



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning Parcel Amendment Checklist

Date: 11/18/25 Township: Jerome

Amendment Title: map Amendment - PDC Land Co.

Notice: Incomplete Amendment requests **will not** be processed by our office. LUC Regional Planning Commission will return them to the requestor, stating the reason the amendment was not accepted.

Each Zoning Parcel Amendment change must be received in our office along with a cover letter, explaining the proposed zone change (s). All items listed below must be received **no later than 10 days** before the next scheduled LUC Regional Planning Commission Executive Board Meeting (which is the second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	☒	☐
Date of Request (stated in cover letter)	☒	☒
Description of Zoning Parcel Amendment Change(s)	☒	☒
Date of Public Hearing (stated in cover letter)	☒	☒
Township point of contact and contact information for zoning amendment (stated in cover letter)	☒	☒
Parcel Number(s)	☒	☒
Copy of Completed Zoning Amendment Application	☒	☐
Applicant's Name and contact information	☒	☒
Current Zoning	☒	☒
Proposed Zoning	☒	☒
Current Land Use	☒	☒
Proposed Land Use	☒	☒
Acreage	☒	☒
Copy of Zoning Text associated with proposed district(s)	☒	☒
Contiguous and adjoining Parcel Information, including Zoning District(s)	☒	☐
Any other supporting documentation submitted by applicant	☒	☒
Non-LUC Member Fee, If applicable	☐	☒

N/A

Additionally, after final adoption regarding this zoning parcel amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted parcel change (s).

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

10820 St. Rt 347, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

Zoning Commission
Jerome Township
Union County, Ohio

9777 Industrial Parkway
Plain City, Ohio 43064

Office: (614) 873-4480
jerometownship.us

November 18, 2025

L.U.C. Regional Planning Commission
Brad Bodenmiller, Executive Director
Box 219
East Liberty, Ohio 43319

Dear Mr. Bodenmiller:

This letter is to inform you of a proposed amendment to the Jerome Township Zoning Resolution:

Case #: PD19-132 MOD-001

Type: Map Amendment

Name of Applicant: Pebble Construction c/o Evan Bishop

Location: 10560 Parks Court, Plain City, Ohio 43064, being a 35.52 +/- acre tract located on the east side of Industrial Parkway (CR #1), north of US Highway 42, and being parcel(s) no. 1400060190010, 1400070610020, and 1400070610010 owned by PDC Land Company LLC and 1400060190020 owned by Industrial Parkway Investors, LLC as shown on the County Auditor's current tax list.

Current Zoning Dist.: Planned Development District (PD)

Proposed Zoning Dist.: Planned Development District (PD)

Current Land Use: Various uses as indicated in the regulation text included with the preliminary development plans.

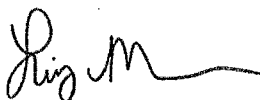
Proposed Land Use: Various uses as indicated in the regulation text included with the preliminary development plans.

Enclosed is a copy of the application and other relevant documents and materials. A public hearing for this case before the Zoning Commission has tentatively been set for Monday, December 8, 2025, at 7:00 p.m.

If you need further information, please feel free to contact me.

Sincerely yours,

Jerome Township - Union County, Ohio



Elizabeth Morrison
Zoning Clerk/Secretary of the Commission

Enclosure



JEROME TOWNSHIP
UNION COUNTY, OHIO
9777 Industrial Parkway
Plain City, Ohio 43064
Office (614) 873-4480

PD19-132 MOD-001

Case #:
App. #: 11259
Date Submitted: 10/23/25
Fee Amount: \$4,276.00
Check #: 6480

I. PARCEL INFORMATION

ZONING COMMISSION APPLICATION

Parcel Address: 10560 Parks Court, Plain City, OH 43064			FOR MAP AMENDMENT ONLY	
Parcel No.(s): 14-0006019.0010			Proposed Zoning Dist.: PDD PD	
Description of Location: Parks Drilling Development on Industrial Parkway west of SR 42 US 42			Number of Proposed Lots: 3	
Parcel/Tract Area: 12.044 35.52	Present Zoning Dist.: PDD PD	Present Use: Light Industrial	Existing Structures: 2 businesses, signs	
Complete Where Applicable: Engineer/Surveyor: <u>Guider Winkle Partners c/o Chris Winkle</u> Builder/Developer: <u>PDC Land Company c/o William Lowman</u>				

II. OWNER OF RECORD

Owner Name(s): PDC Land Company LLC	Owner Address: 10560 Parks Ct., Plain City, OH 43064
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III. APPLICANT INFORMATION

Applicant Name: Pebble Construction c/o Evan Bishop	Applicant Address: 8026 Industrial Parkway, Plain City, OH 43064
Applicant Phone Number: 614-504-0759	Applicant Email: evan@pebbleconstruction.com
☐ Parcel Owner ☐ Business Owner/Tenant ☒ Attorney/Agent ☐ Architect/Engineer	

IV. PROJECT TYPE

☐ Zoning Map Amendment - Standard Zoning District	☐ Misc. Action: _____
☒ Zoning Map Amendment - Planned Development District	☐ Detailed Development Plan
☒ Zoning Map Amendment - Change to PD Dist. Preliminary Dev. Plan	☐ Modification of Detailed Development Plan

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Zoning Inspector.

Applicant Signature: Evan Bishop

Date: 10/22/25

*By signing, I certify that I am the owner of the real property or the owner's agent, and that the application is authorized with the full knowledge of the owner. *

FOR OFFICIAL USE ONLY

Additional Notes: <u>11/07/25 - app. complete</u>	LUCRPC Review Date: _____ ☐ Approved as Submitted ☐ Approved w/ Modifications ☐ Continued ☐ Denied	Zoning Com/Hearing Date: <u>12/8/25</u> ☐ Approved as Submitted ☐ Approved w/ Modifications ☐ Continued/Other ☐ Denied/Disapproved	Trustee Hearing Date: _____ ☐ Approved as Submitted ☐ Approved w/ Modifications ☐ Continued/Other ☐ Denied
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Application Requirements**ZONING MAP AMENDMENT (REZONING)**

Whenever the public necessity, convenience, general welfare, or good zoning practices require, or in conformance with the adopted Comprehensive Plan, the Board of Township Trustees may by resolution amend, supplement, change, or repeal the regulations, restrictions, and boundaries or classification of property. Such amendments may only be made after recommendation from the Zoning Commission and subject to the procedures provided by law.

What information should be provided to apply for an amendment of the Official Zoning Map?

This checklist is to be used as a guide for filling out the application and must be returned with each item checked off:

- ☒ Application form, completed.
- ☒ Names and contact information of any design professionals or other agents involved in preparing the application, if not otherwise indicated on the application.
- ☐ A statement indicating the current zoning district and use, proposed zoning district and intended use(s), and an explanation of how the proposed amendment of the Official Zoning Map relates to the Comprehensive Plan.
- ☐ Legal description of the parcel or tract.
- ☒ A vicinity map, drawn to an appropriate scale based on the area of the parcel or tract, showing the general location of the site.
- ☒ A site plan, drawn to scale by a professional surveyor, engineer, architect, or landscape architect registered in the State of Ohio, indicating at least the following:
 - ☐ Lot/parcel area.
 - ☐ A plan showing the dimensions and shape of the parcel or tract, the size and location of existing buildings, and any natural or topographic features.
 - ☐ Date, scale, and north arrow.
 - ☐ Lots lines, setback lines, and easements.
 - ☐ Roads, sidewalks, and alleys.
 - ☐ Existing structures on neighboring lots within 20 feet of the lot line.
 - ☐ Dimensions from any existing buildings to all lot lines labeled.
- ☐ A preliminary traffic study completed to the requirements of the Union County Engineer or correspondence from the County Engineer's Office or other relevant public agency that a traffic study is not required for the proposed development.
- ☐ For any lot not designated solely for residential use and proposed to be served by central sewers or water, evidence that the lot has or will have access to central sewers or water.
- ☐ A list of the names and addresses of the applicant and of the owners of all lots within, contiguous to, and directly across the street from the subject lot, as shown on the County Auditor's current tax list. One (1) copy shall be submitted on regular letter paper, and two (2) on Avery #5160 mailing labels or equivalent style mailing labels approved by the Zoning Inspector.
- ☐ Such other information as may be required for the Zoning Inspector, Zoning Commission, Board of Township Trustees, or other relevant public authority to review the application.
- ☒ The fee, as required by the Schedule of Zoning Fees.

All applications shall include one (1) completed application form and fifteen (15) sets of plans and other documents. All plans and other documents shall be single-sided and shall be folded to be no larger than 8.5" x 11". Electronic copies of all plans and documents in .PDF or another standard file-type shall also be submitted at the time of application via CD, memory stick, or via remote transfer when coordinated in advance with the Zoning Inspector.

What information should be provided to apply for an amendment to the Official Zoning Map requesting a new or modified Planned Development District?

In addition to the general application requirements for amendments to the Official Zoning Map, the following additional information should be provided when a new or modified Planned Development District is proposed:

PRELIMINARY DEVELOPMENT PLAN & OTHER SUPPLEMENTARY INFORMATION:

The proposed preliminary development plan shall be prepared and endorsed by a certified or licensed planner, architect, landscape architect, engineer and/or surveyor, with all mapping to be at a scale of at least 1" = 100', and shall include, in text and map form, the following:

- ☒ A conceptual site plan of the proposed PD District, including any proposed subareas, any proposed buildings other than single-family dwellings or two-family dwellings, any functional use areas, circulation patterns, and their relationship.
- ☒ Proposed densities, number of lots and dimension parameters, and building intensities.
- ☒ Proposed parks, playgrounds, schools and other public facilities or open spaces including woodland preservation and natural topography preservation areas with their suggested ownership.
- ☒ Locations of stream channels, watercourses, wooded areas and buffer areas shall be designated. Existing topography and drainage patterns shall also be shown.
- ☒ Relation to existing and future land use in surrounding area.
- ☒ Proposed provision of water, sanitary sewers, surface drainage, and street lighting.
- ☒ Proposed traffic and pedestrian circulation pattern, indicating both public and private streets and highways, access points to public rights-of-ways, bike paths and trails, sidewalks and any off-site street improvements.
- ☒ An anticipated 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 in the proposed phase for various uses, the number of housing units proposed by type; building heights; open space; building intensity; parking areas; density and public improvements proposed.
- ☒ Engineering feasibility studies and schematic plans showing, as necessary, water, sewer and other utility installations, waste disposal facilities, surface drainage, and street improvements.
- ☒ General architectural design criteria for proposed buildings, structures, signs and exterior lighting with proposed control features.
- ☒ Deed restrictions, protective covenants, and other legal statements or devices to be used to control the use, development and maintenance of the land, the improvements thereon, including those areas which are to be commonly owned and maintained.
- ☒ Projected schedule of site development.
- ☒ Evidence that the applicant has sufficient control over the land to carry out the proposed development.
- ☒ Regulation text for development in the proposed Planned Development District, as noted on the following page.

A regulation text is considered part of the preliminary development plan, and shall only apply to the Planned Development District in question and all development within that Planned Development District. That text must set forth and define the uses to be permitted within the proposed Planned Development District and the development standards applicable to the proposed District. The regulation text is intended to guide all development of the property proposed to be designated Planned Development District by the application. The regulation text provided for in Section 500.08(3)(o) shall cover all appropriate zoning regulations for the proposed PD District including, without limitation, the following:

REGULATION TEXT

- ☒ A cover page including the name of the proposed development, name and contact information of the applicant, name and contact information of the applicant's representative(s), the date of application and any revision dates thereafter, a location for the case number assigned by the Township Zoning Department to be indicated, and a location for the number and date of adoption for the resolution approving the map amendment.
- ☒ All required setbacks including, but not limited to, buildings, service areas, off-street parking lots and signage, including rear, front and side yard areas.
- ☒ All maximum height and size requirements of buildings, mechanical areas and other structures
- ☒ All parking and loading space standards per building square footage or dwelling unit type, including dimensions of all parking stalls, aisles and loading spaces.
- ☒ All street and road right-of-way and pavement width dimensions, curb cut spacing and other related circulation standards.
- ☒ All pedestrian and bicycle walkway, trail and sidewalk dimensional standards, including rights-of-way and pavement width, and pavement standards.
- ☒ All screening and landscaping standards, including buffer dimensions, height, landscape material, maintenance standards, and screening standards for off-street parking areas, loading docks, trash receptacles and dumpsters, ground- and roof-mounted mechanical units and adjacent areas.
- ☒ All proposed signage and graphic standards, including height, setback, square footage, colors, corporate logos and type.
- ☒ All exterior architectural design standards, including material, color and styles.
- ☒ A list and description of the precise uses proposed for the development. Listed uses shall be defined by their customary name or identification, except where they are specifically defined or limited elsewhere in the preliminary development plan or the Zoning Resolution. Any listed use may be limited to specific areas delineated in the proposed preliminary development plan.
- ☒ Frontage requirements, minimum lot area requirements, yard areas, lot coverage restrictions and perimeter setback requirements.
- ☒ Accessory structure standards and limitations.
- ☒ Open space area, uses and structures including proposed ownership and sample controlling instruments
- ☒ Any other regulatory area or matter deemed necessary or relevant by the Zoning Commission.
- ☒ The regulation text should contain the following provision: *All development standards not specifically addressed by the regulation text shall be regulated by those general development standards set forth in the Zoning Resolution.*



November 11, 2025

Eric Snowden
Zoning Inspector / Planning Coordinator
Jerome Township, Union County
9777 Industrial Parkway
Plain City, Ohio 43064

Re: PDC Commerce Park – Revised Regulation Text (Case #PD19-132 MOD-001)

Dear Mr. Snowden,

I have reviewed the revised Regulation Text for the PDC Commerce Park Planned Development District, dated October 8, 2025, and confirm that I approve the proposed modifications as submitted.

The updated document provides clear and appropriate refinements to the permitted and conditional use listings, development standards, and zoning references for Subareas A and B. The revisions align with the original development intent and remain consistent with the Jerome Township Zoning Resolution (Chapter 500) and applicable County standards.

In my opinion, the updated language accurately represents the development objectives for PDC Commerce Park and maintains the intent of the previously approved preliminary development plan.

If any further input or documentation is required to finalize this submittal, please contact me at 614-679-2588 or chris@builderscape.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Matthews", written over a white background.

Chris Matthews
President.

A large, dark, curved swoosh that spans the width of the page, starting from the left margin and ending near the right margin, positioned above the contact information.

www.builderscape.com
10496 Parks Court, Marysville, Ohio 43040
614-889-2533

EXHIBIT "A" **LEGAL DESCRIPTION**

Situated in Jerome Township, Union County, State of Ohio, part of Surveys Nos. 9736 and 10620 and bounded and described as follows:

Beginning at a stone, the northerly corner of James Curry's Survey No. 1440; running thence with the northeasterly line of said Survey S. 36 degrees E. 63 poles to a stone, northwesterly corner to lands formerly owned by Abraham J. Baughman; thence with Baughman's northerly line N. 55 degrees E, 41.60 poles to a stone, corner to Mary E. Taylor; thence with her westerly line N. 36 degrees 15 ⁰⁰ W. 63.50 poles to a stake, Mary E. Taylor's corner, in the southeasterly line of Survey No. 5166; thence with said line S. 54 degrees 30 ⁰⁰ W. 41.30 poles to the place of beginning.

Containing 16.25 acres, more or less.

Parcel Number 1400060190000
Map Number 125-00-00-046.000
VMS 9736 and 10620

EXISTING DESCRIPTION
ACCEPTABLE FOR TRANSFER

DATE 10-16-19
JEFF STAUCH, UNION CO. ENG

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 358603

Situated in the Township of Jerome, County of Union, in the State of Ohio:

Beginning at a stone, the northerly corner of James Curry's Survey No. 1440; thence with the northwesterly line of said Survey, S. 54 degrees 30' 00" W. 45.40 poles to a stake in the centerline of the Marysville and Columbus Road; thence with the centerline of said road S. 53 degrees E. 97.31 poles to a stone, a corner to a one acre tract conveyed to David D. Patch; thence with a line thereof, N. 54 degrees 30' 00" E. 18 poles to a stake and elm stump in the northeasterly line of Survey No. 1440; thence with the line of said survey N. 36 degrees W. 91 poles to the place of beginning.

Containing 18 acres, more or less.

Parcel No. 1400070610000
Map No. 125-00-00-045.000
VMS No. 1440

EXISTING DESCRIPTION
ACCEPTABLE FOR TRANSFER

DATE 10-16-19
JEFF STAUCH, UNION CO. ENG.

