving the Zoning Commission's recommendation on the Development Plan, the Board of Trustees shall hold a hearing on said Development Plan. Within thirty (30) days of its hearing, the board shall approve the Development Plan as submitted, as amended,

approve the application subject to modification, or not approve the application. The Board shall also provide a thirty (30) day notice of its public hearing. The notice requirements shall be the same as Section 4.01.A.4.a of this Resolution.

Section 11.02.C.5

After the Township Board of Trustees approves the development plan, no changes to said plan shall be permitted without approval according to [Section 11.02.G](#).

Section 11.02.D: 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 Licking 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 Licking 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.

Section 11.02.E: Criteria for Approval

In determining whether to approve an application and Development Plan, the Board of Trustees shall consider the following criteria of [Section 11.02.E.1](#).

Section 11.02.E.1

- a) Whether the application and proposed Development Plan are consistent in all aspects with the purpose, criteria, intent, and standards of the Overlay, improved arrangement and design of the proposed development;
- b) Whether the application and proposed Development Plan meet all the design features required in this Zoning Ordinance;
- c) Whether the application and proposed Development Plan are compatible with the character of existing land use, consistent with the intent and purpose of the overlay standards of this Ordinance and are in keeping with the intent of the most recent Township’s Comprehensive Plan and other applicable public plans for the area;

- d) Whether the proposed development will be adequately served by essential public facilities and services including, without limitation, roads, walkways and bike paths, police and fire protection, drainage features, potable water and centralized sanitary sewers, and, as applicable to Subarea E, on-site water and sewer systems;
- e) Whether the application and proposed Development Plan promote greater efficiency in providing public and utility services and encourage innovation in the planning and building of all types of development;
- f) Whether the proposed development can be made accessible through existing Township roadways or roadways and lane improvements actually being constructed and opened prior to the use and occupancy of the proposed development without creating unreasonable traffic congestion in the immediate vicinity of the proposed development or elsewhere in the Township;
- g) Whether an adequate funding source for the construction and long-term maintenance of the required open space and community improvements have been provided;
- h) Whether the proposed development is designed in such a way as to minimize any unreasonable adverse impact on the surrounding areas of the Township;
- i) Whether the drainage plan is designed to not negatively impact surrounding properties; and
- j) In approving the application and Development Plan, the Township Board of Trustees may impose such conditions, safeguards, and restrictions deemed necessary to carry out the purpose and intent of the overlay district.

Section 11.02.F: Consulting Services and Additional Fees

Section 11.02.F.1

Along with the application fee as prescribed by the Schedule of Zoning Fees the applicant shall 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 reviewing the Development Plan and related application materials.

Section 11.02.F.2

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.

Section 11.02.F.3

If the Zoning Commission Chair and Zoning Inspector decide the application needs professional consulting services, they shall designate the person(s) to consult 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 expenses. This initial estimate will be reviewed, and may be revised, during the review process. 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.

Section 11.02.F.4

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.

Section 11.02.F.5

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 11.02.G: Amendment of Development Plan

After the Township Board of Trustees approves a Development Plan, no changes to the plan shall be permitted without further approval as set in Sections 11.02.G.1-3, below.

Section 11.02.G.1: Minor Amendments

- a) Within thirty (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:
 - 1) 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 the Mixed-Use Overlay District and shall be considered a major amendment);
 - 2) A change in the sign face that does not alter the size, height, or setback of the sign; and
 - 3) An increase of no more than three (3) feet in the maximum building height as shown on the approved Development Plan.
- b) Anyone aggrieved by the decision of the Zoning Inspector on a proposed minor amendment may appeal said decision to the Township Board of Trustees within thirty (30) days of said decision by the Zoning Inspector. The Board of Trustees shall hear said appeal within thirty (30) days of receiving the appeal. The Board of Trustee’s action is final and is subject to appeal pursuant to Chapter 2506 of the ORC.

Section 11.02.G.2: Major Amendments

- a) All other proposed amendments, other than the three identified in Section 11.02.G.1.a.1-3, above, shall be considered major amendments and must be approved by the Zoning Commission for a final decision by the Township Board of Trustees.
- b) Major Amendments to an approved Development Plan shall follow the same procedure in [Section 11.02.C](#).

Section 11.02.G.3

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 any other property subject to the overlay district.

Section 11.02.H: Development Plan Approval Period

The approval of the Development Plan shall be effective for a period of five (5) years 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 made until either an extension has been approved in accordance with Section 11.02.I, below, or an application accompanied by a new Development Plan has been filed with and approved by the Township Board of Trustees using the same procedure and criteria as established for the approval of the initial Development Plan.

Section 11.02.I: Plat 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 Township Board of Trustees upon application of the owner(s), provided the Township 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 in recording 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 Township Board of Trustees. A request for an extension shall be filed prior to the expiration of the approval period.

11.02.J: Effect of Approval

The Township Board of Trustees' action on an application and 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 Ohio Revised Code but may be appealed pursuant to Chapter 2506 of the Ohio Revised Code. If the Board of Trustees determines that an application and Development Plan comply with the requirements of the overlay standards and approve said application, upon such approval the Township Zoning Districts Map shall be changed to remove any other zoning district that applied to the tract subject to the application. The removal of the prior zoning district from the Zoning Districts 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 Ohio Revised Code.

Section 11.03: LOT SIZE; RESIDENTIAL DENSITY AND UNIT SIZE; AND MIXED-USE FLOOR AREA RATIO REQUIREMENTS.

Section 11.03.A: Minimum Tract Size per Development Plan.

The minimum Tract size per Development Plan shall be twenty-five (25) acres in Subareas A, B, C, and E. Within Subarea D, applicants may submit a Development Plan when holding Tract(s) that are less than twenty-five (25) acres at the time of adoption of this Resolution. However, Open Space requirements as found under Section 11.03.C of this Resolution shall apply to Tracts in Subarea D that are larger than twenty-five (25) acres at the time of adoption of this Resolution.

Section 11.03.B: Ownership.

Any land area proposed for development shall be under one owner or shall be subject to a joint application filed by every owner of the land area proposed for development, under single direction, using one overall plan and complying with all requirements of this Article.

Section 11.03.C: Open Space.

For any Tract that is twenty-five (25) acres or more, the Development Plan shall designate at least twenty (20) percent of the Gross Tract Acreage as permanent open space. “Gross Tract Acreage” is defined as all of the acreage in the proposed development, including features such as wetlands and steep slopes, to be considered as open space.

Section 11.03.C.1

Open space locations and uses shall be identified on the Development Plan and shall be subject to the approval of the Zoning Commission.

Section 11.03.C.2

Open space shall be owned, administered, and maintained as identified on the Development Plan.

Section 11.03.C.3

Uses of land transferred to the community for public purposes must be approved as a part of the Development Plan and may include, but not be limited to, trails and active recreation.

Section 11.03.C.4

The decision whether to accept an Applicant’s offer to dedicate open space for public use shall be at the discretion of the Township Trustees. Open space may be maintained by a private entity. Land dedicated to public purposes may count towards the open space requirement if approved on the Development Plan.

Section 11.03.C.5

Funding generated through a New Community Authority or a Joint Economic Development Plan, as applicable, or similar funding mechanisms may be used to build and maintain the required open space.

Section 11.03.D: Residential Density and Unit Sizes.

Section 11.03.D.1

The maximum density of any portion of a Tract devoted to Single-Family or Duplex Dwellings shall be limited to two (2) Dwelling Units per gross acre.

Section 11.03.D.2

The maximum density of any portion of a Tract devoted to Townhome or Multi-Family Buildings shall not exceed eight (8) dwelling units per gross acre, including Dwelling Units within Mixed-Use Buildings.

Section 11.03.D.3

The overall average gross density of all types of dwelling units within a Tract shall not exceed an average of two (2) dwelling units per gross acre. Once this overall average gross density is achieved in each Tract, then no additional dwelling units shall be permitted in said Tract.

Section 11.03.D.4

The following minimum unit sizes shall apply to all Mixed-Use Buildings and Multi-Family Buildings:

Unit Type	Minimum Unit Size (Sq. Ft.)
Studio	600
One Bedroom	750
Two Bedroom	1,000
Three Bedroom	1,200

Section 11.03.D.5

No more than thirty-five (35) percent of the multi-family units within an approved development plan shall be studio or one-bedroom units.

Section 11.03.E: General Layout Requirements.

Section 11.03.E.1

In general, mixed-use developments are planned for areas located along Arterial or Collector Roads and around a central open space area. Existing mixed-use or Multi-Family zoning districts shall not be required to meet this general goal.

Section 11.03.E.2

Streets shall be interconnected with other streets within the Mixed-Use subareas and shall also meet connectivity requirements in [Section 11.05.B.3](#).

Section 11.03.E.3

The use of cul-de-sacs should be minimized within the Mixed-Use subareas. When the use of a cul-de-sac is necessary, then its length shall not exceed four hundred (400) feet.

Section 11.03.E.4

Sidewalks shall extend from the multi-use paths and/or sidewalks required in [Section 11.05.B.3.f](#) to the front building entrances, parking areas, open space areas, and any other area that generates pedestrian activities.

Section 11.03.F: Lot Area, Setback, Height, and Lot Coverage Requirements for Mixed-Use Subareas.