PLANNED DEVELOPMENT DISTRICT REGULATION TEXT

Development Name: PDC Commerce Park

Applicant: PDC Land Company, LLC

Applicant Representative: Evan Bishop
Pebble Construction
8026 Industrial Parkway
Plain City, OH 43064
evan@pebbleconstruction.com

Engineer: Chris Winkle
Guider Winkle Partners
19541 Delaware County Line Road
Marysville, OH 43040
cwinkle@guiderwinkle.com

Application Date: 11-17-25

Date of Revision: _____

Date of Adoption: _____

PLANNED DEVELOPMENT DISTRICT REGULATION TEXT

Development Name: PDC Commerce Park

Applicant: PDC Land Company, LLC

Applicant Representative: Evan Bishop
Pebble Construction
8026 Industrial Parkway
Plain City, OH 43064
evan@pebbleconstruction.com

Engineer: Chris Winkle
Guider Winkle Partners
19541 Delaware County Line Road
Marysville, OH 43040
cwinkle@guidewinkle.com

Application Date: _____

Date of Revision: _____

Date of Adoption: _____

I. INTRODUCTION. The PDC Commerce Park Development (the "Development or "Site") is business park which will be developed with various office and light industrial uses as provided herein. The site consists of approximately 35.5 +/- acres of real property located on the east side of Industrial Parkway (CR #1), north of US Highway 42.

This regulation text is a part of the preliminary development plan provided for by Chapter 500 of the Zoning Resolution and is adopted in accordance with provisions of that Chapter and governed by the regulations provided therein. The preliminary development plan attached to this application for an amendment of the Official Zoning Map is adopted for the purposes provided for in Section 500.001 and as may be further described in the document entitled: "The Relationship of the Proposed Amendment to the Official Zoning Map to the Jerome Township Comprehensive Plan" as attached to this application

II. PERMITTED USES.

Within Subarea A of this Planned Development District, the following uses shall be permitted:

1. 236 – Construction of buildings
2. 238 – All Specialty Trade Contractors with the exception of:
 - a) 23811 – Poured Concrete Foundation and Structure Contractors
 - b) 23812 – Structural Steel and Precast Concrete Contractors
 - c) 23891 – Site Preparation Contractors
3. 323 – Printing and Related Support Activities
4. 33243 - Metal Can, Box, and Other Metal Container (Light Gauge) Manufacturing
5. 3325 – Hardware Manufacturing
6. 3326 – Spring and Wire product Manufacturing
7. 3327 – Machine Shops; Turned Product; and Screw, Nut and Bolt Manufacturing.
8. 3329 - Other Fabricated Metal Product Manufacturing with the exception of:
 - a) 332992 Small Arms Ammunition Manufacturing
 - b) 332993 Ammunition (except Small Arms) Manufacturing
 - c) 332994 – Small Arms, Ordnance, and Ordnance Accessories Manufacturing
9. 334 – Computer and Electronic Product Manufacturing
10. 335 – Electrical Equipment, Appliance, and Component Manufacturing with the exception of:
 - a) 33591 – Battery Manufacturing
11. 3363 – Motor Vehicle Parts Manufacturing
12. 3364 - Aerospace Product and Parts Manufacturing
13. 336991 - Motorcycle, Bicycle, and Parts Manufacturing
14. 339 – Miscellaneous Manufacturing
15. 4234 – Professional and Commercial Equipment and Supplies Merchant Wholesalers
16. 4236 – Electrical and Electronic Goods Merchant Wholesalers
17. 4237 – Hardware, and Plumbing and Heating Equipment and Supplies Merchant Wholesalers
18. 42384 – Industrial Supplies Merchant Wholesalers
19. 42385 - Service Establishment Equipment and Supplies Merchant Wholesalers
20. 44131 – Automotive Parts and Accessories Stores
21. 4422 - Home Furnishing Stores

22. 44412 Paint and Wallpaper Stores
23. 492 – Couriers and Messengers
24. 517 – Telecommunications
25. 518 – Data Processing, Hosting, and related services
26. 519 – Other Information Services
27. 52 – Finance and Insurance
28. 531 – Real Estate with the exception of:
 - a) 53113 - Lessors of Mini-warehouses and Self-Storage Units
29. 532 – Rental and Leasing Services with the exception of:
 - a) 5321 – Automotive Equipment Rental and Leasing
 - b) 5323 – General Rental Centers
 - c) 5324 – Commercial and Industrial Machinery and Equipment Rental and Leasing
30. 54 - Professional, Scientific, and Technical Services
31. 55 - Management of Companies and Enterprises
32. 561 - Administrative and Support Services with the exception of:
 - a) 56173 – Landscaping Services
33. 6211 – Offices of Physicians
34. 6212 – Offices of Dentists
35. 6213 – Offices of Other Health Practitioners
36. 6215 - Medical and Diagnostic Laboratories
37. 6216 – Home Health Care Services
38. 7223 – Special Food Services
39. 8139 – Business, Professional, Labor, Political, and Similar Organizations
40. Accessory uses as may be permitted under the regulations provided in Chapter 645 of the Zoning Resolution.
41. Temporary uses as may be permitted under the regulations provided in Chapter 640 of the Zoning Resolution.
42. Public service facilities, Essential services

Within Subarea B of this Planned Development District, the following uses shall be permitted:

1. 238 – All Specialty Trade Contractors
2. 811 – Repair and Maintenance
3. All uses listed as permitted uses in the regulations for Subarea A of this Planned Development District.

III. CONDITIONAL USES.

Within Subarea A of this Planned Development District, the following uses shall be conditional:

1. 237 – Heavy and Civil Engineering Construction
2. 23811 – Poured Concrete Foundation and Structure Contractors
3. 23812 – Structural Steel and Precast Concrete Contractors
4. 23891 – Site Preparation Contractors
5. 315 – Apparel Manufacturing
6. 3162 – Footwear Manufacturing
7. 321911 – Wood Window and Door Manufacturing
8. 321918 – Other Millwork (including flooring)
9. 3222 – Converted Paper Product Manufacturing

10. 3261 – Plastics Product Manufacturing
11. 3271 – Clay Product and Refractory Manufacturing
12. 3272 – Glass and Glass Product Manufacturing
13. 32733 – Concrete Pipe, Brick, and Block Manufacturing
14. 3274 – Lime and Gypsum Product Manufacturing
15. 3279 – Other Nonmetallic Mineral Product Manufacturing
16. 3312 – Steel Product Manufacturing from Purchased Steel
17. 3321 – Forging and Stamping
18. 3322 – Cutlery and Hand tool Manufacturing
19. 3323 – Architectural and Structural Metals Manufacturing
20. 3328 – Coating, Engraving, Heat Treating, and Allied Activities
21. 333 – Machinery Manufacturing
22. 33621 – Motor Vehicle Body and Trailer Manufacturing
23. 3363 – Motor Vehicle Parts Manufacturing
24. 3364 – Aerospace Product and Parts Manufacturing
25. 336991 – Motorcycle, Bicycle and Parts Manufacturing
26. 337 – Furniture and Related Product Manufacturing
27. 42311 – Automobile and Other Motor Vehicle Merchant Wholesalers
28. 42313 – Motor Vehicle Supplies and New Parts Merchant Wholesalers
29. 4233 – Lumber and Other Construction Materials Merchant Wholesalers
30. 42351 – Metal Service Centers and Other Metal Merchant Wholesalers
31. 42381 – Construction and Mining (except Oil Well) Machinery and Equipment Merchant Wholesalers
32. 42382 – Farm and Garden Machinery and Equipment Merchant Wholesalers
33. 4411 – Automobile Dealers
34. 4412 – Other Motor Vehicle Dealers
43. 44419 – Other Building Material Dealers
44. 4442 – Lawn and Garden Equipment and Supplies Stores
45. 44512 – Convenience Stores
46. 4541 – Electronic Shopping and Mail-Order Houses
47. 484 – Truck Transportation
48. 485 – Transit and Ground Passenger Transportation
49. 487 – Scenic and Sightseeing Transportation
50. 492 – Couriers and Messengers
51. 493 – Warehousing and Storage, with the exception of the following uses which are prohibited in the Commerce District:
 - a) 493190 – Automobile Dead Storage
 - b) 493190 – Bulk Petroleum Storage
52. 4884 – Support Activities for Road Transportation except for Motor Vehicle Towing with On-Site storage or impounding of motor vehicles.
53. 4885 – Freight Transportation Arrangement
54. 4889 – Other Support Activities for Transportation
55. 53113 – Lessors of Mini-Warehouses and Self-Storage Units
56. 5321 – Automotive Equipment Rental and Leasing
57. 5323 – General Rental Centers
58. 5324 – Commercial and Industrial Machinery and Equipment Rental and Leasing
59. 71394 – Fitness and Recreational Sports Centers

Within Subarea B of this Planned Development District, the following uses shall be conditional:

1. All uses listed as conditional uses in the regulations for Subarea A of this Planned Development District except for those uses included within the use known as "238 – All Specialty Trade Contractors" which shall be permitted as indicated in Section II above.

IV. DEVELOPMENT STANDARDS. Within this Planned Development District, the following development standards shall apply to all uses:

1. **Maximum Density.** Land within the area designed Subarea A may be subdivided into no more than five (5) lots of record. Land within the area designed Subarea B may be subdivided into no more than three (3) lots of record.
2. **Setbacks.** The minimum setbacks and yard areas shall be as indicated in this section. Setbacks indicated as applying to or from a road shall apply from the right-of-way line after any required right-of-way dedications have been completed. Whenever two setbacks may apply from the same lot line, the more restrictive setback provided herein shall apply.

- a) **Industrial Parkway.** 70 feet for buildings, driveways, parking areas, and circulation aisles, supply yards and other outdoor storage areas.
- b) **Northern Boundary Line.** 40 feet for buildings, driveways, parking areas, and circulation aisles, supply yards and other outdoor storage areas.
- c) **Eastern Boundary Line.** 50 feet in Subarea A and 40 feet in Subarea B for buildings, driveways, parking areas, and circulation aisles, supply yards and other outdoor storage areas.
- d) **Southern Boundary Line.** 50 feet in Subarea A and 40 feet in Subarea B for buildings, driveways, parking areas, and circulation aisles, supply yards and other outdoor storage areas.

e) **Required Yards:**

1. Front Yard Setback: 40 feet
2. Rear Yard Setback: 30 feet
3. Side Yard Setback: 30 feet

f) **Setbacks for Driveways, Parking Areas, and Circulation Aisles:**

1. Front Setback: 20 feet
2. Side Setback: 10 feet

3. Rear Setback

10 feet

3. Minimum Lot Width, Area and Depth. The minimum dimensions for all lots shall be as follows:

- a) Minimum Lot Width: 150 feet
- b) Minimum Lot Area: 2 acres in Subarea A & 1.5 acres in Subarea B

4. Maximum Lot Coverage. The maximum lot coverage for all lots shall not exceed 30%.

5. Building Standards. The following development standards shall apply to uses in this PD District:

- a) **Main Entries.** All buildings shall be designed and located on the lot so that the main entrance to the building is visible from the street on which the lot fronts. The main entrance of each building shall be clearly delineated from the rest of the building through the use of architectural projections, a change in architectural design, a change in building materials, awnings, canopies or other such architectural features.
 - b) **Blank Walls.** Large expanses of flat, featureless, exterior wall shall not be permitted on any building elevation. Buildings shall be designed so that, at a minimum, exterior walls are varied through the use of windows, changes in building mass, changes in building materials, or a combination of the above.
 - c) **Loading Docks & Loading Areas.** Loading docks and loading areas shall not be permitted on any building elevation that fronts to a street. All loading docks and loading areas shall be located on the side or rear elevations of the building.
 - d) **Building Height.** The maximum height of all structures shall not exceed forty-five (45) feet.
- 6. Signage.** Signage shall be permitted and installed in accordance with the applicable provisions of the Zoning Resolution, including the standards for such signs provided in Section 615.05 with the following additional regulations and provisions:
- a) One (1) additional ground sign shall be permitted, as generally depicted on the sheet labeled "Exhibit F" and setback of said sign shall be no less than fifteen (15) feet. The maximum height of said ground sign shall be ten (10) feet, and the maximum display area shall not exceed thirty-two (32) square feet. Off-premises sign copy shall be permitted on this sign for any uses established on lots within the Development.
 - b) The maximum height for permanent ground signs for all uses shall be five (5) feet and the display area shall not exceed twenty-five (25) square feet. No ground sign

other than the sign provided for in subsection (a) above may be directed to Industrial Parkway.

- c) Wall signs shall be permitted for each use in accordance with the provisions of Section 615.05. However, in no case shall the display area of any wall sign exceed one hundred twenty-five (125) square feet.

7. Parking and Loading Areas. Parking and loading areas shall be provided for each use in accordance with the applicable regulations of Chapter 610 of the Zoning Resolution.

8. Access, Roads, and Other Improvements.

- a) Vehicular access to the site shall be as shown on the conceptual site plan, subject to the approval of the relevant public regulatory agencies.
- b) All roads, including internal roads and external improvements adjacent to the Development shall meet the requirements of and be approved by the County Engineer or other relevant regulatory agency.
- c) Multi-use path and sidewalk widths are generally eight (8) feet and four (4) feet wide, respectively, and shall be located as indicated on the conceptual site plan.
- d) Stormwater management facilities, utilities and other required public improvements shall be designed to the standards established by or as otherwise approved by the County Engineer or other relevant regulatory agency. Improvements are subject to final design and engineering and may be revised order to meet the regulations or requirements established by the County Engineer, OEPA, USACE and/or any other state or federal regulatory agency having jurisdiction over such matters.

9. Screening & Landscaping. Landscaping shall be as depicted on the conceptual site plan, landscape plans, or other plans and exhibits, and shall comply with all applicable provisions of the Zoning Resolution related to landscaping, including the provisions of Sections 500.06(10), 620.03 and 620.04, and in accordance with the following additional regulations:

10. Lighting. Exterior lighting shall conform to all applicable requirements of the Zoning Resolution. The maximum height of pole-mounted luminaries shall not exceed eighteen (18) feet in Subarea A or thirty (30) feet in Subarea B.

VI. DEVELOPMENT STANDARDS NOT PROVIDED. In accordance with Section 500.04(2) of the Zoning Resolution, the standards and regulations provided in this regulation text shall constitute the zoning regulations for and shall apply only to this Planned Development District. All development standards not specifically addressed by this regulation text shall be regulated by those general development standards set forth in the Zoning Resolution; however, in the event of any ambiguity, the preliminary development plan, including this regulation text, all incorporated maps, plans, and exhibits, shall be interpreted in order to give effect to and

resolve any ambiguities in favor of the zoning regulations contained herein. In accordance with the Zoning Resolution, minor deviations from the plans and exhibits submitted with this regulation text (the “preliminary development plan”) may be approved in conjunction with review and approval of the applicable detailed development plans(s).

PDC Land Company LLC
10560 Parks Ct
Plain City, OH 43064

Jerome Township LLC
5494 Tara Ct
Dublin, OH 43016

Robert & Rebecca Ergino
10319 Industrial Parkway
Plain City, OH 43064

Industrial Parkway Investors
LLC
8590 Sterling Ct
Plain City, OH 43064

Helen McClaskie I, LLC
5194 Heritage Ln
Hilliard, OH 43026

Homewood Corporation
3435 Stelzer Rd
Columbus, OH 43219

Industrial Parkway Investors
LLC
10496 Parks Ct
Plain City, OH 43064

Helen McClaskie I, LLC
10310 Industrial Parkway
Plain City, OH 43064

Seng & Syfoum Veopaseuth
10455 Industrial Parkway
Plain City, OH 43064

Timothy Allen
10485 Industrial Parkway
Plain City, OH 43064

Robert E & Laura A Rhoades
10475 Industrial Parkway
Plain City, OH 43064

Chassity J Dougherty, Trustee
10465 Industrial Parkway
Plain City, OH 43064

William & Darcie Schalk
11235 Taylor Rd
Plain City, OH 43064

Margaret Ann Frantz, etal
10695 Industrial Parkway
Plain City, OH 43064

Johcar Holdings LLC
6503 Cook Rd
Powell, OH 43065

Pebble Construction
8026 Industrial Parkway
Plain City, OH 43064

Margaret Ann Frantz, etal
451 Sandhill Rd
Hersey, PA 17033

Guider Winkle Partners, Inc
47 Greenfield Drive
Milford Center, OH 43045

Zoning Map of Jerome Township, Union County, Ohio



Logan-Union-Champaign
Regional Planning Commission
10820 St. Rt. 347
East Liberty, OH 43344
(937) 666-3431

Map Generated: July 2004
Map Updated: July 2025 (ACS)

This map was prepared by LUC. Zoning information was provided by the Township, the party responsible for the accuracy and maintenance of this map.