	Commercial – Office (including Mixed Use Buildings)	Townhomes	Multi-Family Buildings	Single-Family Dwellings with central water and sewer	Single-Family Dwellings with on-site water and sewer systems
Minimum Lot Size	10,000 sq. ft.	2,400 sq. ft. per dwelling unit	10,000 sq. ft. per building	7,500 sq. ft.*^	As determined by Health Department
Minimum Lot Width	70 feet	24 feet per interior unit and 45 feet per end unit	100 feet	60 feet	60 feet
Minimum Building and Parking Setback from Arterial right-of-way line*	50 feet	50 feet	50 feet	50 feet	50 feet
Minimum Building and Parking Setback from Collector Road future right-of-way line*	40 feet	40 feet	40 feet	40 feet	40 feet
Minimum Building and Parking Setback from Local Road future right-of-way Line*	30 feet	30 feet	30 feet	30 feet	30 feet
Minimum Side Setback	15 feet**	12 feet**	15 feet**	5 feet	5 feet
Minimum Rear Setback	25 feet**	25 feet**	25 feet**	25 feet	25 feet

	Commercial – Office (including Mixed Use Buildings)	Townhomes	Multi-Family Buildings	Single-Family Dwellings with central water and sewer	Single-Family Dwellings with on-site water and sewer systems
Tract Boundary Setback when abutting a single- family residential area	100 feet	100 feet	100 feet	N/A	N/A
Maximum Lot Coverage	70 percent	70 percent	70 percent	35 percent	35 percent
Maximum Building Height	Section 11.05.A.3	Section 11.05.A.3	Section 11.05.A.3	35 feet	35 feet
Min. Distance Between Buildings on Same Lot	20 feet	12 feet	20 feet	N/A	N/A
* In no case, shall a parking lot encroach into the minimum Front Setback from the Right-of-Way. The Setback from the Right-of-Way should be landscaped and may include the required multi-use path or sidewalk, fences, or a development entry features or sign that meets the requirements of this Article. **Parking may encroach into a Side or Rear Setback, but in no case shall parking be located closer than five (5) feet from the internal lot line, except in cases where the Township Trustees determines that parking lots need to straddle internal lot lines in order to comply with the connectivity requirements of Section 11.05.B.3. In such cases, appropriate cross access easements must be established.					

Section 11.03.G: Building Design and Materials.

The design and materials for all uses in the Mixed-Use Subareas must comply with the requirements of [Section 11.05.A.1.](#)

Section 11.04: PERMITTED AND PROHIBITED USES.

Section 11.04.A

Within the Mixed-Use Overlay, only uses listed in [Table 11.04 – Use Table](#) – shall be permitted when developed is in strict compliance with the approved Development Plan and the standards of this Resolution. The precise use or type of use of the tract shall be specified in the plan as submitted and approved. Uses listed as permitted in [Table 11.04 – Use Table](#) – are allowed by a matter of right. If a use is not designed as permitted in [Table 11.04](#), it shall be considered prohibited.

Section 11.04.B

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

Section 11.04.C: Development Standards.

Each subarea has a set of development standards to which each use and structure must comply. These standards include, but are not limited to, height; Lot Width; lot size; and Front, Side, and Rear Setbacks. In addition to the development standards in each District, all uses must comply with any applicable standards as found in [Section 11.05 – General Development Standards.](#)

Section 11.04.D: Permitted Uses.

A use listed as permitted is allowed by a matter of right when designated as such in a subarea, provided said use complies with all applicable setback and development standards and is issued a Zoning Permit from the Zoning Inspector, or their designee. Such uses are designated with a “P” in each Zoning District.

Section 11.04.E: Conditional Uses.

A Conditional Use may be allowed when designated as such in a Zoning District, provided it complies with the criteria in Section 4.01.A.3 of the Licking Township Zoning Resolution and a Conditional Use Zoning Permit is issued in accordance with Section 4.01.A.3.a-d. Such Uses are designated as “C” in each Zoning District.

Section 11.04.E: Accessory Uses.

A use listed as accessory may be allowed when designated as such in a subarea, provided it is subordinate to the Permitted Use, complies with the requirements of [Section 11.05.G](#) and is issued an Accessory Use Permit from the Zoning Inspector, or their designee. Such uses are designated with an “A” in each District.

Section 11.04.F: Temporary Structures.

Temporary Structures such as manufactured/mobile offices and temporary buildings may be used incidental 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 from the regulating entity for such Temporary Structure, which permit shall be valid for one (1) year and may be renewed by the Zoning Inspector in three (3) month increments. The Zoning Inspector shall not issue more than two (2) 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 they deem necessary. The fees for such permit and renewals thereof shall be established by the regulating entity. Said Temporary Structure shall be removed not later than ten (10) days after expiration of said permit.

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Table 11.04 – Use Table

Use	Sub Area A	Sub Area B	Sub Area C	Sub Area D	Sub Area E
Accessory Dwelling Unit (Subject to standards in Section 11.05.F)	A	A	A	A	A
Accessory Structures (Subject to standards in Section 11.05.G)	A	A	A	A	A
Animal Service Facilities			P		
Bait and Tackle Shops			P	P	
Bank, with Pick-Up Window			P	P	P
Bank, without Automobile Oriented Uses			P	P	P
Bed and Breakfast Facilities			P	P	
Beverage Sales, Alcoholic			P	P	P
Beverage Sales, Microbrewery			P	P	P
Boat Sales			P	P	P
Business, Medium Retail			P		
Business, Small Retail (With Pick-Up Windows, No Drive Thrus)			P	P	P
Business, Small Retail (No Drive Thrus or Pick-Up Windows)			P	P	P

Table 11.04 – Use Table

Use	Sub Area A	Sub Area B	Sub Area C	Sub Area D	Sub Area E
Business, Wholesale			P		
Commercial Recreation Facilities, Outdoor			P	P	P
Commercial Recreation Facilities, Small			P	P	P
Community Gardens	P	P	P	P	P
Community Services			P	P	
Day Care Centers			P		
Day-Care Home, Large Family	P	P	P	P	P
Day-Care Home, Small Family	P	P	P	P	P
Dwelling, Multi-Family (four or more units per building)		P	P	P	
Dwelling, Single-Family	P	P	P	P	P
Dwelling, Row Houses, Townhomes (up to four units per building)			P	P	
Dwelling, Studio, One- or Two-Bedroom Units			P (Upper Floors Only)	P (Upper Floors Only)	
Dwelling, Duplex		P	P	P	

Table 11.04 – Use Table

Use	Sub Area A	Sub Area B	Sub Area C	Sub Area D	Sub Area E
Food Truck/ Trailer			P	P	
Health Care Facilities			P	P	P
Home Occupations, Minor (Section 11.05.I)	P	P	P	P	P
Hotels, Boutique			P	P	
Landscape and Hardscape Businesses			P		P
Local Market			P	P	P
Maker Space, Large			P		
Maker Space, Small			P	P	P
Marina				P	
Mixed-Use Building			P	P	
Nursing Home			P		
Offices, Small Administration, Business Medical or Professional			P	P	P
Outdoor Service Area			P	P	P
Outdoor Seasonal Business			P	P	P

Table 11.04 – Use Table

Use	Sub Area A	Sub Area B	Sub Area C	Sub Area D	Sub Area E
Park, Community or Regional	P	P	P	P	P
Park, Neighborhood	P	P	P	P	P
Permanently Sited Manufactured Homes (on Permanent Foundation)	P	P	P	P	P
Personal Services			P	P	P
Places of Assembly, Large	P	P	P	P	P
Places of Assembly, Small	P	P	P	P	P
Portable Home Storage Units (Subject to Section 11.05.K)	P	P	P	P	P
Recreational Vehicle Rental Facilities				P	
Restaurants (With Pick-Up Window, No Drive Thru)			P	P	P
Restaurants (No Drive Thru or Pick-Up Window)			P	P	P
Short-Term Rental (Subject to Section 11.05.L)			C	C	
Solar Energy Systems, Roof Mounted	P	P	P	P	P
Swimming Pool, Private	P		P	P	

Table 11.04 – Use Table

Use	Sub Area A	Sub Area B	Sub Area C	Sub Area D	Sub Area E
Temporary Structure, Construction Trailer Office (subject to Section 11.04.F)			P	P	P
Water, Wastewater, Transportation and Other Governmental Services			P		
Watercraft and or Recreational Vehicles Sales/Storage			P	P	
Watercraft Launches				P	
Watercraft Service Station				P	

Section 11.05: GENERAL DEVELOPMENT STANDARDS.

Section 11.05.A

The general development standards of the MUOD shall apply to all new development, redevelopments, additions, Accessory Structures, and major site modifications for all Uses located in all Subareas except for Subarea D – Lakeside Mixed-Use. These standards apply to the following, but are not limited to, commercial, office, institutional, religious, governmental, mixed-use, and multi-unit residential Uses, Buildings, and Structures. These general development standards ensure consistency and quality throughout the MUOD and each Lot's development.

Section 11.05.A.1: Architectural Requirements.

Buildings in all Subareas, except for single family uses, shall be designed to be seen from 360 degrees 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 match the existing or principal Structure. The following standards shall also apply to Structures for the following Uses:

Section 11.05.A.2: Commercial, Mixed-Use, and Multi-Unit Dwelling Uses (Subareas A, B, C, and E only).

- a) Blank walls shall not be permitted. There shall be a minimum of three (3) design elements for every one hundred (100) 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:
 - Columns designed with brick or stone to complement the Building façade. The Zoning Commission shall recommend the width, subject to approval by the Township Trustees as part of the Development Plan.
 - A door at least twenty-eight (28) square feet in area with a portico or covered entry that integrates into the existing rural design.
 - A window of at least six (6) square feet in area. Multiple windows smaller than ten (10) square feet shall count as one (1) element.
 - A masonry water table feature that enhances durability and visual appeal.
 - Trellis systems containing plants or other vertical greenery to soften the façade.
 - Patios or decks designed to blend seamlessly with the Building's aesthetic while adhering to Setback requirements.
 - Awning with modern design elements that complement the streetscape and enhance pedestrian experiences.
- b) All elevations shall have a similar style, materials, colors, and details.
- c) Facade 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.

- d) **Materials.** All exterior elevations 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, wood, or fiber cement. Foundations must be clad with the same natural material utilized on the Building to blend with the overall architecture with the overall architecture of the Structure.
- Exposed cement block or split face block foundations shall be prohibited.
 - Brick or other materials that the township has deemed to mimic the look of natural materials may be utilized as an accent material provided that it does not exceed twenty (20) percent of the gross exterior Building wall square footage.
 - Vinyl and/or aluminum shall be prohibited except when used for trim details such as downspouts, soffits, gutters, and shutters.
 - Windows shall be clear glass. Opaque or reflective glass is prohibited
 - A similar significant permanent architectural feature consistent with the style of the Building upon approval of the Township Trustees, as applicable..
- e) **Roofing.** All single-story Buildings shall have a minimum 4:12 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.
- f) **In-Line Retail Exemptions.** Side or rear elevations of an in-line retail development may be exempt from these MUOD design standards 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.

Section 11.05.A.3: Commercial (including Mixed Use Buildings), Townhomes, and Multi-Family Buildings (Subarea D).

To reflect the lakeside nature of this Subarea along with a desire to ensure that Buckeye Lake remains a place of community enjoyment and engagement, the following standards are established:

- a) Development of Commercial (including Mixed Use Buildings), Townhomes, or Multi-Family Buildings directly adjacent to or within five hundred (500) feet of the Buckeye Lake Shoreline shall have a maximum height of thirty-five (35) feet so as to not obstruct the view of future development within the interior of this subarea. Rooftop mechanical units, antennas, etc., may extend an additional ten (10) feet above the building.
- b) The development of Commercial (including Mixed Use Buildings), Townhomes or Muti-Family Buildings located a minimum of five hundred (500) feet from the Buckeye Lake Shoreline may extend up to fifty (50) feet in height. Rooftop mechanical units, antennas, etc., may extend an additional ten (10) feet above the building.
- c) All elevations shall have similar style, materials, and details.
- d) **Colors.** Matte, warm colors shall be used for all elevations. (examples, include, but are not limited to, matte white, blue, gray, green, beige, and red).

- e) **Materials.** All exterior elevations shall be comprised of eighty (80) percent of material that appears as natural wood, which includes fiber cement. Foundations must be clad with the same native material or native or cultured stone to blend with the overall architecture of the Structure.
- Exposed cement block or split face block foundations shall be prohibited.
 - Brick or other natural materials may be utilized as an accent material provided that it does not exceed twenty (20) percent of the gross exterior Building wall square footage.
 - Vinyl and/or aluminum shall be prohibited except when used for trim details such as downspouts, soffits, gutters, and shutters.



Source: Snug Harbor

f) Roofing.

- All Buildings shall have a minimum 4:12 pitched roof, except however, for Mixed-Use Buildings, a flat roof is permissible if used in conjunction with an Outside Service Area as included in a development plan approved by the Township Trustees.
- Consistent roof materials shall be required throughout the Subarea. Permitted materials include: architectural shingles; standing seam metal; and slate or simulated slate.
- For Mixed-Use Buildings, the Building Height shall be varied or appear to be varied using different roof pitches or parapets. Uniform roof heights across multiple Buildings or within a single large Structure are prohibited unless approved by the Township Trustees.

g) In-Line Retail Exemptions. Side or rear elevations of an in-line retail development may be exempt from these MUOD design standards 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.



Example of building design and tiered development approach.



Example of building design and tiered development approach from an isometric perspective.

Section 11.05.B: 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 as regulated by [Section 11.06](#).

Section 11.05.B.1: Parking Lot Location.

All parking lots shall be located behind or to the side of the principal building, except as otherwise provided for herein.

- a) 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 Township Trustees determines that parking lots need to straddle internal lot lines in order to comply with the connectivity requirements of [Section 11.05.B.3](#). In such cases, appropriate cross access easements must be established. In no case, shall a parking lot be permitted closer than one hundred (100) feet from a Side or Rear Lot Line if such Lot Line abuts an existing or proposed Single-Family Residential Use.
- b) Parking lots and garages are encouraged to be located underneath buildings to mitigate floodplain disturbance and flooding events.

Section 11.05.B.2: General Parking Regulations.

- a) Parking spaces located within an enclosed garage may count toward the off-street parking requirements.
- b) All driveways shall be constructed of a hard surface such as pavement, brick, or concrete.
- c) Recreational vehicles and trailers may be temporarily parked in a driveway for no longer than forty-eight (48) hours every seven (7) days.
- d) Parking pads for the long-term parking of recreational vehicles or trailers are prohibited in the required right-of-way setback.
- e) The location of all off-street parking spaces shall comply with Table 11.05.B.2, below.
- f) Parking Lot Screening. All parking lots shall be screened in accordance with [Section 11.06.B.1](#).

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TABLE 11.05.B.2 - PARKING

SUBAREA	MINIMUM NUMBER OF REQUIRED PARKING SPACES	PARKING LOCATION
A and B	• 2 off-street spaces per dwelling unit • Parking spaces located within an enclosed garage may count toward the minimum parking requirements.	• Driveways may encroach into the required front yard setback. • Vehicles may be parked in a driveway between the front façade of the home and the public right-of-way.
C, D, and E	• To optimize land use and improve efficiency in mixed use developments, a shared parking study is required to determine the appropriate number of parking spaces. This study shall analyze the peak usage times of different land uses – such as residential, retail, office and entertainment – to identify opportunities for shared parking rather than requiring separate spaces for each use. This study shall consider on-street parking, bicycle parking, spaces for electrical vehicle charging stations and parking lots and/or structures that are available for all uses within the proposed development plan. By accounting for staggered demand patterns, a shared parking study can help reduce excessive parking requirements, promote walkability, and support sustainable design while ensuring parking availability for residents, employees and visitors. This study shall recommend the number of spaces required within the Development Plan and shall be approved by the Township Trustees.	• Off-street parking is prohibited between the front building façade and the public right-of-way. • Any parking visible from the public right-of-way shall be screened pursuant to Section 11.06.B.1 and Section 11.06.B.2.

- c) Handicap Parking. Handicap accessible parking spaces shall be provided in accordance with the American with Disability Act requirements.
- d) Parking Space Size. All parking spaces shall be a minimum of nine (9) feet in width and eighteen (18) feet in length measured rectangularly. Parking aiseways shall be twenty-four (24) feet in width, except however, in Subarea D, to accommodate site constraints on small, existing lots, the Township Trustees may reduce the parking aisle width to eighteen (18) feet if the Trustees determine that safe and efficient vehicle circulation can be provided.

- e) Common Areas and Areas of Ingress and Egress. 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 Township 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.

Section 11.05.B.3: Access, Connectivity, and Visibility.

- 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 Access Management Regulations.
- b) The internal circulation of a parking area shall comply with Article 19 of this Resolution.
- c) 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 Township Trustees may rely upon recommendations from the Consulting Engineer to determine that the proposed method for providing connectivity is the most suitable in each particular development.
- d) Multi-Use Path and Sidewalks. All Collector and Local Roads in all Subareas shall have a ten (10) foot multi-use path along each side of the Road (within a fifteen (15) foot Multi-Use Path easement). All Local Roads shall have a five (5) foot sidewalk on both sides of the Road within a ten (10) foot sidewalk easement which must be located outside of the Right-of-Way. 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 fifteen (15) foot Multi-Use Path easement or a ten (10) foot sidewalk easement designated for such public use.
- e) 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.

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Section 11.05.C: Lighting.

Section 11.05.C.1

All exterior lighting shall comply with these standards unless exempted.

Section 11.05.C.2: Exemptions.

- a) 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.
- b) Holiday lighting shall be exempt from the requirements of this section.
- c) 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.
- d) Street lights shall be exempt from the provisions of this section.

Section 11.05.C.3: 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 11.05.C.4: Types of Fixtures. All light fixtures shall be full cut-off type fixtures except for decorative light fixtures.

Section 11.05.C.5: Fixture Heights.

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

Section 11.05.C.6: Kelvin Levels.

The color temperature for each light shall not exceed 4,000 K.

Section 11.05.C.7: Exterior Lighting.

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:

- a) 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.
- b) The maximum illumination at a Lot Line that abuts any other use shall be one (1) foot-candles.
- c) The maximum illumination at a Lot Line for properties used for outdoor sports and recreation shall be reviewed for compliance regarding the intent of these guidelines to minimize the impact of light trespass and glare on all surrounding properties and public Rights-of-Way.
- d) The illumination across any property shall be designed to not create excessively dark spots that may create safety issues.

- e) This subsection applies to any development that abuts a property zoned 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 11.05.D: Signs.

Section 11.05.D.1: Sign Permit.