Zoning District

RU	MDR	LR	COM	SRE
LDR	ORM	RR	PD	Municipality

Zoning Overlay

IPD Area IPD Applied

Roads

Township County State U.S. Railroad

Amendments

3/10/25, PD21-004, 35.813 1/2 Ac., Jerome Rd, PD(SV)
5/7/25, 225-001, Various Parcels to OS
5/12/25, IPD25 DDP-001, 12.31 1/2 Ac., Kile Rd., IPD
6/7/25, PD24-003, 180 1/2 Ac., Nickitrick Rd., RU to PD
6/5/25, PD21-004, 3.0 1/2 Ac., Wells Rd., PD(SV)



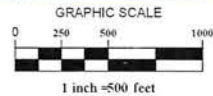
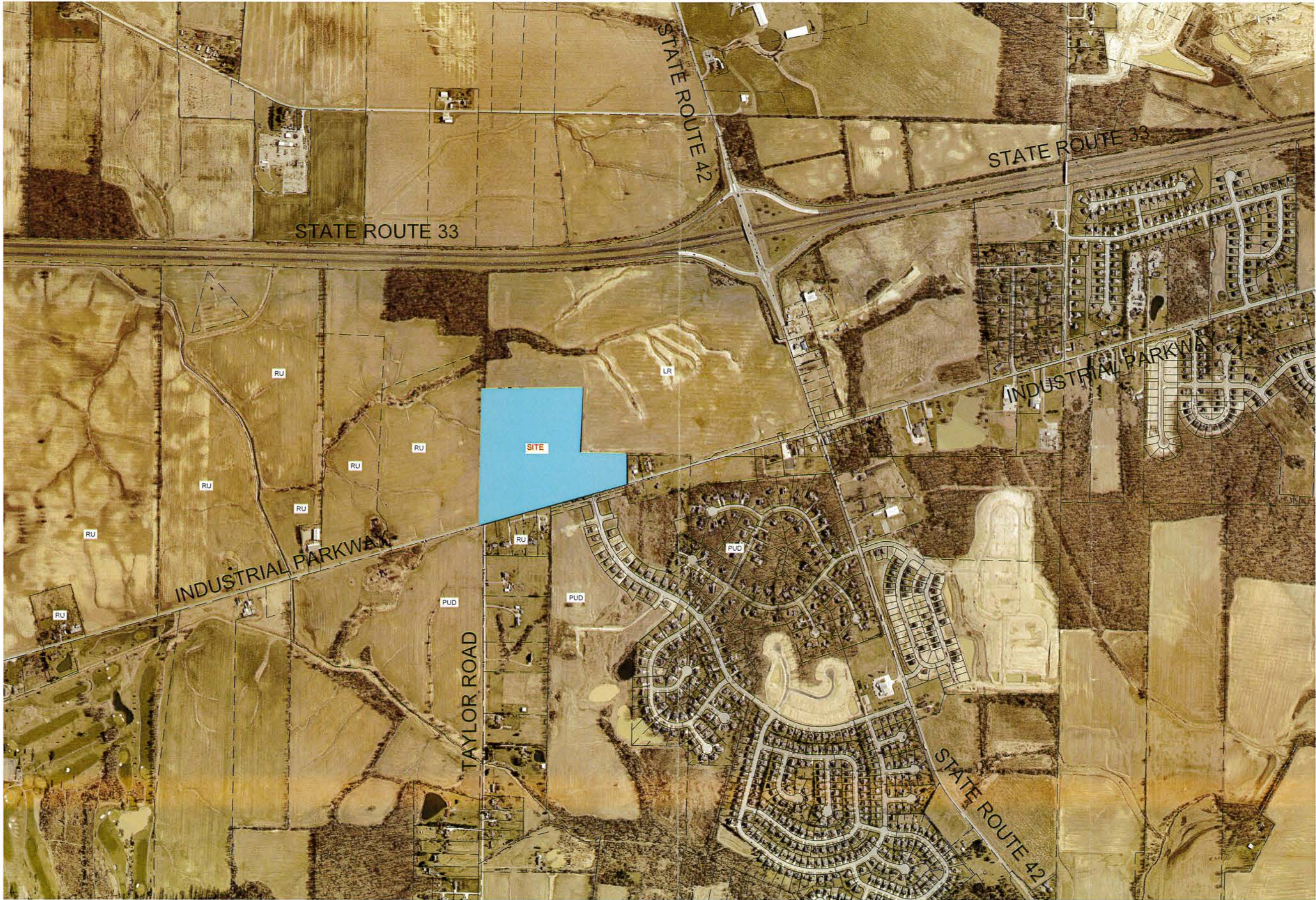
IPD
Applied

This is to certify that this Official Zoning Map supersedes and replaces the
Official Zoning Map adopted 2-4-2025 as part of the
Zoning Resolution Jerome Township, Union County, Ohio.

[Signature]
Chairperson
Jerome Township
Board of Trustees

[Signature]
Fiscal Officer
Jerome Township

Sheet
1/1



PREPARED BY:

GW **GUIDER WINKLE**
PARTNERS
SURVEYING & ENGINEERING
18641 DELAWARE COUNTY LINE ROAD
PLAIN CITY, OH 43064
WWW.GUIDERWINKLE.COM
P: (740) 656-8932

REVISIONS			PROFESSIONAL STAMP
NO.	DATE	DESCRIPTION	

SHEET NAME

**PDC COMMERCE
PARK**

DATE

10/21/2025

DRAWN BY:

CAW

SHEET

EXHIBIT A

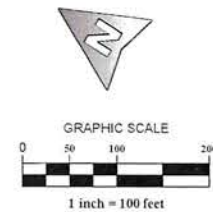
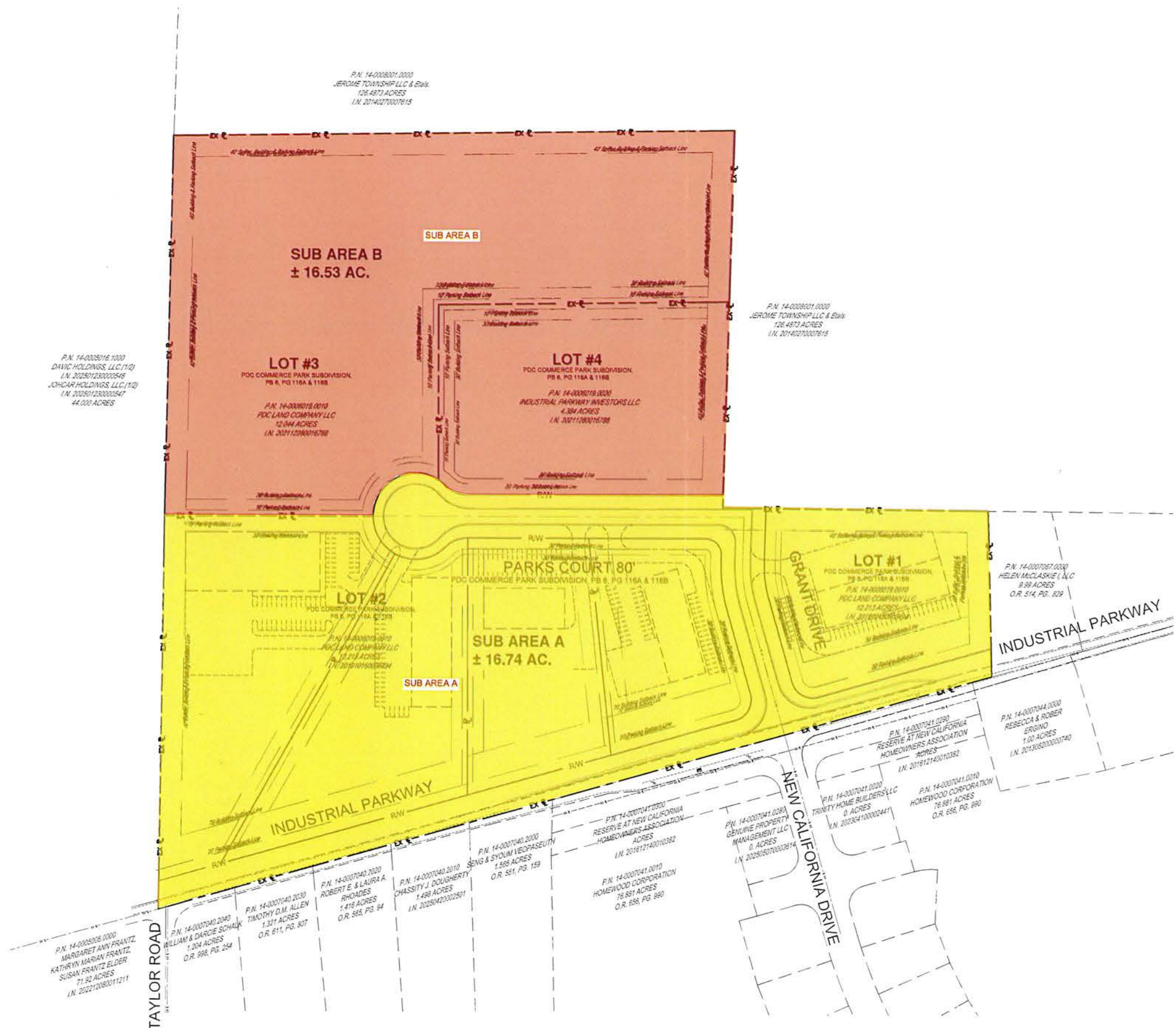
JOB #

25086

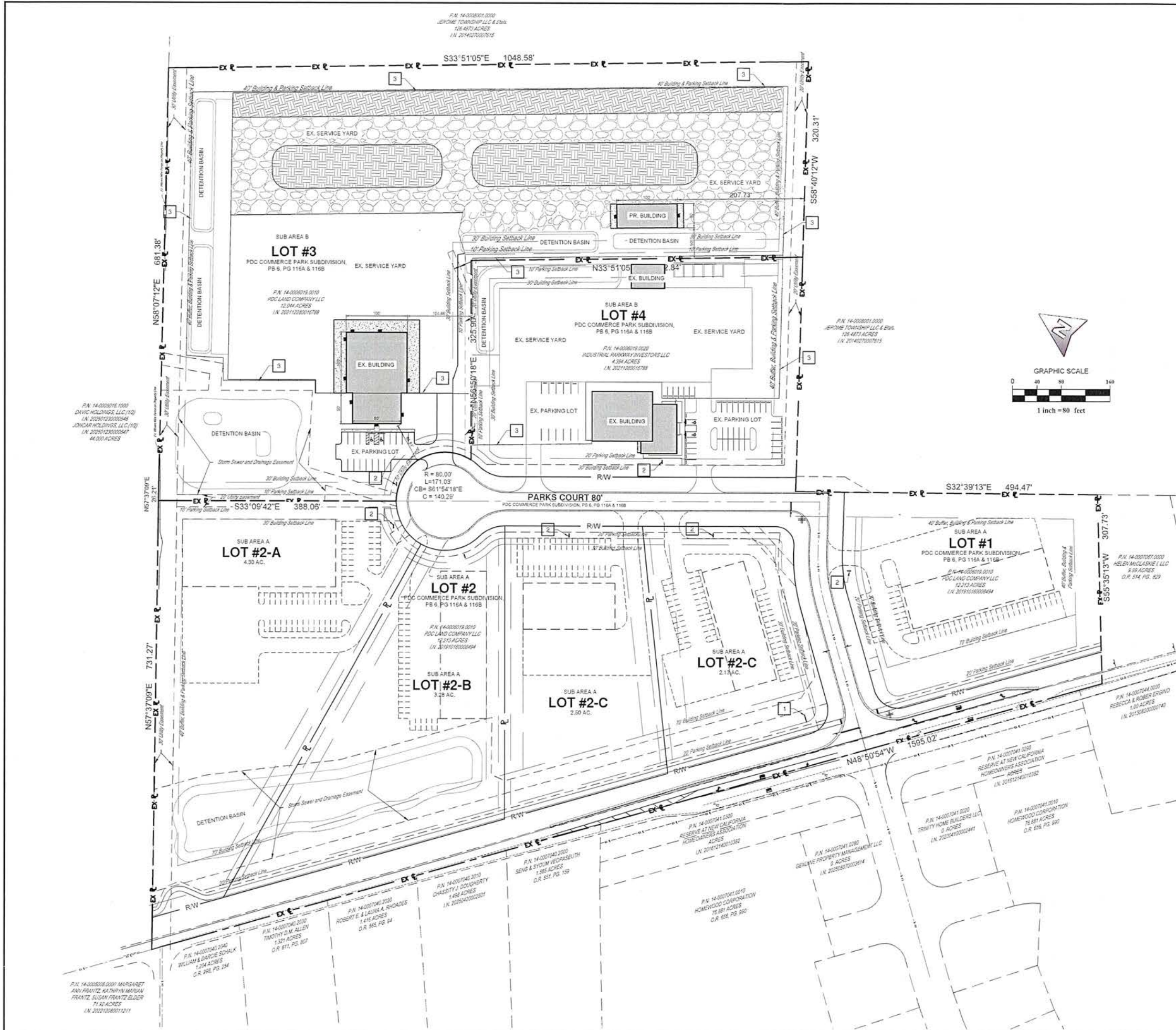
PLANNED DEVELOPMENT DISTRICT

10560 PARKS COURT, PLAIN CITY, OH 43064

JEROME TOWNSHIP, UNION COUNTY, OH



REVISIONS		
NO.	DATE	DESCRIPTION



SITE DATA

GROSS ACREAGE:
± 35.52 ACRES
- INDUSTRIAL PARKWAY ROW (120') ± 2.25 ACRES
NET ACREAGE:
± 33.27 ACRES

NOTES

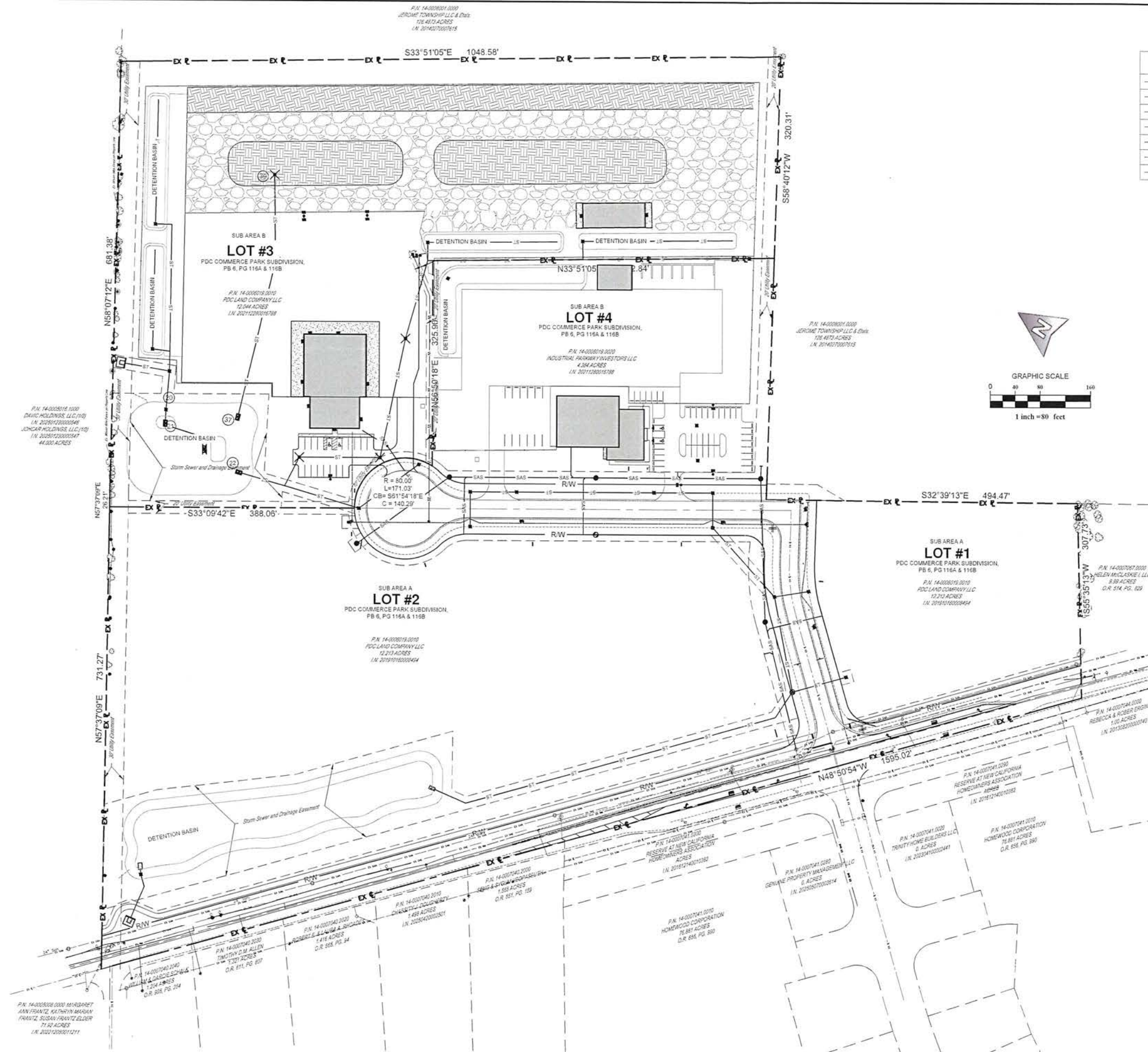
THE INDIVIDUAL LAYOUT OF EACH LOT SHOWN HERE IS PROVIDED TO ILLUSTRATE THE INTENT OF THE DEVELOPMENT AND IS CONCEPTUAL IN NATURE. FINAL LAYOUT OF BUILDINGS, PARKING, STORM WATER, AND LANDSCAPING WILL VARY BASED UPON FINAL BUYER OF EACH LOT AND FINAL ENGINEERING. EACH INDIVIDUAL LOT DEVELOPER SHALL BE REQUIRED TO INCLUDE SITE PLANS, LANDSCAPING, AND ARCHITECTURE IN ACCORDANCE WITH THE REQUIREMENT OF THIS ZONING AND SECTION 500 OF THE JEROME TOWNSHIP ZONING RESOLUTION.