- a) No Sign, except as exempted, shall hereafter be erected, constructed, or maintained within the MUOD unless a permit for the same has been issued by the Zoning Inspector, or designee. Application for a permit to construct or erect a Sign shall be made by the owner of the Sign or the property upon which the Sign is proposed, or their agent. An application for a permit to erect a Sign shall contain, at a minimum and drawn to scale:
 - i. The dimensions and weight of the Sign, and where applicable, the dimensions of the wall surface of the building to which it is attached.
 - ii. The dimensions and weight of the Sign's supporting members.
 - iii. The maximum and minimum height of the Sign.
 - iv. The proposed location of the Sign in relation to the face of the building, in front of or above which it is to be erected.
 - v. Where the Sign is to be attached to an existing building, in front of or above which it is to be erected.
 - vi. A color rendering of the proposed Sign image.
 - vii. The name and address of the user, or owner of the Sign, and the location of the Sign.
 - viii. The name and address of the installer of the Sign. In addition, if the proposed Sign requires an installation permit from the State of Ohio, a copy of such permit shall be provided prior to the erection of the Sign.
- b) The Zoning Inspector, or designee, shall issue a Sign permit upon submittal of a completed application and payment of applicable fees if they determine that the provisions of this section have been met. If the application for a sign permit is denied, the applicant shall be given written notice of such denial, along with the reasons, therefore.
- c) Any decision made by the Zoning Inspector, or designee, under the terms of this section may be appealed to the regulating authority in the manner set forth in the Licking Township Zoning Resolution.

Section 11.05.D.2: Design.

- a) Signs shall be designed to adhere to the design standards as established in [Section 11.05.A.1-3](#). Sign colors and fonts should also align with the design standards.
- b) Sign colors and materials shall match the primary building.

Section 11.05.D.3: Prohibited Signs.

- a) All Signs not expressly permitted under these regulations or exempt from regulation hereunder in accordance with the previous sections are prohibited in the MUOD. Such Signs include, but are not limited to:
 - i. All Pylon and Drive-Thru Signs shall be prohibited within the MUOD.
 - ii. Beacon Signs.
 - iii. Signs that prevent the driver of a vehicle from having a clear and unobstructed view of official Signs (traffic control signs; Way-Finding Signs, etc.) and approaching or merging traffic.
 - iv. Signs illuminated so as to interfere with the effectiveness of or obscure an official Sign(s) or device.
 - v. No Sign shall be placed with a Right-of-Way or allowed to encroach upon a Right-of-Way unless otherwise specified within this herein. No person shall stand within the Right-of-Way with a Sign, including Signs that are held or worn by an individual.
 - vi. The following permanent Signs shall be prohibited: portable displays or mobile displays (except sandwich board signs), gas or air-filled devices, revolving or rotating signs, exposed neon signs, exposed LED signs, Flashing Signs or bare bulbs, video signs, signs with moving text or pictures, and bench signs.
 - vii. No Sign or part thereof shall contain or consist of posters, ribbons, streamers, spinners, or other similar moving devices.
 - viii. Any Sign not expressly permitted shall be prohibited, unless added to this resolution as a Permitted or Conditional Use.

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Section 11.05.D.4: Wall Signs.

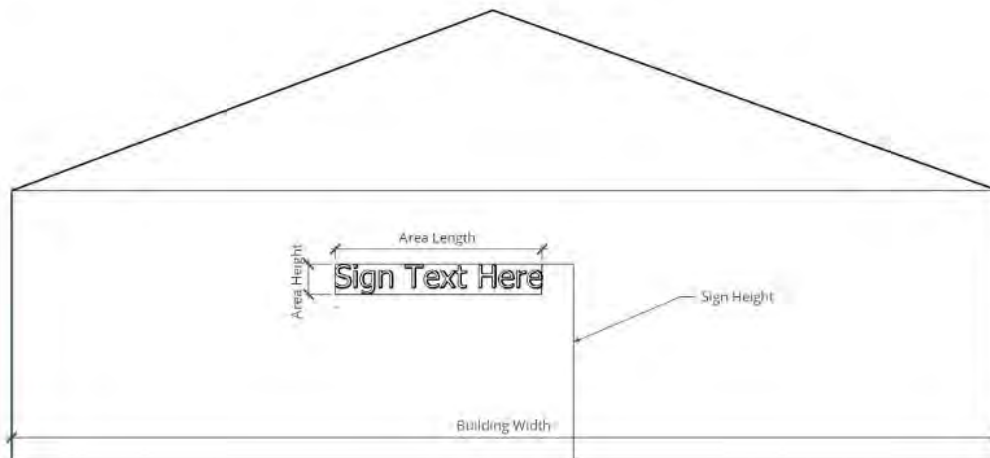
- a) All Wall Signs shall comply with the following requirements. Such Signs shall be scaled with the building design and should blend with the architectural design of the building to which it is attached.

Table 11.05.D.4

Wall Signs	Subareas A and B	Subareas C, D, and E
Maximum Number of Signs Permitted	1 per tenant	1 per tenant*
Maximum Square Footage	1x3, not to exceed 3 square feet	1 square foot per 1 lineal foot of tenant space
Maximum Height (Feet)	1	20

* A tenant shall have the choice to have either one (1) Wall Sign or one (1) Projecting Sign.

- b) Measurement of Wall Sign Area and Height:



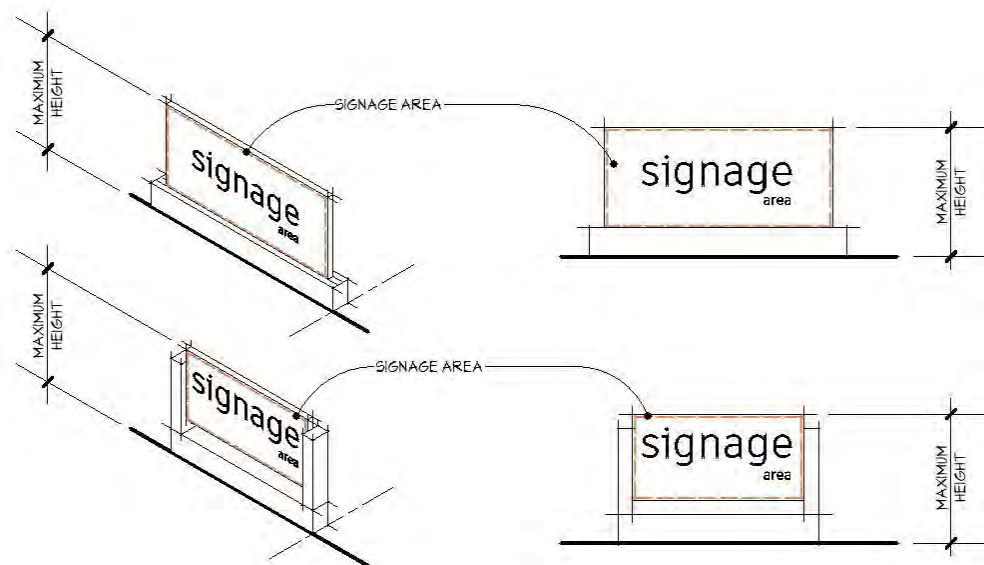
Section 11.05.D.4: Ground-Mounted Signs.

- a) All Ground-Mounted Signs shall comply with the following requirements:
- i. All Ground-Mounted Signs shall have a solid base consistent with the primary building design. The Ground-Mounted Sign shall be affixed directly to a base having at least a width equal to that of the Sign.
 - ii. There shall be a maximum of two (2) sign faces per Ground-Mounted Sign.
 - iii. Any platted residential, commercial, or mixed-use development shall be permitted one on-premise Ground-Mounted Sign at each entrance to the development in accordance with the standards stated in this section.
 - iv. Such Signs shall be scaled with the building design and should blend with the architectural design of the building to which it is attached.

Table 11.05.D.4

Ground-Mounted Signs	Subareas A and B	Subareas C, D, and E
Maximum Number of Signs Permitted	1 per public road frontage	1 per public road frontage
Maximum Square Footage (per sign face)	6	24
Maximum Height (Feet)	6	6

- b) Measurement of Ground-Mounted Sign Area and Height:



Section 11.05.D.5: Projecting Signs.

- a) All Projecting Signs shall comply with the following requirements:
- All Projecting Signs shall comply with the following guidelines and shall blend with the architectural design and colors of the building to which it is attached.
 - There shall be a maximum of two (2) sign faces per Ground-Mounted Sign.

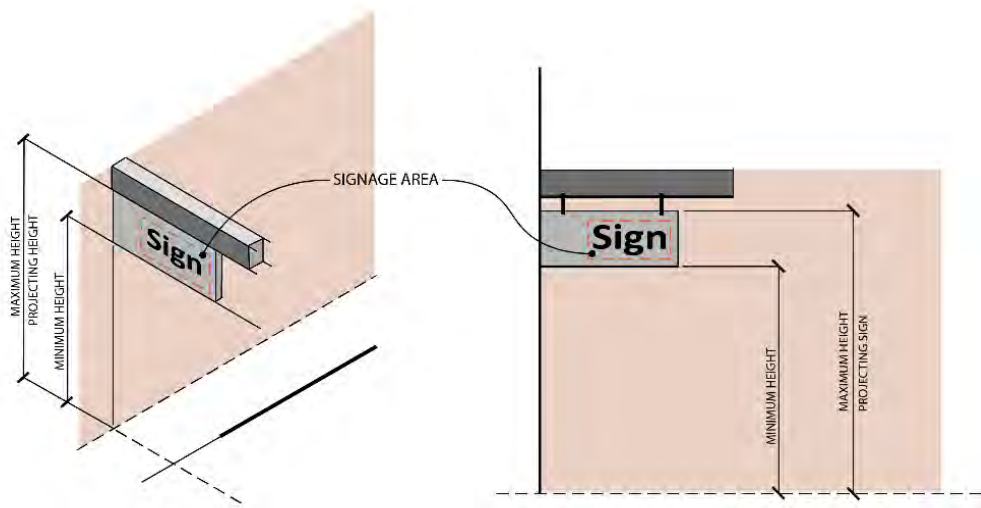
Table 11.05.D.5

Projecting Signs*	Subareas C, D, and E
Maximum Number of Signs Permitted	1 per tenant**
Maximum Square Footage	6
Maximum Height (Feet)	15
Minimum Height (Feet)	8
Maximum Projection from Edge of Building (Feet)	8

* These regulations apply to all Mixed-Use and Commercial Buildings. Independent Residential Structures shall not be permitted to have Projecting Signs.

** A tenant shall have the choice to have either one (1) Wall Sign or one (1) Projecting Sign.

- b) Measurement of Projecting Sign Area and Height:



Section 11.05.E: Utilities, Water, and Drainage.

Section 11.05.E.1

All developments within Subareas A, B, C, and D shall be served by public water and sewer systems.

Section 11.05.E.2

All developments within Subarea E must receive approval from the Health Department that establishes it can operate on a shared water and sewer system.

Section 11.05.E.3

Dry detention basins are prohibited in all Subareas.

Section 11.05.E.4

All stormwater basins shall be wet basins and aeration devices may be required. Bioretention basins, or rain gardens, may be used only when approved by the Township Trustees.

Section 11.05.E.5

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 Planning Commission, the County Engineer, or the Licking County Soil and Water Conservation District.

Section 11.05.E.6

A comprehensive regional stormwater plan for each Subarea is encouraged.

Section 11.05.F: Accessory Dwelling Unit.

Section 11.05.F.1

The purpose of the Accessory Dwelling Unit (ADU) regulations is to respond to changes in housing needs and increasing housing costs, while simultaneously respecting the curb appeal and scale of the Dwelling Units within the surrounding residential area; to increase affordable housing options to vulnerable populations such as the elderly and persons with disabilities; to support more efficient use of the existing housing stock and associated infrastructure; and to reduce the carbon footprint by allowing smaller Dwelling Units. A Detached ADU is prohibited under these regulations.

Section 11.05.F.2

The standards apply to any subarea where ADUs are listed as an Accessory Use in [Table 11.04](#). If the Ohio Revised Code (ORC) is amended to contradict with any portion of the standards in this section, then said standard(s) that contradict the ORC shall become null and void. All other standards in this section that are consistent with state law shall remain in full force and effect.

Section 11.05.F.3

- a) Number. Only one (1) ADU shall be permitted on a single, residentially zoned lot.
- b) Density. ADUs do not count toward the density calculations for the zoning district in which they are located.

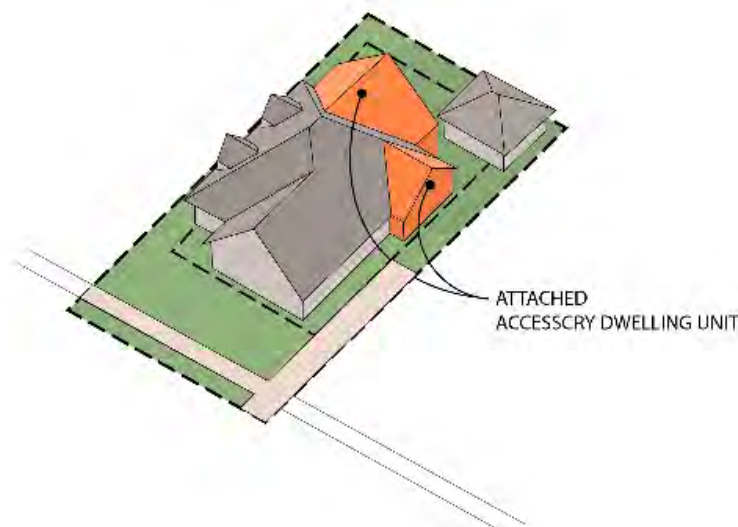
c) General ADU Design Standards. All ADUs shall comply with the following general ADU design standards:

1. An ADU may be no larger than one thousand (1,000) square feet or the size of the primary dwelling unit, whichever is less.
2. ADUs shall be limited to residential uses including a Home Occupations and shall not be utilized for any other purpose. Regular Accessory Structures cannot be used as an ADU.
3. No additional parking is required for the ADU.
4. For ADUs located on the second floor of a Dwelling or structure, exterior stairs are prohibited.
5. All ADUs must be attached to a Permanent Foundation. No ADU may be portable or on wheels.
6. The applicant signs and records a restrictive covenant with County Deeds and Records stating that the ADU allowed under this section shall not be used for Short-Term Rentals.

Section 11.05.F.4

a) In addition to the general ADU design standards, an Attached ADU must comply with all of the following requirements:

1. No new entrances into the primary dwelling shall be created for the Attached ADU.
2. Any required fire escapes for access to an upper-level Attached ADU shall not be located along the front façade of the primary dwelling.



Section 11.05.G: Accessory Structures.

Section 11.05.G.1

In all Subareas, 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.

Section 11.05.G.2

Accessory Structures must comply with the architectural design and color requirements in Section [11.05.A.1-3](#) and all setback requirements in this overlay. All Accessory Structures shall be located behind the front plane of the Principal Building.

Section 11.05.G.3

All Accessory Structures be used for personal storage only and shall not be used for living quarters or for profit storage. Existing sheds that existed prior to the effective date of the Licking Township Zoning Resolution (January 19, 2023) shall comply with the Non-Conformities provision of said Zoning Resolution.

Section 11.05.G.4

Accessory Structures or Sheds under or equal to two hundred (200) square feet not on Permanent Foundations shall be anchored per the Ohio Building Code regulations. Accessory Structures over two hundred (200) square feet shall have a Permanent Foundation.

Section 11.05.G.5

Requirements applicable to Accessory Structure Sheds are found in Table 11.05.G.5 below.

Section 11.05.G.6

Requirements applicable to Accessory Structure Garages are found in Table 11.05.G.6 below.

Table 11.05.G.5 - Accessory Structure Shed Requirements

Maximum Height (Feet)	If less than or equal to 200 sq. ft. structure footprint = 16 ft. If more than 201 sq ft. structure footprint = 25 ft.
Minimum Footprint per Shed (Square Feet)	10 square feet
Maximum Footprint per Shed (Square Feet)	200 square feet
Maximum Number of Sheds (per Lot)	1 Shed per 1 acre, not to exceed 3 shed per lot
Distance From Other Accessory Buildings/Primary Structure (Feet)	20
Minimum Setback from Rear and Side Lot Line (Feet)	Meet the setback requirements of applicable zoning district

Table 11.05.G.6 - Accessory Structure Garage Requirements

Maximum Height (Feet)	16
Maximum Number of Garages (per Lot)	Per Development Plan
Maximum Footprint per Garage (Square Feet)	Greater of 270 sq. ft. or 1/3 rd of minimum net floor area for living quarters of Dwelling Unit found in principal building
Minimum Distance from Principal Building or any other Accessory Structure (Feet)	Per Development Plan
Minimum Setback from Rear and Side Lot Line (Feet)	Meet the setback requirements of applicable zoning district
Distance From Other Accessory Buildings/Primary Structure (Feet)	Per Development Plan

Section 11.05.H: Fences.

Fences shall be permitted if they comply with the following regulations:

Section 11.05.H.1: All Uses (Except for Subarea D).

The following types of Fences are permitted provided they are less than four (4) feet in height and located behind the front façade of a single-family structure.

- a) Brick or stone walls;
- b) Wrought iron;
- c) Brick or stone columns with wrought iron fence in between;
- d) Accent Fence; and
- e) Cable fencing with steel (or composite) posts.
- f) New England-style white picket composite Open Fencing.

Section 11.05.H.2: Subarea D.

The following types of Fences are permitted provided they are less than four (4) feet in height and located behind the front façade of a single-family structure. They shall not restrict the view of nor shall they be erected within thirty (30) feet of the shoreline.

- a) Steel/cable/wire with galvanized/architectural metal or composite posts, if along shoreline.
- b) New England-style white picket composite fencing.

Section 11.05.H.3: Balcony Fencing

The following types of Fences are permitted provided they are at least three and one-half (3.5) feet in height and located on balconies of Multi-Family Dwellings or Mixed-Use Buildings.

- a) Clear tempered or acrylic
- b) Steel with galvanized/architectural metal or composite posts

Section 11.05.H.4: Perimeter Fencing

The following types of Fences are permitted provided they are at least four (4) feet in height and are located along the perimeter of a tract or platted development and, if located by the shoreline, do not restrict the view nor erected within thirty (30) feet thereof.

- a) New England-style white picket composite Open Fencing.

- b) Steel/cable/wire with galvanized/architectural metal or composite posts, if along shoreline.

Section 11.05.H.5

Fences may encroach in front of the front building façade provided these fences do not fully enclose an area are utilized for decorative purposes to enhance the entry to an overall development. These fences shall not interfere with sight distance. Fences are prohibited within the Right-of-Way.

Section 11.05.H.6

Privacy Fences are permitted only when providing the required screening per [Section 11.06](#) and they do not exceed five (5) feet in height.

Section 11.05.H.7

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 in [Section 11.05.H.1](#); and
- b) Privacy Fences.

Section 11.05.H.8

The following materials are considered non-suitable materials and are prohibited for all fences in all Subareas:

- a) Barbed wire;
- b) Electrically charged wire;
- c) Temporary snow fence (unless used temporarily when a site is actively under construction);
- d) Solid concrete block;
- e) Pallets; and
- f) Prongs, spikes, or other sharp-edged materials.

Section 11.05.I: Home Occupations.