CODED LAYOUT & MATERIALS NOTES

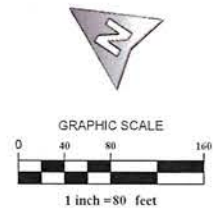
KEY	ITEM	REFERENCE	NOTES
1	BUSINESS PARK ENTRY SIGN		SEE DETAIL A, EXHIBIT F FINAL LOCATION AND TEXT SUBJECT TO CHANGE
2	INDIVIDUAL MONUMENT SIGN		SEE DETAIL B, EXHIBIT F FINAL LOCATION AND TEXT SUBJECT TO CHANGE
3	6' HT. CHAIN LINK FENCE		SEE DETAIL C, EXHIBIT F FINAL LOCATION SUBJECT TO FINAL DEVELOPMENT PLAN

DEVELOPMENT CONTACTS

OWNER / DEVELOPER
PDC LAND COMPANY LLC
10560 PARK COURT
PLAIN CITY, OH 43064
WILLIAM LOWMAN
614-761-7707
BILLOWMAN1@AOL.COM



LEGEND			
EX. ELECTRIC	EX. GAS	EX. STORM	EX. SANITARY
EX. TELEPHONE	EX. WATER	EX. CABLE	
PROP. ELECTRIC	PROP. GAS	PROP. STORM	PROP. SANITARY
PROP. TELEPHONE	PROP. WATER	PROP. CABLE	

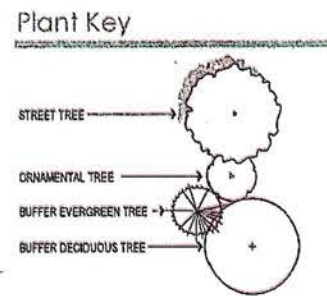
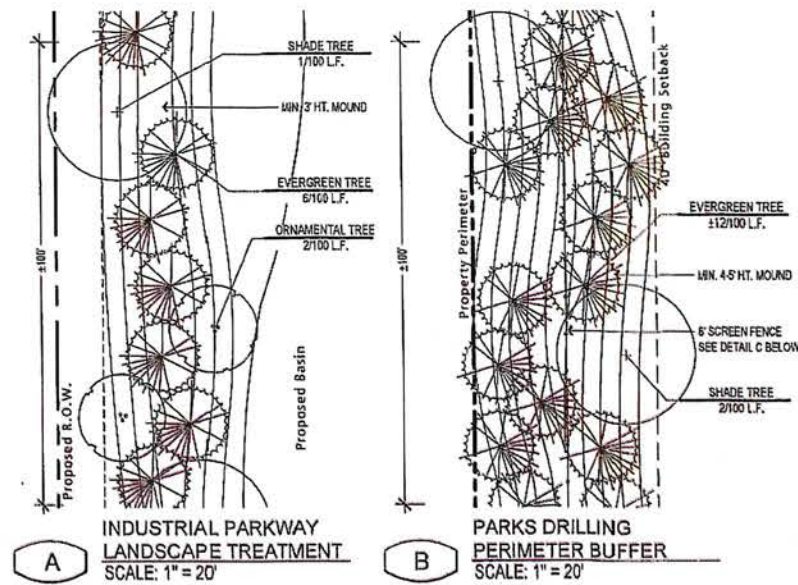
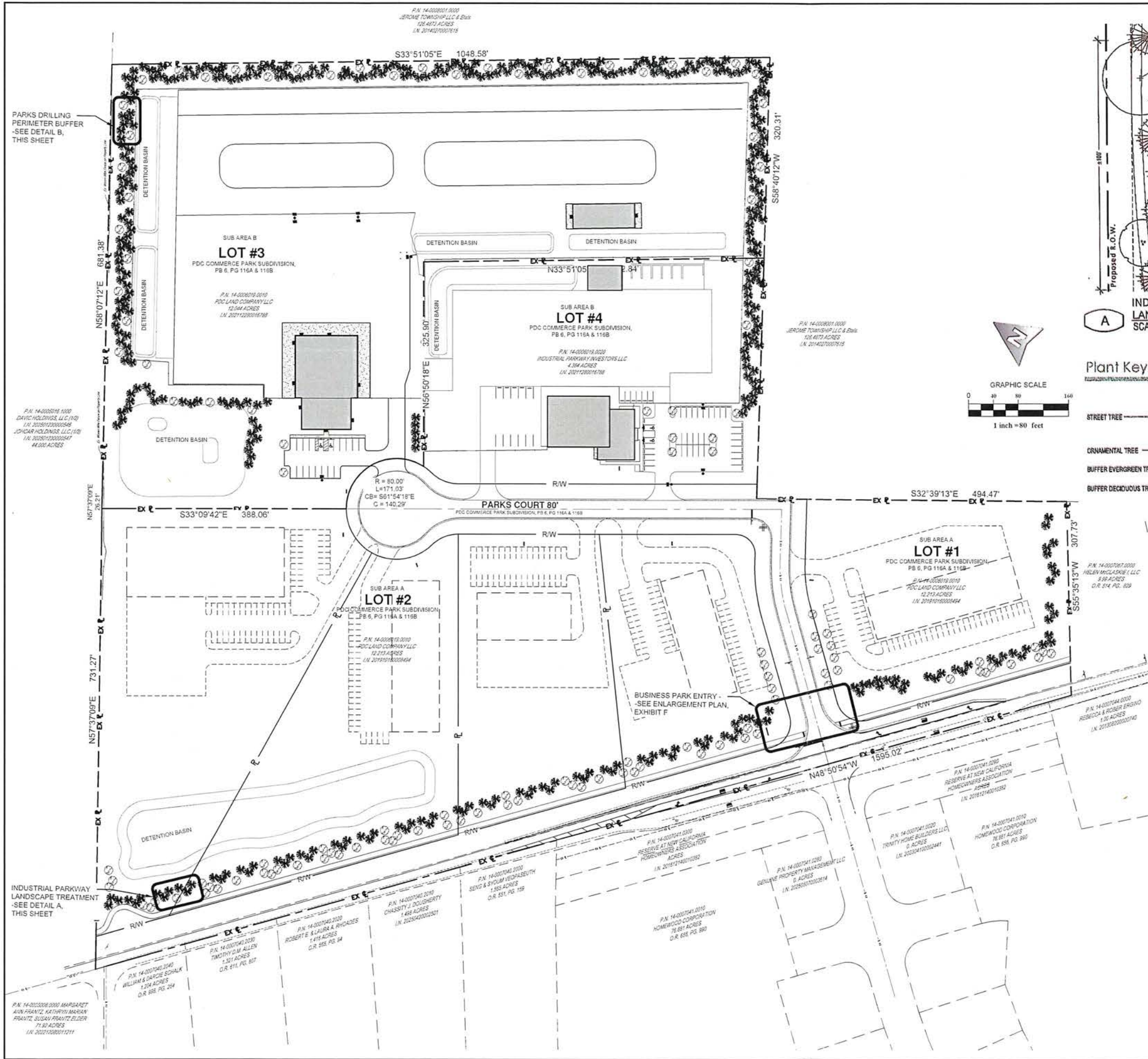


GUIDER WINKLE PARTNERS
SURVEYING & ENGINEERING
18541 DELAWARE COUNTY LINE ROAD
MARYSVILLE, OH 43040
WWW.GUIDERWINKLE.COM
P: (740) 686-8902

REVISIONS	
NO.	DESCRIPTION

PDC COMMERCE PARK
PLANNED DEVELOPMENT DISTRICT
10560 PARKS COURT, PLAIN CITY, OH 43064
JEROME TOWNSHIP, UNION COUNTY, OH

SHEET NAME: **EXHIBIT D**
DATE: 10/21/2025
DRAWN BY: CAW
SHEET: **PRELIMINARY UTILITY PLAN**
JOB #: 25086



NOTE:
THE INDIVIDUAL LAYOUT OF EACH LOT SHOWN HERE IS PROVIDED TO ILLUSTRATE THE INTENT OF THE DEVELOPMENT AND IS CONCEPTUAL IN NATURE. FINAL LAYOUT OF BUILDINGS, PARKING, STORMWATER, AND LANDSCAPING WILL VARY BASED UPON FINAL BUYER OF EACH LOT AND FINAL ENGINEERING. EACH INDIVIDUAL LOT DEVELOPER SHALL BE REQUIRED TO SUBMIT A FINAL DEVELOPMENT PLAN FOR REVIEW AND APPROVAL OF THE TOWNSHIP TO INCLUDE SITE PLANS, LANDSCAPING, AND ARCHITECTURE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS ZONING AND SECTION 500 OF THE JEROME TOWNSHIP ZONING RESOLUTION

CONCEPTUAL PLANT LIST

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES					
AC WB	Acer saccharum 'White Brothers'	2" CAL.	B&B	AS SHOWN	Match Form
CE XM	Celtis x Magnifica	2" CAL.	B&B	AS SHOWN	Match Form
OL KE	Cladonia kenziaea	2" CAL.	B&B	AS SHOWN	Match Form
GI PR	Ginkgo biloba 'Princeton Sentry'	2" CAL.	B&B	AS SHOWN	Match Form
LI MO	Liquidambar styraciflua 'Moraine'	2" CAL.	B&B	AS SHOWN	Match Form
NY SY	Nyssa sylvatica 'Walden'	2" CAL.	B&B	AS SHOWN	Match Form
PL AC	Platanus x acerifolia 'Bloodgood'	2" CAL.	B&B	AS SHOWN	Match Form
QU RU	Quercus rubra	2" CAL.	B&B	AS SHOWN	Match Form
QU BI	Quercus bicolor	2" CAL.	B&B	AS SHOWN	Match Form
TA DI	Taxodium distichum	2" CAL.	B&B	AS SHOWN	Match Form
UL AC	Ulmus x 'Morton'	2" CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES					
AM GR	Amelanchier x 'Autumn Brilliance'	2" CAL.	B&B	AS SHOWN	Match Form
CA NF	Carpinus caroliniana 'UPS-KW6'	2" CAL.	B&B	AS SHOWN	Match Form
CE CA	Cercis canadensis	2" CAL.	B&B	AS SHOWN	Match Form
CR WK	Crataegus viridis 'Winter King'	2" CAL.	B&B	AS SHOWN	Match Form
MA SN	Malus 'Snowdrift'	2" CAL.	B&B	AS SHOWN	Match Form
EVERGREEN TREES					
AB CO	Abies Concolor	6' HT.	B&B	PER PLAN	
PI AB	Picea abies	6' HT.	B&B	PER PLAN	
PI GL	Picea glauca	6' HT.	B&B	PER PLAN	
PI DE	Picea glauca 'Densata'	6' HT.	B&B	PER PLAN	
PI OM	Picea omorika	6' HT.	B&B	PER PLAN	
PI ST	Pinus strobus	6' HT.	B&B	PER PLAN	

PREPARED BY:
GW GUIDER WINKLE PARTNERS
SURVEYING & ENGINEERING
18541 DELAWARE COUNTY ROAD
MARYSVILLE, OH 43040
WWW.GUIDERWINKLE.COM
P. (740) 666-8902

PROFESSIONAL STAMP:

NO.	DATE	DESCRIPTION

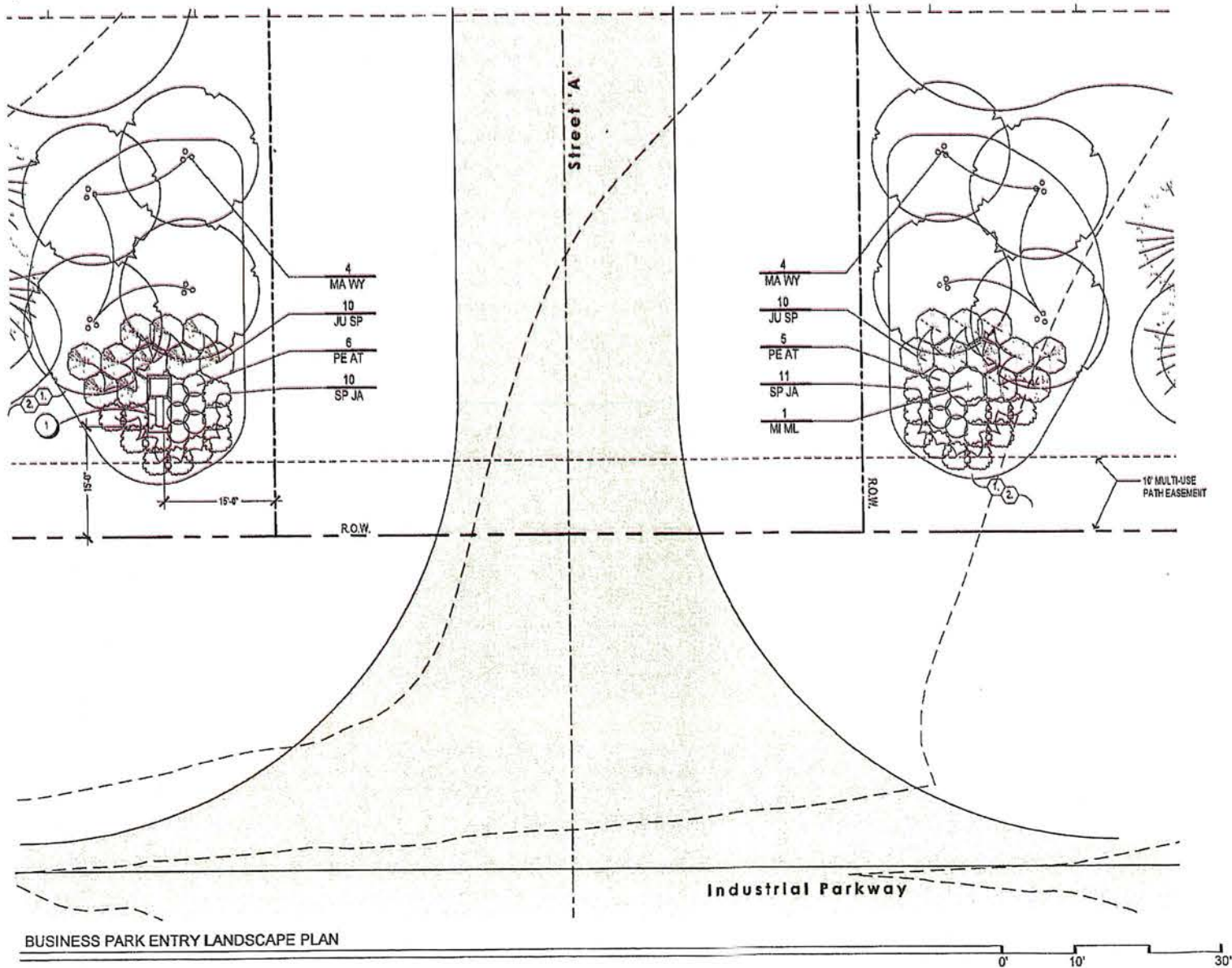
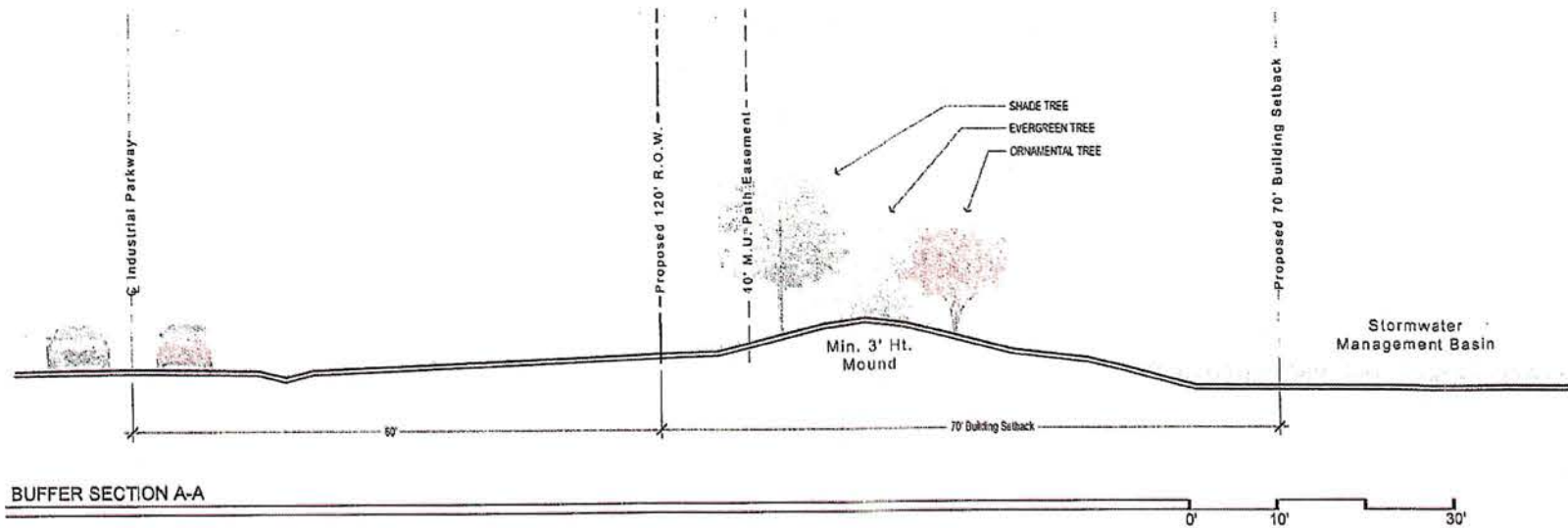
SHEET NAME:
PDC COMMERCE PARK
PLANNED DEVELOPMENT DISTRICT
10560 PARKS COURT, PLAIN CITY, OH 43064
JEROME TOWNSHIP, UNION COUNTY, OH

DATE: 10/21/2025

DRAWN BY: CAW

SHEET:
EXHIBIT E
PRELIMINARY
LANDSCAPE
PLAN

JOB # 25086



PLANT LIST (Contractor is responsible for verifying quantities and providing all plant material shown on plan)

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
SMALL / ORNAMENTAL TREES					
MA WY	Malus 'Donald Wyman' Donald Wyman Crabapple	2" CAL.	B&B	AS SHOWN	Match Form
FLOWERING / DECIDUOUS SHRUBS					
SP JA	Spiraea japonica 'Goldmound' Goldmound Spirea	24" HT.	#3 Cont.	Plant @ 24" O.C.	
EVERGREEN SHRUBS					
JU SG	Juniperus chinensis 'Sea Green' Sea Green Juniper	30" HT.	#5 Cont.	Plant @ 4.5' O.C.	
GRASSES, PERENNIALS, GROUNDCOVERS, & VINES					
MI ML	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	-	#3 Cont.	Pot Plan	
PE AT	Perovskia atriplicifolia Russian Sage	-	#2 Cont.	Plant @ 30" O.C.	