Home Occupations, when permitted, shall comply with the following requirements:

Section 11.05.I.1

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. 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 11.05.I.2

The Home Occupation shall not generate traffic greater in volume than normal for the subarea;

Section 11.05.I.3

The Home Occupation shall not involve delivery trucks other than normal parcel delivery services;

Section 11.05.I.4

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 11.05.I.5

The Home Occupation shall not occupy more than twenty (20) percent of the livable floor area of the dwelling unit; and

Section 11.05.I.6

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 11.05.J: Outdoor Storage Uses.

All Uses that involve the storage of products or vehicles must meet the following additional regulations:

Section 11.05.J.1

The outdoor storage use must be surrounded on all adjoining Lot Lines with a Fence at a minimum six (6) feet high made of solid, non-reflective composite material, and is paired with at least one (1) small tree and (4) shrubs for every twenty (20) feet along the Fence.

Section 11.05.J.2

The color of this Fence must be either be a color that represents a natural dark brown wood finish or that integrates with the surrounding landscape.

Section 11.05.J.3

That any lighting used within the outdoor storage area must comply with [Section 11.05.C](#) to prevent light interference with adjoining Lots.

Section 11.05.K: Portable Home Storage Units

Portable Home Storage Units shall meet the following standards.

Section 11.05.K.1

Portable Home Storage Units shall be prohibited from being located within any Right-of-Way.

Section 11.05.K.2

Portable Home Storage Units shall be kept in the driveway of the property at the furthest accessible point from the Street.

Section 11.05.K.3

Only two (2) Portable Home Storage Units shall be permitted for thirty (30) consecutive calendar days within any three hundred sixty-five (365) calendar-day period.

Section 11.05.K.4

The Zoning Inspector may grant a one-time extension of up to thirty (30) consecutive calendar days. Any additional extensions would require action by the Board of Zoning Appeals, which would be processed as a Variance in accordance with the Township's Zoning Resolution.

Section 11.05.K.5

Portable Home Storage Units and roll-off containers shall not be utilized for living purposes.

Section 11.05.L: Short-Term Rentals

Section 11.05.L.1

The purpose of this section is to adapt to new rental market trends that include online platforms, such as Airbnb and VRBO, while also protecting residential neighborhoods from disruption that could result from Short-Term Rentals and to create a convenient, safe, and harmonious environment in which Short-Term Rentals can be permitted and consistent with neighborhood tranquility.

Section 11.05.L.2

Short-Term Rentals are considered Conditional Uses. If the Ohio Revised Code (ORC) is amended to contradict with any portion of the standards of this section, then said contradicting standards shall become null and void. All other standards in this section that are consistent with state law shall remain in full force and effect.

Section 11.05.L.3

An application for a Short-Term Rental permit, and/or renewal of a permit, shall be made to the Township, with an application fee listed in the separate Fee Schedule adopted by the Township.

Section 11.05.L.4

Prior to issuing a Short-Term Rental Permit, the regulating entity must determine that the specific criteria for Conditional Uses in Section 4.01.A.3.c of the Licking Township Zoning Resolution are met in addition to the following regulations:

- a) Short-Term Rentals shall be wholly within the Principal Dwelling.
- b) The principal residential structure, in which the Short-Term Rental is conducted, shall maintain the appearance of a Single-Family Dwelling Unit and be compatible with surrounding residences, in size and scale.
- c) The Short-Term Rental established shall be operated by the occupant or owner of the premises and may be a Hosted or Unhosted Short-Term Rental.
- d) Exterior Signs shall be limited to a single nameplate not more than twelve (12) square feet in size. No Signs shall be internally illuminated.
- e) Short-Term Rentals cannot be used for commercial uses such as parties, banquets, weddings, receptions, meetings, or advertising activities.
- f) The applicant must submit proof of compliance with all applicable building and fire codes.
- g) Adequate Off-Street Parking shall be provided as determined by the Board of Zoning Appeals. Off-Street Parking shall not be allowed in the Front Yard.
- h) There shall be a limit of one (1) Short-Term Rental per Dwelling Unit on a parcel.
- i) The Zoning Inspector may revoke the Conditional Use Permit if the property is delinquent in filing or payment of any Licking County or Licking Township tax.

Section 11.06: LANDSCAPING, BUFFERING, OPEN SPACE, AND SCREENING.

Section 11.06.A

The following requirements apply to all Subareas:

Section 11.06.A.1

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 the required landscaping material or required for drainage.

Section 11.06.A.2

All trees required by these MUOD Development Standards, such as Street Trees, shall meet the following minimum tree sizes at the time of planting:

- a) Deciduous Tree: two (2) – inch caliper
- b) Coniferous Tree: five (5) – feet in height
- c) Shrubs and Hedges: three (3) – feet in height.

Section 11.06.A.3

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 umbellata*)

Section 11.06.A.4

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

Section 11.06.A.5

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.

- a) Street Trees. Street trees shall be provided along all roadways containing One Unit Dwellings in all Subareas except for Subarea D. One native, deciduous, broad-leaf tree shall be provided for every forty (40) linear feet of frontage, or fraction thereof, along each public right-of-way. The minimum spacing between trees shall be forty (40) feet for large trees, thirty (30) feet for medium trees and twenty (20) feet for small trees. The tree location shall be at least thirty (30) feet from street intersections, twenty (20) feet from fire hydrants or utility poles, and ten (10) feet from driveways. Placement of required street trees shall not conflict with any platted easements or the provision of utilities and infrastructure within the Right-of-Way.



Example: Street Trees

- b) 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 11.06.A.6

All trees and landscaping shall be native species that appropriately blend with existing native species within the MUOD and the Township. Applicants should review the relevant native plants and trees species lists as found on the Ohio Department of Natural Resources website.

Section 11.06.B

In addition to the above standards, the following regulations shall apply:

Section 11.06.B.1: 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.

Section 11.06.B.2: Right-of-Way Setback Landscaping.

Throughout the Setback area along an existing or planned public Right-of-Way in all Subareas except for Subarea D, there shall be a landscape zone that complies with the following:

- a) Arterial Roads shall:
1. Be a minimum of forty (40) feet in depth;
 2. Have a three (3) foot mound; and
 3. A cluster of a minimum of three (3) coniferous trees and two (2) deciduous trees at 100-foot intervals for the entire Frontage.
- b) Collector and Local Roads shall contain deciduous trees every thirty (30) feet for the entire Frontage with a minimum ten (10) foot depth.

Section 11.06.B.3: Screening Between Uses.

When a mixed-use, Multi-Family or commercial Building abuts a One- or- Two-Unit Dwelling, a continuous hedge and tree combination shall be planted to provide screening between the Uses found in the MUOD and existing residential uses. The required hedge and tree combination shall be a minimum of five (5) feet in height at the time of installation. Mounding may be used to achieve the required height and fencing may be incorporated to provide additional screening. Mounding and Fencing can only be utilized in addition to and not in lieu of the hedge and tree combination.

- a) The following regulations shall apply to any development along the Residential Uses found on Harbor View Dr., Avondale Rd. E., and existing Residential Uses:
1. A woodland buffer, when required, shall consist of a minimum of twenty-five (25) feet in width of native vegetation and trees and shall mimic the natural condition

- of a forest edge for the purpose of greatly reducing noise pollution and visual impacts. This area shall comply with the requirements in Table 11.06.B.3, below.
2. All trees required by these regulations shall be live plants and meet the minimum tree sizes at the time of planting as listed in [Section 11.06.A.2](#).
 3. Trees and shrubs listed in [Section 11.06.A.3](#) shall be prohibited as well as any other invasive or undesirable species as listed by the list of invasive plant species regulated under ORC 901.50.
 4. Additionally, low maintenance ground covers shall be used for earth berms, when earth berms are determined as necessary along an existing roadway. Long-term self-maintaining natural plant communities can be used as low maintenance ground covers for earth berms. Berms shall be discouraged, but when necessary, shall be constructed with a three to one (3:1) slope.

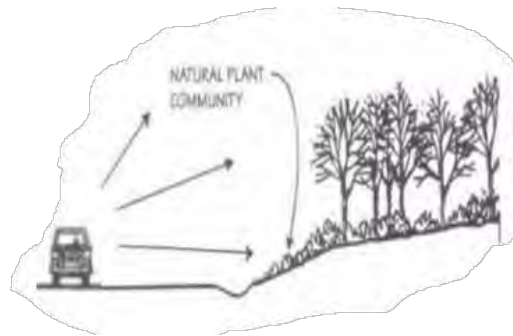


Table 11.06.B.3 Woodland Buffer

Woodland Buffer MUOD			
	Min. # of trees and shrubs per one hundred (100) lineal feet of frontage or fraction thereof shall include the following:		
Minimum Buffer Width (Feet)	Min. # of Large Trees	Min. # of Small Trees	Min. # of Shrubs
25	2	5	17

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Section 11.06.C: Mechanical Equipment, Service Areas, Trash Containers, and Loading Zones.

Section 11.06.C.1: 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.

Section 11.06.C.2: 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.

Section 11.06.C.3: 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.

Section 11.06.C.4: 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 11.06.C.5

The use of green infrastructure is encouraged where applicable and may include the use of pervious pavements, green roofs, or rain gardens as approved by the Township Trustees.

Section 11.07: DEFINITIONS:

Section 11.07.A

For purposes of this MUOD, certain words have been defined in this section. Due to the unique nature of the MUOD, these definitions have been established and apply only to the MUOD of this Zoning Resolution. If the definition of any term defined in this MUOD conflicts with definitions found elsewhere, including other Articles of this Zoning Resolution, the definitions herein shall prevail under this MUOD. If this MUOD does not provide a definition, then the definition of said word shall be per Appendix (A) of the Licking Township Zoning Resolution

ACCESSORY DWELLING UNIT (ADU) –

A smaller, secondary Dwelling Unit on the same lot or within a primary Dwelling Unit. An ADU is an independent Dwelling Unit that provides for the basic requirements of shelter, heating, cooking, and sanitation.