PLANT LABEL KEY: $\frac{1}{XX XX} \left(\frac{QUANTITY}{CODE} \right)$

CODED LANDSCAPE NOTES

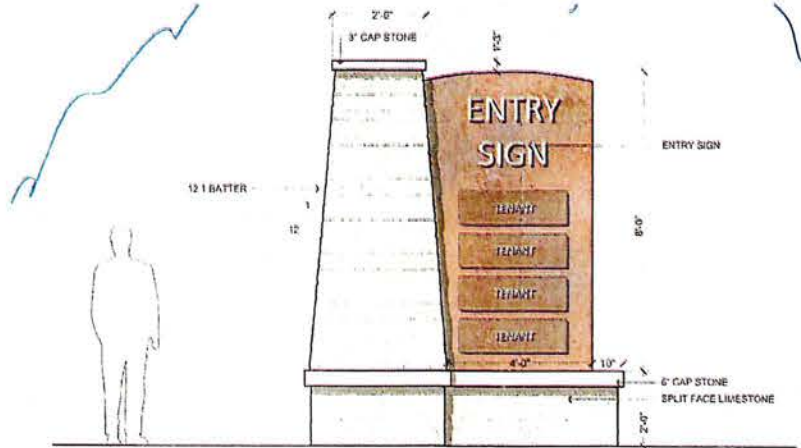
- 1) TURF
- 2) LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

NOTE: FIELD VERIFY LOCATION AND DEPTHS OF ALL UTILITIES. HAND EXCAVATE ALL PLANTING PITS.

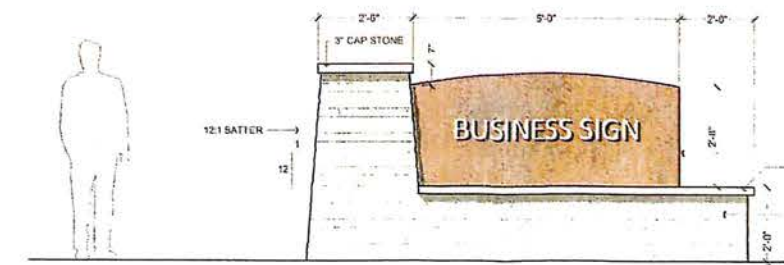
ADDITIONAL PLANTING NOTES
1. ALL GROUNDCOVERS AND PERENNIALS TO BE PLANTED DURING THE SPRING PLANTING WINDOW. FALL GROUNDCOVER AND PERENNIAL PLANTINGS WILL NOT BE ACCEPTED. COORDINATE PLANTING TIMES WITH OWNERS REPRESENTATIVE TO INCREASE SUCCESS OF GROUNDCOVER AND PERENNIAL PLANTINGS

CODED LAYOUT & MATERIALS NOTES

KEY	ITEM	REFERENCE	NOTES
1	BUSINESS PARK ENTRY SIGN	A EX F	SEE DETAIL A, THIS SHEET FINAL LOCATION AND TEXT SUBJECT TO CHANGE
2	INDIVIDUAL MONUMENT SIGN	B EX F	SEE DETAIL B, EXHIBIT F FINAL LOCATION AND TEXT SUBJECT TO CHANGE



A BUSINESS PARK ENTRY SIGN
SCALE: 1/2" = 1'-0"



B INDIVIDUAL MONUMENT SIGNS
SCALE: 1/2" = 1'-0"

PROFESSIONAL STAMP

REVISIONS

NO. DATE DESCRIPTION

PDC COMMERCE PARK
PLANNED DEVELOPMENT DISTRICT
10560 PARKS COURT, PLAIN CITY, OH 43064
JEROME TOWNSHIP, UNION COUNTY, OH

SHEET NAME: **EXHIBIT F LANDSCAPE DETAILS**
DATE: 10/21/2025
DRAWN BY: CAW
JOB #: 25086



PROFESSIONAL STAMP

REVISIONS

NO. DATE DESCRIPTION

SHEET NAME

DATE

DRAWN BY

SHEET

EXHIBIT

ARCHITECTURAL

EXAMPLES

JOB #

25086

**PDC COMMERCE
PARK**

PLANNED DEVELOPMENT DISTRICT
10560 PARKS COURT, PLAIN CITY, OH 43084
JEROME TOWNSHIP, UNION COUNTY, OH

10/21/2025

CAW

1

G

Chapter 500 – Planned Development District (PD)**500.001 Planned Development District (PD) Generally**

The Planned Development District (PD) is established under the provisions of Ohio Revised Code 519.021(B) to promote the general public welfare, encourage the efficient use of land and resources, promote greater efficiency in providing public and utility services, and encourage innovation in planning and building of all types of development in accordance with the Comprehensive Plan. The regulations set forth herein are based on the premise that the ultimate quality of a built environment or development proposal is determined not only by the general classification of land uses, but also by the specific way in which such land uses are executed. In many cases, the subdivision regulations and standard zoning district classifications do not adequately regulate the design of buildings, the mix of uses, and the general character of development that are desirable in the Township. In accordance with the Comprehensive Plan and the above statements it is the intent of the Planned Development District to promote development that:

1. Provides an opportunity for a mix of open space and other uses not otherwise permitted within the standard zoning district classifications; and
2. Allows the creation of development standards that respect the unique characteristics, natural quality and beauty of the site and the immediate vicinity and protects the community's natural resources by avoiding development on, and destruction of, sensitive environmental areas; and
3. Enables more extensive review of design characteristics to ensure that the development project is properly integrated into its surroundings and is compatible with adjacent development; and
4. Assures compatibility between proposed land uses within and around the PD through appropriate development controls; and
5. Enhances the economy of the Township by making available a variety of employment opportunities and providers of goods and services; and
6. Encourages unified development projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district, yet are imaginative in architectural design and are consistent with applicable plans for the area and are compatible with adjacent and nearby land uses. (Amnd. 10-20-2020)

500.01 Residential Development Purpose and Intent

Along with the general purpose and intent of this District, the following additional purposes relative to residential development are applicable:

1. A clustered neighborhood design is encouraged with a gross density which is in keeping with the Comprehensive Plan and the physical development potential of the area.
2. The utilization of conservation design principles and preservation of a substantial amount of permanent open space is encouraged, integrated into the development and providing for a pedestrian friendly environment.
3. In larger developments, a variety of different lot areas and architectural styles are encouraged to create an integrated and imaginative residential environment.
4. Master planning is encouraged that focuses on a much broader scale than a single development site, taking into account the larger physical context within which the proposed development is to occur.
5. In areas identified on the comprehensive plan as "Higher Density Residential" it may be appropriate to consider single family or multi-family development at densities higher than those appropriate in other areas of the Township and where the Planned Development District will allow more creative site planning to accommodate these densities and provide

appropriate transitions between adjacent higher intensity uses and lower intensity uses.
(Amnd. 10-20-2020, 12-6-2022)

500.02 Commercial and Office Development Purpose and Intent

Along with the general purpose and intent of this District, the following additional purposes relative to commercial and office development are applicable:

1. Commercial and office development shall be properly managed and the development standards of the PD District clearly specified so that Township officials completely understand the design and impact of a development proposal.
2. A flexible and creative approach to commercial development is encouraged. This flexibility is intended to minimize potential negative impacts and conflicts with rural agriculture and residential development.
3. A pedestrian friendly environment is encouraged, interconnecting with adjacent neighborhoods.
4. Master planning is encouraged that focuses on a much broader scale than a single development site, taking into account the larger physical context within which the proposed development is to occur. (Amnd. 12-6-2022)

500.03 Industrial Development Purpose and Intent

Along with the general purpose and intent of this District, the following additional purposes relative to industrial development are applicable:

1. The clustering of industrial uses is encouraged, along with flexibility and creativity in site design, in order to ensure that development is sensitive to and compatible with the Township's rural environment.
2. Industrial development shall be properly managed and the development standards of the PD District clearly specified so that Township officials completely understand the design and impact of a development proposal.
3. Master planning of an extended area is encouraged, which ensures a stable, unified industrial development having all necessary services and facilities.
4. A unified design is encouraged which allows for greater design flexibility and better integration into the Township's rural environment. This flexibility is intended to minimize potential negative impacts and conflicts with rural agriculture and residential development. (Amnd. 12-6-2022)

500.04 General Provisions

1. Preliminary Development Plan and Detailed Development Plan

For purposes of this Chapter, plans including all supporting documentation adopted by the Township at the time of amendment of the Official Zoning Map to Planned Development District shall be referred to as the "preliminary development plan," and plans including all supporting documentation approved subsequent to such amendment but prior to the initiation of any development activities are referred to as the "detailed development plan."

2. Effect of PD District Approval

Each PD District is considered a separate and unique zoning district wherein a preliminary development plan, including associated regulation text describing the allowable uses and specific development standards, is adopted simultaneously with the application requesting amendment of the Official Zoning Map to apply the PD District designation. The preliminary development plan, as approved by the Township and as provided under Ohio Revised Code

Section 519.021(B), shall constitute the zoning regulations for and shall apply only to the property included within that particular PD District. Whenever there is a conflict or difference between the provisions of this Chapter and those of other provisions of this Zoning Resolution, the provisions of this Chapter shall prevail for the development of land within the PD District. Subjects not expressly covered by this Chapter or the applicable preliminary development plan shall be governed by the respective provisions found elsewhere in this Zoning Resolution that are most similar to the proposed use.

3. Subareas

Depending upon the size and complexity of the proposed development, different subareas may be established within a PD District. Each subarea may, if requested, be treated as a separate district with individual standards. However, only one preliminary development plan approval shall be issued for the entire development. For each subarea, the applicant shall indicate gross density, dwelling type, minimum development standards, and all other uses by type, size and location, and such information shall be reflected within the conceptual site plan, regulation text, or other appropriate documents contained in the preliminary development plan.

4. Type of Action

The action of the Board of Township Trustees approving an amendment of the Official Zoning Map to Planned Development District pursuant to this Chapter and Chapter 230 of the Zoning Resolution shall be considered a legislative act, and subject to a referendum. After property has been rezoned to the PD District, any action related to the subsequent use or development of such property, as being in compliance with the regulations authorized to be established by this Chapter including any action taken on a detailed development plan, shall not be considered to be an amendment to the Zoning Resolution for the purpose of Section 519.12 of the Ohio Revised Code, but may be appealed pursuant to Chapter 2506 of the Ohio Revised Code.

5. Zoning Amendment

A change to an adopted preliminary development plan shall be considered to be a zoning amendment and shall be processed and reviewed according to the procedures set forth in Section 519.12 of the Ohio Revised Code and Chapter 230 of this Zoning Resolution. Whenever a preliminary development plan contains multiple subareas, an application for zoning amendment may be filed applicable to one or more subareas provided that the requested change will have no effect on the remaining subareas.

6. Detailed Development Plan

An application for approval of a detailed development plan shall be required to be submitted to the Township for approval prior to the initiation of construction and development in each phase or subarea of a PD District. Such detailed development plan shall be in substantial compliance with and consistent with the approved preliminary development plan for that PD District or any subarea thereof with respect to land uses, densities, architectural and landscape standards, and open space. Minor deviations from the approved preliminary development may be considered for approval during the detailed development plan review process by the Zoning Commission without requiring an applicant file for an amendment to the preliminary development plan as noted on Subsection 5 above. Deviations that may be considered minor, but do not limit the Commission's discretion in such matters, include:

- a) Adjustments to the layout or alignment of new roads or to the site layout that does not affect number of buildable lots, density, setbacks, or open space and does not increase access points to existing public roadways unless required by the County Engineer.

- b) Increases in residential lot areas or reductions in residential density provided such changes do not reduce the required setbacks, decrease the required open space, or change the required architectural or development standards.

500.05 Previously Approved Planned Developments

Chapter 500 of the Zoning Resolution was amended on and the amendment in effect from and after April 20, 2015. Previously approved Planned Developments and all associated preliminary development plans, detailed development plans and supporting documentation adopted and in effect prior to April 20, 2015 shall continue in effect and be considered legally conforming under this Zoning Resolution. These previously approved Planned Development Districts shall continue to be governed pursuant to the regulations contained within any previously approved zoning plans, preliminary development plans, detailed development plans, and supporting documents. The regulations contained within any previously approved zoning plans, preliminary development plans, detailed development plans, and supporting documents may be modified in accordance with this Chapter, as amended. (Amnd. 10-20-2020, 6-15-2021, 12-6-2022)

500.06 General Standards for Planned Developments

In order to achieve the purpose and intent of the Planned Development District and the Comprehensive Plan, the following general standards are hereby established for all Planned Developments within the Township.

1. Uses

Within the Planned Development District a creative mix of uses is encouraged provided it will establish an efficient and sustainable use of the land and infrastructure, and result in a well-integrated, pedestrian friendly development. Single use PD's may also be established by the applicant to encourage development that is more responsive to the land and environment than may be permitted through a standard zoning district. The following standards are established for uses in the PD District:

- a) Permitted Uses – Permitted uses within each PD District shall be clearly identified in the regulation text contained in the preliminary development plan submitted with the application for amendment the Official Zoning Map to Planned Development District. Any use not specified as a permitted or conditional use in the approved preliminary development plan shall be prohibited.

2. Densities

Densities within a PD District should be in conformance with the recommendations of the Comprehensive Plan and shall promote the efficient use of land and infrastructure. Proposed densities shall be clearly identified in the preliminary development plan submitted with the application for amendment of the Official Zoning Map to Planned Development District.

3. Setbacks and Yard Areas

All proposed required setbacks and yard areas within a PD District shall be identified in the preliminary development plan submitted with the application for amendment of the Official Zoning Map to Planned Development District. Setbacks and yard areas within PD developments shall be established to meet the following requirements:

- a) Setbacks within a PD District shall support the goals of the Comprehensive Plan for development that respects the rural character of the Township while promoting efficient use of the land and its resources.
- b) Setbacks shall be configured to appropriately balance open space and provide safe

separation between buildings and uses.

- c) When a commercial or industrial use is proposed to be located adjacent to residential uses, perimeter setbacks and/or appropriate screening from the adjacent tract should be established within the PD District.
- d) To maintain the rural character of the Township, the setbacks from existing public roads should be larger than those established for new public roads established within the PD District.
- e) To the greatest extent possible new residential developments should be designed to minimize the number of homes where the rear lot lines or rear of the proposed dwellings front to existing and proposed roads. Where such conditions are to exist along existing public roads a minimum setback of 50' between the right-of-way of the public road and the rear lot lines, and a minimum of 80' between the right-of-way of the public road and the rear yard setback line of the lot. An increased landscape buffer shall be established for the entire length of road affected.

4. Public Improvements

A PD District should be developed at a minimum with the following improvements meeting the design standards of the County Engineer:

- a) Public roads shall be designed and constructed to the standards established by the County Engineer's Office.
- b) Means for safe pedestrian and bicycle access and circulation shall be provided. Pedestrian paths should be integrated into open space where applicable or allowed, with ownership and maintenance dedicated to the entity holding title to the open space.
- c) Storm water management facilities shall be provided as required by the County Engineer and State of Ohio.

5. Access

The preliminary development plan should require direct access, not through easement, to one or more dedicated and improved public roads. Provisions for future connections to other public roads or adjacent land shall be required if recommended by the Township, County Engineer or Regional Planning Commission.

6. Buildings

To promote the purpose and intent of the Planned Development District and the goals of the Comprehensive Plan, all applications for amendment of the Official Zoning Map to PD District shall detail the proposed design and development standards for all residential and non-residential buildings within the PD District. The following standards apply to all residential and non-residential buildings within a PD District.

- a) The physical relationship of buildings and other site improvements to one another and the surrounding area, as created by building mass, floor area, height, shape, location on the site, and setback, shall result in a harmonious development both within the PD District and in relation to its surroundings.
- b) The bulk and height of buildings within the proposed development shall be compatible with the surrounding area.
- c) Buildings, structures, and parking areas shall be designed and located in such a way to conserve environmentally sensitive or unique natural, historic or cultural features.
- d) The preliminary development plan shall specify for all buildings and residences, at a minimum, the proposed exterior materials, floor area, height, roof shape and pitch.

7. Lighting

If applicable, a preliminary development plan shall include the type and description of all proposed street and parking lot lighting. Street lighting shall conform to the standards of the Union County Engineer and all lighting within the proposed PD District shall conform to the following:

- a) The lighting plan contained within the preliminary development plan shall specify the proposed pole and luminary design, maximum height, lighting source, wattage, shielding and any other information necessary to evaluate the lighting as proposed.
- b) The lighting plan be designed to promote an overall cohesiveness in the development of the plan and to minimize the amount of light pollution affecting the neighboring properties and the rural character of the township.
- c) Where no other regulations are provided within a preliminary development plan, the provisions of Chapter 630 of this Resolution shall govern exterior lighting.

8. Signage

All preliminary development plans shall include a signage plan and or standards for all uses and subareas within the PD District. Signage design and standards shall ensure a constant and comprehensive character throughout the project and compatible with the character of the Township and shall meet the following:

- a) All signs and graphics within the PD District shall be compatible in size, location, material, height, shape, color, and illumination.
- b) A detailed sign plan and standards shall be including within a preliminary development plan and shall include the design, layout and dimensions of all proposed ground, window and wall signs as well as the setbacks from the rights-of-way and the type and intensity of illumination.
- c) Signs shall contribute to an overall cohesive design, reflect simplicity, reduce visual clutter and compliment the rural character of the Township.
- d) Wall signs shall be controlled and designed in a manner to compliment the architecture of any proposed buildings. Ground signs shall be designed to relate to and share common elements with the proposed architecture.

9. Parking and Loading Areas

Parking and access requirements and standards shall be as defined in the preliminary development plan and shall meet the requirements of the Union County Engineer, the applicable fire regulations, and the following standards:

- a) Off-street parking and loading shall be provided for all non-residential buildings with adequate provisions for ingress and egress.
- b) Parking areas shall be designed to discourage large single expanses of parking and shall encourage smaller defined parking areas within the total parking system. Such parking areas shall be delineated and accentuated by landscaped areas.
- c) The layout of parking areas, service areas and related entrances, exits, signs, lighting, noise sources or other potentially adverse influences shall be designed and located to protect the character of the area as well as those areas adjacent to the PD District.
- d) To minimize the environmental impacts of large parking areas shared parking between uses shall be encouraged and supported within the PD District. Where shared parking is desired the applicant shall submit a statement identifying how the parking is to be shared between the uses, and the percentage of parking and hours of parking allocated for each use.

- e) All service and delivery and loading areas for all uses shall be arranged and located to minimize the impacts and view of such uses throughout the development.

10. Landscaping

All preliminary development plans shall include a detailed landscape plan and standards for all areas, sub-areas, open spaces and uses with the proposed development. The following standards shall apply:

- a) All yards and open space not covered by structure, paving and the like shall be landscaped with lawn as a minimum.
- b) All vacant and undeveloped areas shall be kept seeded and maintained in such a manner as to prevent erosion of the property and excess drainage on adjacent land.
- c) Landscaping shall be designed to enhance architectural features, screen incompatible uses, emphasize pedestrian environments, provide shade for streets and parking lots and strengthen views and vistas.
- d) The landscape plan shall be designed to preserve and capitalize on the existing natural characteristics of the site and to promote overall unity in design.
- e) Landscape design and the specification and use of trees and plant materials shall discourage monoculture. For the purpose of this Section monoculture is defined as the dominance or overabundance of any one species that may expose the development to a substantial loss of plant material should said plant material be affected by pest or disease (ex. Emerald Ash Borer)
- f) Plant material specified in the landscape plan shall be indigenous and hearty to the area and shall be harmonious to the design and consistent with adjacent land uses.
- g) Street tree species native to the area shall be provided by the developer for all existing and proposed public streets and placed outside the public right-of-way in a maintenance easement. Size, shape, type and location of street trees shall be specified in the preliminary development plan.
- h) Landscape buffers between lots and the public road serving the PD District and buffers between lots and adjacent land should be placed in landscape easements or in dedicated open space areas.

11. Flood Plains and Environmentally Sensitive Areas

Floodplains within a PD District shall be protected from building or pavement encroachment through the following standards:

- a) A riparian buffer, having a width of not less than 50' as measured from the centerline of the stream, shall be provided along the entire length and on both sides of a river or perennial stream channel.
- b) Buffer areas shall be restricted from development and managed to promote the growth of vegetation indigenous to the stream area capable of maintaining the structural integrity of the stream bank.
- c) A wetlands buffer should be provided for all wetlands required to be retained by the Army Corps of Engineers or the Ohio EPA. The buffer area should have a width of not less than 25' measured from the edge of the designated wetland. The buffer areas should not be disturbed other than necessary to establish and natural landscape and existing trees should be preserved and protected to the extent practicable.

12. Open Space

A PD District should have an open space component which is compatible with the size, nature and design of the development. A recommended minimum of 20 percent of the gross land area of a PD District containing a residential component, except as outlined in Section 500.07(4), should be set aside as open space for common use, preferably interconnected with other similar spaces within this or adjacent developments. For a PD District without a residential component, a minimum of 10 percent open space set aside is recommended. Open space shall be prohibited from further subdivision or development by deed restriction, conservation easement or other agreement, in a form satisfactory to the Township. This restriction from further subdivision or development shall also be noted in the preliminary development plan and the recorded plat.

a) Design Standards – The following design standards for open space should be followed:

- (i) Open space shall be fully integrated into the overall design and should, absent unique and special circumstances, meet all standards and guidelines contained herein. The types of uses, buildings and structures proposed to be permitted in the open space shall be specified in the preliminary development plan.
- (ii) Within a PD District, public uses may be proposed for natural areas and preserves, parks and other active recreational areas, and public facilities such as public schools, libraries and community centers may likewise be proposed. Access to all public uses shall be specified.
- (iii) In identifying the location of open space, the developer shall consider as priorities existing natural features such as natural woodlands, wetlands, identified species habitat, tree lines, stream and creek corridors, and FEMA designated 100-year floodplains.
- (iv) Retention ponds (wet basins) may be permitted in an open space reserve provided such ponds are designed and maintained as natural features that blend into the landscape. A landscape design for each retention pond shall be submitted with the preliminary development plan. Detention ponds (dry basins) should ordinarily not be permitted in the designated open space unless a part of a bioswale corridor.
- (v) Except for bike paths and pedestrians trails, open space should be unified and massed so that no open space is narrower in any direction than the development's average lot width. Open space should be platted as an open space reserve, including appropriate conservation easements.
- (vi) Open space should, when practicable, be interconnected with open space areas on adjacent parcels.
- (vii) In order to encourage the creation of large areas of contiguous open space, areas that should not be considered as open space include:
 - 1. Private road and public road rights-of-way;
 - 2. Parking areas, access ways, and driveways;
 - 3. Required setbacks between buildings, parking areas, and project boundaries;
 - 4. Required setbacks between buildings and streets;
 - 5. Easements for overhead power transmission lines unless containing bike paths as part of an overall coordinated trail network;
 - 6. Minimum spacing between buildings, and between buildings and parking areas;
 - 7. Private yards;

8. Areas of fee simple lots to be conveyed for residential dwelling uses;
 9. Other small fragmented or isolated open space areas that have a dimension less than 75 feet in any direction. (Excessive gaps and non-usable spaces between buildings are discouraged, or pedestrian walkways should be established.)
- (viii) Any open space intended to be devoted to active recreational activities should be of usable size and shape for the intended purposes.
- (ix) Any area within the open space that is proposed to be disturbed during construction or otherwise not preserved in its natural state, other than required setback areas, should be noted on the preliminary development plan and the method and timing of any restoration shall be set forth.
- (x) The open space, including any recreational structures and public facilities proposed to be constructed in such space, shall be clearly shown on the preliminary development plan.
- b) Open Space Ownership – Open space may be proposed to be owned by an association, the Township or other governmental entity, a land trust or other conservation organization recognized by the Township, or by a similar entity, or may remain in private ownership if appropriately restricted. The ownership of the open space shall be specified in the preliminary development plan and shall be subject to the approval of the Township. The methods of ownership, if approved as part of the preliminary development plan, may be as follows:
- (i) Offer of Dedication – The Board of Township Trustees or other governmental agency may, but shall not be required to, accept conveyance in the form of fee simple ownership of the open space.
 - (ii) Associations – Open space may be held by the individual members of a condominium association as tenants-in-common or may be held in common ownership by a homeowners' association, community association, or other similar legal entity. Documents shall be submitted with the preliminary development plan which will ensure compliance with the following requirements:
 - 1) Membership in the association shall be mandatory for all purchasers of lots in the development or units in the condominium.
 - 2) The association shall be capable of and responsible for maintenance, control, and insurance of common areas, including the open space.
 - 3) The association shall have the right and obligation to impose assessments upon its members, enforceable by liens, in order to ensure that it will have sufficient financial resources to provide for proper care and maintenance of the open space.
 - (iii) Transfer of Easements to a Public Agency or Private Conservation Organization – With the approval of the Board of Township Trustees, an owner may transfer interest in conservation easements to a public agency or private non-profit organization, among whose purposes it is to conserve open space or natural resources, provided that:
 - 1) The organization is acceptable to the Board of Township Trustees, and is public agency or a bona fide conservation organization that exists in perpetuity;
 - 2) The conveyance contains appropriate provisions for the interests to be conveyed to another acceptable public agency or organization, or to revert to an association as provided herein in the event that organization becomes unwilling or unable to continue carrying out its function; and

3) A maintenance agreement approved by the Board of Township Trustees is entered into by the developer and the organization.

- c) Open Space Management and Maintenance – The owner of the open space shall be responsible for raising all monies required for operations, maintenance, or physical improvements to the open space through annual dues, special assessments, and valid and enforceable collection methods. The owner shall be authorized, under appropriate restrictions and covenants, to place liens on the property of residents within the PD District or any subarea thereof, who fall delinquent in payment of such dues and assessments. In the event that the organization established to own, operate and maintain the open space shall at any time after the establishment of the PD District fail to maintain the open space in reasonable order and condition in accordance with the approved detailed development plans, such failure shall constitute a violation of this Zoning Resolution.
- d) Transfer of Title of Open Space – Title to any open space required within a PD District which is included within any recorded subdivision plat of any section of the land zoned PD District shall be transferred to the entity approved for ownership of the open space prior to the sale of more than 75% of the lots or units within that subdivision section. (Amnd. 10-20-2020, 12-6-2022)

500.07 Use-Specific Development Standards

In addition to the general development standards for Planned Development District provided for in this Chapter, the following use specific development standards are hereby established to further fulfill the purpose and intent of the PD District through the application of flexible land development techniques in the arrangement, design and construction of structures and their intended uses and the integration of open space within the development. These standards, as well as applicable plans for the area, are intended as general standards as circumstances dictate. The development standards filed and approved as part of the preliminary development plan shall establish the final requirements. The development policies include the following:

1. Low and Medium Density Residential Land Use

Future development of clustered subdivisions is anticipated to occur in those areas with central water and sewer systems shall be managed to protect the area's unique quality of life and semi-rural character. The density of these developments will be based upon several factors, including, without limitation, the availability of central water and sewer systems, the recommendations of the Comprehensive Plan, and whether the proposed development will be compatible in use and appearance with surrounding or planned land uses. The following shall apply when calculating residential density within a PD District:

- a) Calculating Residential Density – While the densities of individual residential areas may vary within a large PD District, the calculation of density for the entire PD District shall be based upon the gross density proposed of total area devoted exclusively to residential use, including open space. Where open space is included within the calculation for residential density, such open space shall permanently remain as open space within the PD District unless specifically included in another duly approved zoning amendment in accordance with the provisions of this Resolution.
- b) Additional Density Considerations – Additional density for residential developments to be serviced by centralized water and sewer systems may be permitted in certain unique and special instances such as those where: the open space set-aside far exceeds the minimum recommended ; additional and substantial site amenities are

provided; the development incorporates rural design elements that help preserve and retain the rural character of the area into the overall design of the site and maintains compatibility with the surrounding or planned land uses; the design of the development preserves, protects and enhances the natural and historic resources located on the site; and storm water and other environmental impacts are minimized and mitigated and natural features are enhanced.

- c) Lower Density Considerations – In addition to the consideration for additional density as mentioned above, lower densities may be required for a residential development in certain unique and special instances such as those where: a large portion of the site is undevelopable due to its physical features such as existing bodies of water, steep slopes and similar characteristics, and where proposed residential development is not compatible with adjacent residential development patterns. (Amnd. 9-5-2023)

2. Higher Density Residential Land Use

Future development of higher density land uses is expected to occur in areas so designated in the Comprehensive Plan as being suitable for such uses. These areas provide an opportunity to serve differing housing needs within the community and establish an effective transition between more intense commercial and office land uses, and lower density residential uses. The density of these developments will be based upon several factors, including, without limitation, the availability of centralized sewers and water system, the recommendations of the Comprehensive Plan, and whether the proposed development will be compatible in use and appearance with surrounding or planned land uses. In addition, increases in the density of dwellings units may be supportable when mitigated by increased architectural standards, increased landscaping standards, and/or site design that contributes to the desirability of the community. (Amnd. 2-18-2025)

3. Agriculture and Rural Residential Land Use

It is anticipated that portions of the Township will remain principally agricultural in nature, especially in those areas where centralized sewers and water systems are not anticipated to be provided. Development standards within these areas should encourage a development pattern that minimizes impacts and intrusions to agriculture, such as clustering dwellings on new streets and not along the frontages of existing roads, and designating agricultural-exclusive areas. (Amnd. 2-18-2025)

4. Residential Conservation Development

Within the Comprehensive Plan there exists recommendations for residential development in certain areas that adheres to conservation development principles. These principles promote more compact development patterns in exchange for the preservation of important existing environmental and natural features and/or the conservation of significant amounts of open space. These types of developments reduce infrastructure costs for the developer, help to maintain a more open, rural character for the Township, promote a more efficient use of land, and provide a mechanism to preserve important natural features and incorporate them into site development. Land developed with conservation development principles shall adhere to the following standards:

- a) Uses – PD Districts designed using conservation development principles may be permitted to contain a mix of uses provided that all proposed uses are identified in the preliminary development plan and application as specified in Section 500.08.
- b) Density – The overall residential density of a PD District designed using conservation development principles should conform to the recommendations and intent of the Comprehensive Plan and shall be identified in the preliminary development plan and application per Section 500.08.

- c) Lot Size – Lot sizes shall be as established by the approved preliminary development plan and shall be based on the recommendations contained in the Comprehensive Plan. All lots less than two acres in area shall be served by central sewers and water systems. Lots with an area of 2 acres or more may be served by on-site sewer and water systems subject to the approval of the Union County Health Department.
- d) Dedicated Open Space – All PD Districts designed using conservation development principles shall comply with the following minimum requirements regarding open space:
 - (i) The minimum amount of open space to be provided is recommended to be 40% of the gross area of the property being included in the PD District, or such other amount as may be determined necessary based on the characteristics of the site and consistent with the purposes of this Chapter
 - (ii) All PD Districts designed using conservation development principles shall strive to utilize open space to preserve natural features including but not limited to floodplains, waterways, stream buffers, steep slopes, woodlands, wetlands and natural habitats or shall be designed to preserve significant amounts of agricultural lands.
 - (iii) Open space shall meet all other requirements of Section 500.06(12). (Amnd. 2-18-2025)

5. Commercial and Office Land Use

Commercial and office development should be clustered in areas serviced by centralized utilities and adequate roadway systems. The density of general commercial development should not exceed 10,000 square feet per acre, absent special circumstances. This density calculation will ordinarily be based upon the total square footage proposed for the entire area devoted exclusively to commercial and office development. However, a lower density may be mandated due to the nature of the project, the physical features of the site or the compatibility of the project with surrounding or planned land uses. In addition a higher density may be approved to accommodate mixed use projects and other innovative and sustainable planning features. Design standards should be incorporated into the preliminary development plan which will improve the aesthetic quality of this type of development.