ADU, ATTACHED –

An ADU that is adjacent and connected to or located completely within the primary dwelling unit, including but not limited to the basement, attic, attached garages, or an addition to primary structure.

ADU, DETACHED –

An ADU located in a structure that is detached from primary dwelling unit, including but not limited to a detached garage or a newly constructed structure.

ACCESSORY STRUCTURE, OR USE –

A use or structure subordinate to the principal use of a building on the lot or tract and serving a purpose customarily incidental to the use of the principal building. Accessory structures are located on the same lot as the primary structure and are not designed for human occupancy as a dwelling or commercial use. Examples of accessory structures are detached private garages, storage or garden sheds, pool houses, metal storage buildings, hot tubs, and other similar type buildings. This definition does not include gardens, patios, uncovered porches, and decks that are less than three and one half (3 ½) feet above the average finished Grade.

ACCESSORY STRUCTURE, SHED –

A type of accessory structure that is used for personal, not for profit, storage purposes, greater than ten (10) square feet but less than two hundred (200) square feet, is not designed to be served by heat, electricity, or plumbing and does not need to be placed on a Permanent Foundation but shall be anchored to the ground.

ACCESSORY STRUCTURE, GARAGE –

A type of accessory structure that is used for personal, not for profit, storage purposes, less than two hundred (270) square feet or one-third (1/3) of minimum net floor area for living

quarters of the Dwelling Unit found in the principal building, whichever is greater. Garages are designed to be available as accessory structures to multi-family residential uses.

ANIMAL SERVICES FACILITIES –

Any facility maintained by or for the use of a licensed veterinarian in the diagnosis, treatment, or prevention of animal diseases, and where the animals are not boarded or kept overnight except as necessary in the medical treatment of the animal. Animal care facilities may also include animal grooming establishments.

AUTOMOBILE-ORIENTED USES –

A use that includes services rendered directly on, to, or for vehicles or where the patron does not exit the vehicle. Such uses include but are not limited to car washes (all types), gas stations (including convenience market), facilities specializing in oil changes, car repair, and other similar auto service facilities. The sale of vehicles (new and used) is not included in this definition. Any facility that provides a fixed parcel pickup location is not included within this definition. It also does not include Drive-Thrus or Pick Up – Banking Windows.

BAIT AND TACKLE SHOPS –

Refers to Businesses that sell bait, fishing rods, and other fishing tools and related fishing equipment.

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.

BED AND BREAKFAST FACILITIES –

A residential use consisting of one dwelling unit with no more than eight (8) rooms or suites that are rented to the public for overnight or weekly accommodation for a fee. Only the breakfast meal may be prepared for the guests by the proprietor and no other meals are provided by the proprietor. The rented rooms do not contain cooking facilities and do not constitute separate dwelling units.

BEVERAGE SALES, ALCOHOLIC –

A facility that is primarily devoted to the serving of alcoholic beverages. Food can be served but is incidental to the sale of beverages.

BEVERAGE SALES, MICROBREWERY –

A limited production brewery, typically producing specialty beers and selling them on-site or for local distribution.

BUSINESS –

Any profit-making activity which renders services primarily to other commercial, institutional, or industrial enterprises, or which services and repairs appliances and machines used in other businesses.

BUSINESS, RETAIL –

A use primarily engaged in the selling of merchandise including but not limited to clothes, food, furniture, guns, household goods, gifts, specialty items, and other similar goods, and the rendering of services that is incidental to the sale of the goods.

BUSINESS, MEDIUM RETAIL –

A Retail or Wholesale business that is up to 20,000 feet in area.

BUSINESS, SMALL RETAIL –

A Retail or Wholesale business that is less than 5,000 +square feet in area and typically services nearby neighborhoods.

BUSINESS, WHOLESALE –

A use that generally sells commodities in large quantities or by single items to the general public, business members, retailers, or other wholesale establishments.

COMMERCIAL RECREATIONAL FACILITY, OUTDOOR –

A facility that is not fully enclosed by four solid walls for the provision of athletic and amusement facilities involving the active participation of the user – public in a sports related activity and includes but is not limited to fields for soccer fields, football, baseball, lacrosse or other related sports, racquet courts, billiards, bowling alleys, ax throwing, miniature golf courses and arcades.

COMMERCIAL RECREATIONAL FACILITY, SMALL –

A facility that is fully enclosed by four solid walls and a roof for the provision of athletic and amusement facilities involving the active participation of the user – public in a sports related activity and includes but is not limited to racquet courts, billiards, bowling alleys, ax throwing, miniature golf courses and arcades. Small Commercial Recreational Facilities are smaller than 5,000 square feet.

COMMUNITY GARDEN –

An area for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family generally organized and managed by a public or not-for-profit organization.

COMMUNITY SERVICES –

Institutional uses that include but are not limited to community centers, museums, galleries, libraries, and other similar facilities.

CONDITIONAL USE(S) –

A desirable use within a Zoning District that may more intensely affect the surrounding area than would a permitted use in said District. Such Uses may require supplementary conditions and safeguards to ensure they blend with the surrounding area.

CONSULTING ENGINEER –

The engineer utilized by the Township for consulting purposes during the planning process.

DAY-CARE CENTERS –

Any place in which child day care or publicly funded child day care 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 Resolution, 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.

DAY-CARE HOME, LARGE FAMILY –

A permanent residence of the administrator in which childcare or publicly funded childcare is provided for seven (7) to twelve (12) children at one time or a permanent residence of the administrator in which childcare is provided for four (4) to twelve (12) children at one time if four (4) or more children at one time are under two (2) years of age. In counting children for the purposes of this division, 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 Type A home shall be counted. “Type A Family Day-Care Home” and “Type A home” do not include any child day camp (ORC Section 5104.01(RR)). This definition does not include a residence in which the needs of children are administered to if all of the children whose needs are being administered to are siblings of the same immediate family and the residence is the home of the siblings. This definition shall not be construed to include child day camps.

DAY-CARE HOME, SMALL FAMILY –

A permanent residence of the provider in which childcare is provided for one (1) to six (6) children at one time and in which no more than three (3) children under two (2) years of age at one time. In counting children for the purposes of this division, any children under six (6) years of age who are related to the provider and who are on the premises of the Type B home shall be counted. “Type B Family Day-Care Home” and “Type B home” do not include any child day camp (ORC Section 5104.01(SS)). This definition does not include a residence in which the needs of children are administered to if all of the children whose needs are being administered to are siblings of the same immediate family and the residence is home of the siblings. This definition shall not be construed to include child day camps.

DWELLING, DUPLEX –

A building designed for two dwelling units where each dwelling shares one common wall and the remaining sides of the building are surrounded by open areas or street lines.

DWELLING, MULTI-UNIT –

A building designed or used primarily as a residence with four (4) or more dwellings units.

DWELLING, SINGLE-FAMILY –

A building designed exclusively for one detached Dwelling Unit that is situated on a parcel with no other principal structures and having a Front, Side, and Rear Yard.

DWELLING UNIT –

Any room or group of rooms located within a structure and forming a single habitable unit with facilities which are used, or are intended to be used, for living, sleeping, cooking, and eating, which is designed or used for residential purposes. This definition does not include a cabin, hotel, or motel.

DWELLING UNIT, ONE BEDROOM UNIT –

A Dwelling Unit that is contained within a Multi-Unit Dwelling or Mixed-Use Building as defined herein that contains only one bedroom.

DWELLING UNIT, STUDIO –

A Dwelling Unit that is contained within a Multi-Unit Dwelling or Mixed-Use Building as defined herein that combines a number of different types of rooms, such as living room, bedroom and kitchen, into a single room.

DWELLING UNIT, THREE BEDROOM UNIT –

A Dwelling Unit that is contained within a Multi-Unit Dwelling or Mixed-Use Building as defined herein that contains three bedrooms.

DWELLING UNIT, TWO BEDROOM UNIT –

A Dwelling Unit that is contained within a Multi-Unit Dwelling or Mixed-Use Building as defined herein that contains two bedrooms.

FENCE –

Any structure composed of wood, metal, stone, plastic or other natural or permanent material erected in such a manner and positioned as to enclose or partially enclose any portion of a lot.

FENCE, OPEN –

A fence constructed for its functional, ornamental, or decorative effect and, when viewed at right angles, has at least fifty percent (50%) of its vertical surface area open to light and air.

FENCE, PICKET –

A partially open fence made of upright poles or slats where the space between the poles/slats is greater than the width of the poles/slats.

FENCE, SOLID –

Any fence that is designed to inhibit public view and provide seclusion, when viewed at right angles, and having more than fifty percent (50%) of its vertical surface area closed to light and air.

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.

FOOD TRUCK –

A vehicle from which food for human consumption is sold and dispensed. Said food can be prepackaged or prepared within the vehicle. Such vehicles may be self-propelled or towed by another vehicle and must be licensed in the state of Ohio.

HEALTH CARE FACILITIES –

General and specialized hospitals and associated clinics 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 his 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, dance lessons, or tutoring, or other similar uses that do not change the character of the residential neighborhood. Family Day Care Homes, Types A and B shall not be considered to be home occupations and shall be treated as permitted and conditional use as listed in the applicable zoning district.

HOTEL, BOUTIQUE –

A small hotel with less than fifty (50) rooms that is located in a pedestrian-oriented business area. These hotels typically have a strong artisan sense and focus on the design of the Building and rooms.