6. Industrial Land Use

Light industry, research and development, and related office uses should be clustered in areas serviced by centralized utilities and adequate highway accessibility. Absent special circumstances, density should not exceed 10,000 square feet per acre. This density calculation will ordinarily be based upon the total floor area proposed for the entire area devoted exclusively to industrial development. However, a lower density may be mandated due to the nature of the project, the physical features of the site or the compatibility of the project with surrounding or planned land uses. The industrial areas should only develop in conjunction with centralized utilities. These areas should be master planned and well-coordinated, and not developed in a piecemeal (lot by lot) way. Access should be shared. Design standards should be incorporated into the preliminary development plan which will improve the aesthetic quality of this development type. In addition, all industrial uses developed under the PD District shall conform to the following standards:

- a) Fire and Explosion Hazards – All activities, including storage, involving flammable or explosive materials shall include the provision of adequate safety devices against hazard of fire and explosion. All standards enforced by the Occupational Safety and Health Administration shall be adhered to. Burning of waste materials in open fire is prohibited, as enforced by the Ohio Environmental Protection Agency.

- b) Air Pollution – No emission of air pollutants shall be permitted which violate the Clean Air Act of 1977 or later amendments as enforced by the Ohio Environmental Protection Agency.
- c) Glare, Heat, and Exterior Light – Any operation producing intense light or heat, such as high temperature processing, combustion, welding, or other shall be performed within an enclosed building and not visible beyond any lot line bounding the property whereon the use is conducted.
- d) Dust and Erosion – Dust or silt shall be minimized through landscaping or paving in such a manner as to prevent their transfer by wind or water to points off the lot in objectionable quantities.
- e) Liquid or Solid Wastes – No discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground, of any materials of such nature or temperature as can contaminate any water supply or interfere with bacterial processes in sewage treatment, shall be permitted. The standards of the Ohio Environmental Protection Agency shall apply.
- f) Vibrations and Noise – No uses shall be located and no equipment shall be installed in such a way as to produce intense, earth-shaking vibrations which are discernable without instruments at or beyond the property line of the subject premises. Noise standards of the Ohio Environmental Protection Agency shall be adhered to.
- a) Odors – No use shall be operated so as to produce the continuous, frequent or repetitive emission of odors or odor causing substances in such concentrations as to be readily perceptible at any point at or beyond the lot line of the property on which the use is located. The applicable standards of the Ohio Environmental Protection Agency shall be adhered to. (Amnd. 10-20-2020, 12-6-2022)

500.08 Procedure for Amending to the PD District

In addition to the procedure set forth in Chapter 230 of this Resolution, all applications for amendments of the Official Zoning Map to PD District shall follow the procedures hereinafter set forth in Section 500.08, hereof.

1. Pre-application Meeting

The applicant is encouraged to engage in informal consultations with staff from the Township and the Union County subdivision authorities (e.g., Regional Planning Commission, County Engineer, Board of Health, etc.) prior to formal submission of an application for amendment of the Official Zoning Map to PD District. No statement or action by Township or County officials in the course of these informal consultations shall be construed to be a waiver of any legal obligation of the applicant or of any procedure or formal approval required by Township or County regulations. Ohio's Open Meetings Law (Section 121.22 of the Revised Code) is required to be observed at pre-application meetings involving a quorum of members of the Zoning Commission.

2. Application

The owner(s) of any property may request that the property be rezoned by amending the Official Zoning Map to Planned Development District for that property by filing fifteen (15) copies of an application for such amendment with the Zoning Commission, which application shall contain:

- a) Name, address and telephone number of the owner and applicant;
- b) Name, address and telephone number of the urban planner, architect, landscape architect, surveyor and/or engineer assisting in the preparation of the application or preliminary development plan;
- c) Legal description of the property and the address of the property;

- d) Description of existing uses;
- e) Present zoning district;
- f) A vicinity map at a scale approved by the Zoning Commission showing the relationship of the proposed PD District to the adjacent properties, existing roads and public service facilities in the area;
- g) A list of the names and addresses of the owner or owners of the property, the applicant, and all owners of property which are within, contiguous to and directly across the street from the subject property as such addresses appear on the County Auditor's current tax list; and
- h) Any other matter or information deemed necessary or relevant by the Zoning Commission for the proposed amendment.

3. Proposed Preliminary Development Plan

In addition to the application required herein, fifteen (15) copies of the proposed preliminary development plan shall be submitted with the application. The proposed preliminary development plan shall be prepared and endorsed by a certified or licensed planner, architect, landscape architect, engineer and/or surveyor, with all mapping to be at a scale of at least 1" = 100', and shall include, in text and map form, the following:

- a) A conceptual site plan of the proposed PD District, including any proposed subareas, any proposed buildings other than single-family dwellings or two-family dwellings, any functional use areas, circulation patterns, and their relationship.
- b) Proposed densities, number of lots and dimension parameters, and building intensities.
- c) Proposed parks, playgrounds, schools and other public facilities or open spaces including woodland preservation and natural topography preservation areas with their suggested ownership.
- d) Locations of stream channels, watercourses, wooded areas and buffer areas shall be designated. Existing topography and drainage patterns shall also be shown.
- e) Relation to existing and future land use in surrounding area.
- f) Proposed provision of water, sanitary sewers, surface drainage, and street lighting.
- g) Proposed traffic and pedestrian circulation pattern, indicating both public and private streets and highways, access points to public rights-of-ways, bike paths and trails, sidewalks and any off-site street improvements.
- h) An anticipated 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 in the proposed phase for various uses, the number of housing units proposed by type; building heights; open space; building intensity; parking areas; density and public improvements proposed.
- i) Engineering feasibility studies and schematic plans showing, as necessary, water, sewer and other utility installations, waste disposal facilities, surface drainage, and street improvements.
- j) A preliminary traffic study completed to the requirements of the Union County Engineer or correspondence from the County Engineer's Office or other relevant public agency that a traffic study is not required for the proposed development.
- k) General architectural design criteria for proposed buildings, structures, signs and exterior lighting with proposed control features.
- l) Deed restrictions, protective covenants, and other legal statements or devices to be used to control the use, development and maintenance of the land, the improvements thereon, including those areas which are to be commonly owned and maintained.
- m) Projected schedule of site development.
- n) Evidence that the applicant has sufficient control over the land to carry out the proposed development.

- o) Regulation text for development in the proposed Planned Development District. That text shall set forth and define the uses to be permitted in the proposed Planned Development District and the development standards applicable to the proposed District. The regulation text is intended to guide all development of the property proposed to be designated as a Planned Development District by the application.
- p) The regulation text provided for in subsection (o), above, shall cover all appropriate zoning regulations for the proposed PD District including, without limitation, the following:
 - (i) All required setbacks including, but not limited to, buildings, service areas, off-street parking lots and signage, including rear, front and side yard areas.
 - (ii) All maximum height and size requirements of buildings, mechanical areas and other structures.
 - (iii) All parking and loading space standards per building square footage or dwelling unit type, including dimensions of all parking stalls, aisles and loading spaces.
 - (iv) All street and road right-of-way and pavement width dimensions, curb cut spacing and other related circulation standards.
 - (v) All pedestrian and bicycle walkway, trail and sidewalk dimensional standards, including rights-of-way and pavement width, and pavement standards.
 - (vi) All screening and landscaping standards, including buffer dimensions, height, landscape material, maintenance standards, and screening standards for off-street parking areas, loading docks, trash receptacles and dumpsters, ground- and roof-mounted mechanical units and adjacent areas.
 - (vii) All proposed signage and graphic standards, including height, setback, square footage, colors, corporate logos and type.
 - (viii) All exterior lighting standards, including light intensity, placement, height and materials for parking lots, walkways, sidewalks and accent lighting.
 - (ix) All exterior architectural design standards, including material, color and styles.
 - (x) A list and description of the precise uses proposed for the development. Listed uses shall be defined by their customary name or identification, except where they are specifically defined or limited elsewhere in the preliminary development plan or this Zoning Resolution. Any listed use may be limited to specific areas delineated in the proposed preliminary development plan;
 - (xi) Frontage requirements, minimum lot area requirements, yard areas, lot coverage restrictions and perimeter setback requirements.
 - (xii) Accessory structure standards and limitations.
 - (xiii) Open space area, uses and structures, including proposed ownership and sample controlling instruments.
 - (xiv) Any other regulatory area or matter deemed necessary or relevant by the Zoning Commission.
 - (xv) The regulation text should contain the following provision: All development standards not specifically addressed by the regulation text shall be regulated by those general development standards set forth in the Zoning Resolution.

4. Basis of Approval

In determining whether or not to approve an application for amendment of the Official Zoning Map to Planned Development District, the reviewing authorities shall consider all relevant factors and circumstances including, without limitation, the following:

- a) Whether the proposed development is consistent in all aspects with the purpose, policies, criteria, intent, and standards of this Zoning Resolution;

- b) Whether the proposed development is in conformity with the applicable plans for the area or such portion thereof as may apply, or whether the benefits, improved arrangement and design of the development justify any deviation there from;
- c) Whether the proposed development promotes the public health, safety and general welfare of the Township and the immediate vicinity;
- d) Whether the proposed plan meets the design features contained in this Resolution;
- e) Whether the proposed development is in keeping with the existing or planned land use character and physical development potential of the area;
- f) Whether the proposed development will be compatible in use and appearance with surrounding or planned land uses;
- g) Whether the development will have a beneficial or an adverse effect upon the Township and other governmental services;
- h) Whether the area surrounding the development can be planned, zoned and developed in coordination and substantial compatibility with the proposed development;
- i) Whether the existing and proposed utility and governmental services are adequate for the population densities and nonresidential uses proposed;
- j) Whether the development promotes greater efficiency in providing public and utility services and encouraging innovation in the planning and building of all types of development;
- k) Whether the development can be made accessible through existing or future roadways without creating unreasonable traffic congestion in the immediate vicinity of the proposed development or elsewhere in the Township;
- l) Whether the development is located and designed in such a way as to minimize any unreasonable adverse impact on existing residential or agricultural areas of the Township; and
- m) Whether the benefits, improved arrangement and design of the property to be developed justify rezoning the tract to the PD District.

5. Effect of Approval

- a) The action of the Board of Township Trustees in approving an application for amendment to a PD District and a preliminary development plan shall constitute an amendment of the Official Zoning Map for the subject tract to the PD District permitting development and use of said land and any structures thereon in accordance with the development standards contained in the preliminary development plan. However, in a PD District, no use shall be established and no structure shall be constructed or altered on any part of said tract, until there is submitted a detailed development plan for said part of said tract, and until the detailed development plan is approved by the Zoning Commission.
- b) The approval of the preliminary development plan shall be for a period of five (5) years, to allow for the preparation of a required detailed development plan(s). Unless the Board of Township Trustees approves such an extension of this time limit, upon the expiration of such period, no use shall be established and no building, structure or improvement shall be constructed until an application accompanied by a new preliminary development plan has been filed with and approved by the Board of Township Trustees, and such application for approval shall be subject to the same procedures and conditions as an original application for the preliminary development plan approval. This new application shall comply with the terms of the Zoning Resolution then in effect at the time of filing, including, without limitation, any zoning amendments enacted from and after the date of the initial request to designate the property Planned Development District. In addition, the Board of Township Trustees or Zoning Commission may initiate a zoning amendment to amend the Official Zoning

Map for the tract to a previous zoning district or to another similar standard zoning district upon expiration of the preliminary development plan approval period.

6. Extension of Time for Preliminary Development Plan

Upon application by the owner(s), the Board of Township Trustees may extend the time limit provided by Section 500.08 5(b), above. Such extension may be given after application by the applicant showing the purpose and necessity for same and upon evidence that the owner(s) has made reasonable efforts toward the accomplishment of the original approved preliminary development plan, and that such extension is not in conflict with the general health, safety and welfare of the public. (Amnd. 10-20-2020, 12-6-2022)

500.09 Detailed Development Plan**1. Application**

In a PD District, no use shall be established and no structure shall be constructed or altered until a detailed development plan for each such use and/or structure has been approved by the Zoning Commission. An application, in a form approved by the Zoning Commission, shall be completed by the property owner and submitted with the Development Plan. A total of 15 copies of the application and supporting material shall be submitted. The application form shall be provided by the Zoning Inspector. All mapping shall be prepared using the County's graphic standards.

2. Proposed Detailed Development Plan Contents

In addition to the application required herein, 15 copies of the detailed development plan shall be submitted with the application. The detailed development plan, which may be submitted for the entire development or an individual phase, shall contain, in text and map form, the following information at a minimum:

- a) Proposed name of the development and its location;
- b) Names and addresses of owners and developers;
- c) Date, north arrow and plan scale. Scale shall be one-inch equals 100 feet or larger scale;
- d) Boundary lines of the proposed development and the total acreage encompassed therein;
- e) Locations, widths and names of all existing public streets or other public ways, railroad and utility rights of way or easements, parks and other public open spaces, permanent structures, and section and corporation lines within or adjacent to the tract;
- f) Existing sewers, water mains, culverts and other underground facilities within the tract, adjacent to the tract or that will be used in developing the tract, indicating pipe sizes, grades and locations;
- g) The lot lines of adjacent tracts, parcels or lots;
- h) Residential density, dwelling types, nonresidential building intensity and specific uses to be included within the proposed development, specified according to area or specific building location;
- i) Existing ground configuration, drainage channels, wooded areas, watercourses and other significant physical features;
- j) Layout of proposed streets, including their names and rights of way, easements, sewers, water lines, culverts, street lighting and other major improvements;
- k) Layout, numbering and dimensions of lots if more than one;
- l) Anticipated building envelope and general architectural style and character of proposed structures;

- m) 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;
- n) Building setback lines with dimensions;
- o) Tentative street grades and sewer size slope;
- p) Traffic circulation, parking areas, curb cuts and pedestrian walks;
- q) Landscaping plans, including site grading and landscape design;
- r) Engineering feasibility studies of any anticipated problems which may arise due to the proposed development as required by the Zoning Commission;
- s) For other than detached single-family structures, provide:
 - (i) Drawings for buildings to be constructed in the current phase, including floor plans, exterior elevations and sections;
 - (ii) Color rendering of buildings(s), complete with a listing of all colors, including Pantone 1999-2000 Reference Numbers or if Pantone is not available, the manufacturer's reference/serial number with sample, and materials, with samples to be used;
 - (iii) Building locations depicting the bulk, height and spatial relationships of building masses with adjacent development;
 - (iv) Intended measures to screen rooftop mechanical equipment from view;
- t) A detailed signage and exterior lighting plan;
- u) Accommodations and access for emergency and firefighting apparatus;
- v) The management plan or mechanism to provide for the perpetual maintenance of all open space, landscaping, buffers and shared parking areas by the ultimate owner and/or user and the controlling instruments;
- w) Location of open space area and designation of intended uses; and
- x) Any additional information as may be required by the Zoning Commission.

3. Zoning Commission Action on Detailed Development Plan

After receipt of the completed application materials and payment of required fees, the Zoning Commission shall schedule a public hearing to be held within a reasonable amount of time and shall provide the applicant written notice at least ten (10) days prior to the date of the hearing. The Zoning Commission shall render a decision on the application within thirty (30) days after the conclusion of the public hearing. In determining whether or not to approve an application for detailed development plan approval, the Zoning Commission shall consider and approve a detailed development plan upon a finding of substantial compliance with the approved preliminary development plan.

4. Commencement of Development

The approval of a detailed development plan shall be effective for a period of five (5) years in order to allow for the preparation and recording of a subdivision plat (if required under applicable law) and the commencement of construction following the issuance of a zoning certificate(s). If no plat has been recorded within this approval period or, if platting is not required, if construction or other affirmative actions, efforts, planning or other expenditures has not commenced, or unless the Zoning Commission approves an extension of this time limit, a detailed development approval shall expire. Upon the expiration of a detailed development, the subject parcel(s) shall remain zoned PD District, but no use shall be established or changed, and no building, structure or improvement shall be constructed until an application for a detailed development plan, accompanied by a new detailed development plan and all information required therewith, has been filed with and approved by the Township using the procedures and process established herein for the approval of a detailed development plan.