LOCAL MARKET –

A facility found within the Overlay District where fresh produce, cottage foods, syrup, honey, eggs, poultry, and/or raw meat are offered for sale.

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.

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, woodworking, or other related items. No odor, fumes or excess noise may be produced at the facility.

MANUFACTURED HOME –

A Building Unit or assembly of closed construction fabricated in an off-site facility, which conforms with the federal construction and safety standards established by the Secretary of Housing and Urban Development pursuant to the “Manufactured Housing Construction and Safety Standards Act of 1974” and that has a label or tag permanently affixed to it certifying compliance with all applicable federal construction and safety standards.

MANUFACTURED HOME, PERMANENTLY SITED –

A manufactured home, as defined herein, that meets all the following criteria:

- a) The Structure is affixed to a Permanent Foundation such as masonry or concrete and is connected to appropriate facilities.
- b) The Structure, excluding any addition, has a width of at least twenty-two (22) feet at one point, a length of at least twenty-two (22) feet at one point, and a total living area of at least nine hundred (900) square feet, excluding garages, porches, or attachments.
- c) The Structure has a minimum 3:12 roof pitch, conventional residential siding, and a six (6) inch minimum eave overhang, including appropriate guttering.
- d) The Structure was manufactured after January 1, 1995.
- e) The Structure is not located within a manufactured home park.
- f) Otherwise complies with the Manufactured Housing Construction and Safety Standards Act of 1974 and has a label or tag permanently affixed to it, certifying compliance with all applicable federal construction and safety standards.

OFFICE, ADMINISTRATIVE, BUSINESS, MEDICAL OR PROFESSION, 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 PROFESSION, 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.

OPEN SPACE –

An area required to be reserved in accordance with this resolution for passive or active recreational purposes, an area for conservation of natural resources, reserved space for future school buildings, or some other similar green space. Such open space may include any required central green space utilized for the community. That part of a zoned property, including courts or yards, which are open and unobstructed from its lowest level to the sky, accessible to all tenants upon the zoning property. Open Space shall be limited to terrestrial features and shall not include ponds, stormwater retention facilities, or other water features.

OUTDOOR SEASONAL BUSINESS –

A use that is conducted on a temporary basis and is outside of a fully enclosed building. Such uses shall include, but are not limited to, holiday tree sales, pumpkin sales, sidewalk sales, etc.

OUTDOOR SERVICE AREA –

An area that is not fully enclosed by solid walls and a roof and where services are rendered or goods are permanently displayed, sold or stored. For the purposes of this Resolution, outdoor service facilities include, but are not limited to, restaurant patios, rooftop restaurants/bars, outdoor storage areas, and garden stores. This definition shall not include any use classified as an outdoor seasonal business as defined herein.

PARK, COMMUNITY OR REGIONAL –

A park that is twenty (20) acres or larger and designed to service a larger region beyond a specific neighborhood and may include playground apparatus and other space for active recreational purposes, along with some areas for passive use.

PARK, NEIGHBORHOOD –

A park that is up to twenty (20) acres in size, serving an area one to two miles in diameter and serving a population of less than 5,000 persons. Neighborhood parks are typically designed to service a specific neighborhood area and may include playground apparatus and other space for active recreational purposes, along with some areas for passive use.

PERMANENT FOUNDATION –

Means permanent masonry or concrete footing or foundation, to which a Manufactured Home or other Structure may be affixed.

PERMITTED USE(S) –

A use that is permitted within a District that is allowable by a matter of right when designated as such in a District, provided said use complies with all applicable setback and development standards and is issued a Zoning Permit from the Zoning Inspector, or their designee.

PERSONAL SERVICES –

Uses that primarily provide services to a person or provide for 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 WINDOW –

A window used to pick up food, a prescription or other similar products, parcel pick up, 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 typically not utilized for placing and waiting for orders on site.

PLACES OF ASSEMBLY, LARGE –

Any facility or business where three hundred (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.

PORTABLE HOME STORAGE UNIT –

Any assembly of materials which is designed, constructed, or reconstructed to make it portable and capable of movement from one site to another and designed to be Used without a Permanent Foundation. Such Structures are typically utilized for temporarily storing household goods or other such materials on a residential property.

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.

SHORT-TERM RENTAL –

Renting a home, or a space in a home, with five guestrooms or less that is reserved or rented wholly or partly for compensatory fee for less than thirty (30) consecutive days.

SHORT-TERM RENTAL, HOSTED –

A Short-Term Rental in which the Dwelling Unit rents out a guestroom while the owner of the Short-Term Rental remains during the stay.

SHORT-TERM RENTAL, UNHOSTED –

A Short-Term Rental in which the Dwelling Unit is wholly rented and the owner of the Short-Term Rental does not remain during the stay.

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. Signs erected by the local, state, or federal government for the purposes of discharging in any normal governmental function,

such as traffic control or safety, are likewise excluded from the regulations of this Chapter. This definition includes all signs visible from any public right-of-way or adjacent property, including interior signs oriented towards the exterior façade of any Building or structure that includes any name, number, symbol, identification, description, display, illustration, object, graphic, sign structure, or part thereof, which directs attention to any object, product, place, activity, person, institution, organization, or business.

SIGN, ANIMATED –

Any sign that uses movement or change of artificial and natural lighting or noise to depict action or create a special effect or scene.

SIGN, BILLBOARD –

A type of free-standing sign that is mechanically produced or computer-generated prints or images, including but not limited to digitally printed vinyl and/or 3-D printed elements, which are typically attached or affixed to a pole or other type of free-standing support. Said signs are greater than 200 square feet.

SIGN, ENTRY FEATURE –

A sign intended to provide the identity of a residential development or commercial development with more than one lot or tenant.

SIGN, FLASHING –

A sign or graphic which in any manner, as a whole or in part, physically changes in light intensity or gives the appearance of such change.

SIGN, FREESTANDING –

A sign erected on a pole, poles, pillars, or posts (pylon sign) or any monument type sign (sign with a base) which is wholly independent of any building or support.

SIGN, GAS INFLATABLE –

Any device which is capable of being expanded by any gas and is typically tethered or otherwise anchored to the ground or structure and used on a permanent or temporary basis to attract attention to a product, event, or business.

SIGN, GROUND-MOUNTED –

A type of free-standing sign that is supported by a monument style base and does not include any poles, pillars, or posts.

SIGN, PERMANENT –

A sign intended to be erected, displayed, or used, or in fact which is used for time period in excess of 30 days within any 180-day period.

SIGN, PROJECTING –

A sign which extends outward perpendicular to the building face.

SIGN, PYLON –

A type of free-standing sign that is supported by pole(s), pillars, posts, or other free-standing support and is less than 200 square feet.

SIGN, ROOF –

Any sign erected upon or completely over the roof of any building.

SIGN, TEMPORARY –

A display, banner, or other advertising device constructed of cloth, canvas, fabric, wood, or other temporary material, with or without a structural frame, including but not limited to portable signs, feathered flags, development signs, community event signs, garage sale signs, real estate signs, sandwich type signs, sidewalk or curb signs, and balloon or other air or gas filled figures.

SIGN, TRAILER –

A sign that is constructed on a chassis intended for the mounting of wheels, thereby permitting the sign to be moved forward.

SIGN, WALL –

A wall display that is less than 125 square feet.

SIGN, WALL DISPLAY –

A sign attached to a building face, with the exposed face thereof in a plane parallel to the plane of the wall. Wall signs include, messages, graphics and other designs painted along with any letters or numerals mounted directly on buildings or awnings.

SIGN, WAY-FINDING –

Any sign which provides direction or guidance to help navigate a person to a specific location of an institution, organization or business, or property.

SOLAR ENERGY SYSTEM (SES) –

An energy system that consists of one or more solar collection devices, solar energy-related equipment, and other associated infrastructure with the primary intention of generating electricity, storing electricity, or otherwise converting solar energy to a different form of energy. Solar energy systems may generate energy in excess of the energy requirements of a property if it is to be sold back to a public utility in accordance with the law.

SOLAR ENERGY SYSTEM, ROOF-MOUNTED (Roof-Mounted SES) –

A SES that is mounted to a structure or building's roof on racks.

SWIMMING POOL, PRIVATE –

A swimming pool used or intended to be used solely by the Owner or lessee thereof and family, and by friends invited to use it without payment of any fee, and normally capable of containing water to a depth at any point greater than three (3) feet.

TEMPORARY STRUCTURE, CONSTRUCTION TRAILER/OFFICE –

Any structure that is not permanent and is located on a construction site for purposes of storing materials and tools or for offices for construction management.

TREE, LARGE –

Any tree species which normally attains a full-grown height above sixty feet (60).

TREE, MEDIUM –

Any tree species which normally attains a full-grown height between thirty (30) and sixty (60) feet.

TREE, SMALL –

Any tree species which normally attains a full-grown height of under thirty (30) feet

VEHICLE, RECREATIONAL –

Any motorized or non-motorized vehicle that is used for recreational purposes including, but not limited to all-terrain vehicles, dune buggies, motor bikes, recreational vehicle trailers, snowmobiles, trail bikes, and various watercraft including canoes, kayaks, boats, and jet skis.

VEHICULAR SALES, WATERCRAFT –

An open area other than a street, used for the display, sale, or rental of new or used watercraft in operable condition and where only incidental repair work is done.

WATERCRAFT LAUNCHES –

An area designed to facilitate the launching and retrieval of watercraft into and out of a body of water. Also known as boat launches or slipways.

WATERCRAFT SERVICE STATION –

A facility where watercraft may be serviced, repaired, and maintained and a location where fuel for watercraft may be sold.