5. Extension of Time for Detailed Development Plan

Upon application by the owner(s), the Zoning Commission may extend the time limit provided by Section 500.09(4), above. Such extension may be given upon a showing of the purpose and necessity for same and upon evidence that the owner(s) has made reasonable efforts toward the accomplishment of the original approved preliminary development plan, and that such extension is not in conflict with the general health, safety and welfare of the public or the development standards of the PD District.

6. Modification of Detailed Development Plan

An applicant seeking to modify an approved detailed development plan shall file an application for modification of the detailed development plan utilizing the same procedures and criteria as established for the approval of the initial detailed development plan.

(Amnd. 10-20-2020, 12-6-2022)

500.10 Fees

A fee as established by Schedule of Zoning Fees shall accompany an application requesting approval of an amendment the Official Zoning Map to Planned Development District or approval of a detailed development plan. In addition, the applicant shall also be responsible for all reasonable and necessary expenses incurred by the Township in using professional consulting services to review the preliminary development plan or detailed development plan. These expenses may include, without limitation, costs for professional consultants such as architects, landscape architects, planners and engineers utilized by the Township in connection with reviewing the preliminary development plan or detailed development plan and related application materials. As soon as reasonably practicable following the submission of an application for approval of a preliminary development plan or detailed development plan, the Zoning Commission shall decide if it needs a professional consultant(s) to assist it in reviewing the application. If the Zoning Commission decides it needs professional consulting services, it shall designate the person(s) to be consulted and make an initial estimate of the expenses anticipated to be incurred in reviewing the application materials. The Zoning Commission shall provide the applicant with notice of its initial estimate of such expenses. This initial estimate will be reviewed, and may be revised, from time to time during the review process, and, if such review results in an increase in the estimated professional consulting fees and charges which will be incurred in the Township's review of the application materials, the Zoning Commission shall send the applicant written notice of the revised estimate of fees and charges. Within fourteen (14) days of the date of the notice of the initial estimate of fees and charges (and, if applicable, within fourteen (14) days of the date of the notice of any revised estimate), the applicant shall deposit in the office of the Fiscal Officer, an amount equal to the estimated cost of the Township's expenses. In making the estimate of the professional consulting fees and charges anticipated to be incurred, the Zoning Commission shall consider the reasonable commercial rates of qualified professionals and reasonable estimates of time to complete the review. Any unused portion of the estimated amount received to cover the professional consulting fees and charges shall be returned to the applicant as soon as practicable following the final disposition of the application, along with a summary of the fees and charges expended for such services. (Amnd. 10-20-2020, 12-6-2022)

500.11 Phases

Developments within a Planned Development District may be approved for development in phases. Each phase shall require approval of a detailed development plan for that phase pursuant to the procedures set forth herein. Absent an extension of a preliminary

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Jerome Township, Union County, Ohio

Article 5

Special Zoning Districts

development plan approved by the Board of Township Trustees, all phases shall be submitted for and receive approval of a detailed development plan within the time frame set forth in Section 500.09(4). (Amnd. 10-20-2020, 12-6-2022)

Jerome Township, Union County, Ohio

PD Re-Zoning Application and Zoning Plan Submittal

For:

PDC Commerce Park

03.25.2019

Revised 05.13.2019

Proposal By:

Parks Drilling Co.

Contact: Bill Lowman

5745 Avery Road

Dublin, OH 43016

Phone: 614-761-7707

Prepared By:

G2 Planning + Design
Planning | Urban Design | Landscape Architecture

Contact: Gary Smith RLA | CLARB

G2 Planning and Design

720 E. Broad Street, Suite 200

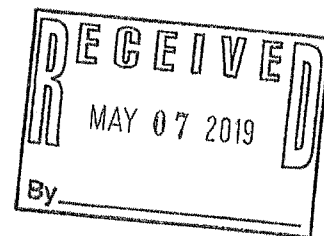
Columbus, Ohio 43015

614.583.9230

**Outline of Modifications for the 05-13-2019 Re-Submittal:**

For the Townships consideration, below are a list of modifications made to the drawings and development text as re-submitted to the township on May 13, 2019.

1. An additional 20' of Right-Of-Way was added to Street 'A' as discussed. This will accommodate future widening of Street 'A' if required to adequately serve development of the parcels to the east and north.
2. A 10' Multi-Use trail easement is being provided to the County, behind the proposed Right-Of-Way of Industrial Parkway, to allow for the future construction of a Multi-Use trail alongside of Industrial Parkway should the County choose to build one in the future.
3. Sub-Area B, Lot 2 has been expanded to allow Parks Drilling to accommodate enough room in the yard to ensure that equipment and Crane's are being stored in the "down" position while not in use. The expansion also ensures that materials being stored on site are kept far below the maximum permitted height and stay below the screening. In accommodation for this the applicant has agreed to increase the buffering requirement adjacent to the properties surrounding Sub-Area B to include a vinyl privacy fence near the top of the 4-5' mound with evergreen trees located on both sides. The fence will screen the gaps in the landscaping until the evergreen screen has had enough time to grow together. The new landscaping and screening detail is included on Exhibit E.
4. Inclusion of the language of specific sections of the Jerome Township Zoning Resolution as referenced in the development text. Also included are the landscape buffer exhibits included in the appendices of the JTZR.
5. Inclusion of the language of the Architectural requirements from the Jerome Township Zoning Resolution, Commerce District, and inclusion / adoption of the language from the proposed US 33 Innovation Corridor Overlay District for architectural controls.
6. Additional definition to the signage standards including language from the Jerome Township Zoning Resolution.
7. Updated the text / drawings to correct the Sub-Area labeling / identification.



Introduction

The applicant, Parks Drilling, proposes to develop a new business park on +/- 35.5 acres on Industrial Parkway. The proposed development will be located on the northeast side of Industrial parkway, approximately ½ mile north of US Route 42, and will allow for the inclusion of new office and light industrial businesses in Jerome Township. The site will be divided into two sub-areas to allow for the development of smaller scale office, commercial, and light industrial businesses on smaller lots adjacent to Industrial Parkway, and to allow for the Parks Drilling Company to re-locate their business to the rear of the site. Perimeter setbacks for the property will exceed those required by the Commerce District, Section 445, of the Jerome Township Zoning Resolution, and mounding and landscaping along Industrial Parkway will screen and soften the proposed development. As part of the zoning, the applicant shall deed to the county a 60' strip along the entire frontage of Industrial Parkway as necessary to provide for the required Right-of-Way. When completed, the PDC Commerce Park will provide opportunities for small businesses to set up shop in Jerome Township in a clean, well landscaped environment with easy access to US 42 and US 33.

Planned Development Text

The following Development Text identifies the minimum requirements to be established for the Planned Business Development referred to as the PDC Commerce Park located on the east side of Industrial Parkway just north of US 42. The development text includes the original text from the application and from Section 500.08(3) in bold, and the responses to those specific requirements (*italics*) to form the basis for the re-zoning. Where the specific language of this text conflicts with the requirements established elsewhere in the Jerome Township Zoning Resolution, the specific language of this text will govern. Where the specific language of this text is silent, the requirements of the Jerome Township Zoning Resolution will apply.

a. Proposed location and size of the proposed planned district. This includes a survey map of the boundaries of the site and a legal description.

The site is located on the east side of Industrial parkway approximately 2,500' north of the intersection of US 42 and Industrial Parkway. The property to be considered for re-zoning includes Parcel #'s 1400060190000 (16.25 acres), and 1400070610000 (18.00 acres). A legal description and boundary survey are provided herein.

- b. A list and description of the precise uses proposed for the development. Listed uses shall be defined by their customary name or identification, except where they are specifically defined or limited in the Zoning Plan or this Zoning Resolution. Any listed use may be limited to specific areas delineated in the proposed Zoning Plan.

Permitted uses for the PDC Commerce Park are as follows:

The following uses shall be permitted in Sub-Area A:

1. 323 – Printing and Related Support Activities
2. 33243 – Metal Can, Box, and Other Metal Container (Light Gauge) Manufacturing
3. 3325 – Hardware Manufacturing
4. 3326 – Spring and Wire product Manufacturing
5. 3327 – Machine Shops; Turned Product; and Screw, Nut and Bolt Manufacturing.
6. 3329 – Other Fabricated Metal Product Manufacturing with the exception of:
 - a) 332992 – Small Arms Ammunition Manufacturing
 - b) 332993 – Ammunition (except Small Arms) Manufacturing
 - c) 332994 – Small Arms, Ordnance, and Ordnance Accessories Manufacturing
7. 334 – Computer and Electronic Product Manufacturing
8. 335 – Electrical Equipment, Appliance, and Component Manufacturing with the exception of:
 - a) 33591 – Battery Manufacturing
9. 3363 – Motor Vehicle Parts Manufacturing
10. 3364 – Aerospace Product and Parts Manufacturing
11. 336991 – Motorcycle, Bicycle, and Parts Manufacturing less than 100,000 square feet.
12. 339 – Miscellaneous Manufacturing
13. 4236 – Electrical and Electronic Goods Merchant Wholesalers
14. 4237 – Hardware, and Plumbing and Heating Equipment and Supplies Merchant Wholesalers
15. 42384 – Industrial Supplies Merchant Wholesalers
16. 42385 – Service Establishment Equipment and Supplies Merchant Wholesalers
17. 44131 – Automotive Parts and Accessories Stores
18. 4422 – Home Furnishing Stores
19. 44412 Paint and Wallpaper Stores
20. 491 – Postal Service
21. 492 – Couriers and Messengers
22. 517 – Telecommunications
23. 518 – Data Processing, Hosting, and related services
24. 519 – Other Information Services
25. 531 – Real Estate with the exception of:
 - a) 53113 – Lessors of Mini-warehouses and Self-Storage Units
26. 54 – Professional, Scientific, and Technical Services
27. 55 – Management of Companies and Enterprises
28. 561 – Administrative and Support Services with the exception of:
 - a) 56173 – Landscaping Services

29. 6211 – Offices of Physicians
30. 6212 – Offices of Dentists
31. 6213 – Offices of Other Health Practitioners
32. 6215 - Medical and Diagnostic Laboratories
33. 6216 – Home Health Care Services
34. 7223 – Special Food Services
35. 8139 – Business, Professional, Labor, Political, and Similar Organizations

The following uses shall be permitted in Sub-Area B:

The following uses, in addition to all of the uses permitted above in Sub-Area A, shall be permitted in Sub-Area B.

1. 238 – All Specialty Trade Contractors
2. 811 – Repair and Maintenance

The following uses shall be prohibited within the proposed Development:

1. Nurseries, wholesale or retail, landscape contractors, and landscape maintenance companies.
2. Self-Storage or personal storage units.
3. Any use that violates the public nuisance regulations outlined in Section 670 of the Jerome Township Zoning Code which reads:

No land or building in any Zoning District within Jerome Township shall be used or occupied in any manner as to create any dangerous, injurious, noxious, or otherwise objectionable element or condition so as to adversely affect the surrounding area or adjoining properties. Any use permitted by this Resolution may be undertaken and maintained provided acceptable measures and safeguards are employed in accordance with the following standards:

1. Trash, Debris, Litter, and Junk - No trash, debris, litter, rubbish, scrap, unused personal property, discarded materials, junk vehicles, vehicle parts, rags, lumber, building materials, equipment and/or parts thereof, or any other garbage, refuse or junk shall be permitted to accumulate on any lot or portion thereof. Piles of any type of fill, topsoil, gravel, and mulch shall not be permitted to remain on any lot, not under active construction, for a period greater than 21 days with the exception of active construction sites.
2. Outdoor Storage of Vehicles and Equipment - Unless specifically permitted by the Board of Zoning Appeals as incident and necessary to a permitted or conditional use in any District, the outdoor storage of any inoperable, unlicensed, or unused motor vehicle, or the outdoor storage of any new or used industrial equipment shall be prohibited unless said vehicles or equipment are fully screened from view from any public right of way or adjacent property in accordance with the standards established in section 620.
3. Fire and/or explosion hazards - All activities involving the use or storage of flammable or explosive materials shall include the provision of adequate safety measures against the hazard of spill, fire and explosion. The owner shall provide adequate fire-fighting and fire suppression equipment and shall conform to all standards of the Occupational Safety and Health Administration.

4. Vibration and Noise - No uses shall be located and no equipment shall be used in such a way as to produce intense, earth shaking vibrations which are discernable without instruments at or beyond the property line of the subject property. Noise which is objectionable by community standards and or as determined by the Ohio Environmental Protection agency and/or Occupational Safety and Health Administration due to volume, frequency or beat shall be muffled or otherwise controlled.
5. Odors - No use shall be operated so as to produce continuous, frequent or repetitive emission of odors in such concentration as to be perceptible at or beyond the property line on which the use is located. All applicable standards of the Environmental Protection Agency shall be adhered to
6. Glare, Heat and Exterior Light - Any operation producing glare, intense heat or bright or intense light such as welding or other uses shall be conducted in an enclosed facility and shall not be visible beyond the property line of the lot on which the use is located.
7. Air Pollution - No pollution of air by fly-ash, dust, smoke, vapors or other substances shall be permitted which is harmful to health, animals, vegetation or other property, or which can cause excessive soiling. All standards of the Environmental Protection Agency shall be adhered to.
8. Electrical, Magnetic, or Radioactive Disturbance - No activity shall be permitted that shall emit dangerous radioactivity, or electrical or magnetic disturbance that cause danger to persons or property, health risks, or that adversely affect the operation of any equipment. All standards of the Environmental Protection Agency and the Occupational Safety and Health Administration shall be adhered to.
9. Erosion - No erosion, by either wind or water, shall be permitted which will carry objectionable substance onto neighboring properties. All standards of the Environmental Protection Agency shall be adhered to in regards to the control of erosion.

c. Concept site plan of the proposed planned district, and proposed layout of all subareas.

See attached site plan for the proposed site layout (Exhibit D). The site will be divided into two sub-areas. Sub-Area A (+/- 16.74 acres) may be divided into a maximum of 5 lots, and Sub-Area B (+/-16.53 acres) may be subdivided into a maximum of 3 lots as shown on Exhibit D. The applicant proposes one main entrance from Industrial Parkway, located directly across from New California Drive. The main entry drive, Street 'A', and a secondary cul-de-sac, Street 'B', will provide access for the entire development. Subject to the approval of the Union County Engineer, Street 'A' shall have a right-of-way of 80' and Street 'B' shall have a right-of-way of 60'. No direct access will be permitted on Industrial Parkway from any of the parcels within the development. A 60' strip of property, approximately 2.25 acres, will be granted to Union County for Right-of-Way along

Industrial Parkway. As required by the Union County Engineer, Street 'A' will stub into the adjacent property as indicated on Exhibits C and D.

d. Proposed densities, number of lots and dimension parameters, and building intensities.

The maximum permitted density / intensity for Sub-Area A will be 10,000 square feet of building area per acre on each lot within the Sub-Area. Lots within Sub-area A must be a minimum of 2 acres in size, and must have a minimum of 150' of frontage on Street 'A' or 'B'. Lots around the radius of a cul-de-sac may be permitted a reduction in the minimum lot frontage provided that a minimum of 100' of frontage exists at the front setback line.

The maximum permitted density/intensity for Sub-Area B will be 15,000 square feet of building area per acre on each lot within the Sub-Area. Lots within Sub-area B must be a minimum of 1.5 acres in size, and must have a minimum of 150' of frontage on Street 'B'. Lots around the radius of a cul-de-sac may be permitted a reduction in the minimum lot frontage provided that a minimum of 100' of frontage exists at the front setback line.

e. Proposed parks, playgrounds, schools and other public facilities or open spaces including woodland preservation and natural topography preservation areas with their suggested ownership.

No parks, playgrounds, schools, or other public facilities are planned for the property. The existing tree row along the northern property line, and the existing tree row along the southern property line, shall be preserved from development. No other trees or natural features exist for this property.

f. Locations of stream channels, watercourses, wooded areas and buffer areas shall be designated. Existing topography and drainage patterns shall also be shown.

For existing site conditions see Exhibit B. There are no existing streams or wooded areas on the property. The existing tree row along the northern property line, and the existing tree row along the southern property line, shall be preserved from development. Around the Northern, Eastern, and Southern Boundary of Sub-Area B the developer shall install a landscape buffer in accordance with the "Parks Drilling Perimeter Buffer" as shown on the Landscape Plan, Exhibit E. All other lots along the perimeter shall be required to install a perimeter buffer in accordance with Buffer Type 'B' as indicated in Section 705, Appendix 1 of the Jerome Township Zoning Resolution as included at the end of this text. Along the right-of-way of Industrial Parkway, and along the southern boundary of Sub-Area A, the applicant shall provide a landscape buffer as indicated on Exhibit E which consists of an undulating 3-4' earthen mound planted with a mixture of evergreen, ornamental, and deciduous shade trees as shown on the plan. Such

buffer shall be installed within the first available planting season following the start of construction of the project roadways.

g. Relation to existing and future land use in surrounding area.

Along the eastern side of Industrial Parkway farming is the predominant land use. The land surrounding the project to the southeast, and east, is currently zoned "Local Retail" in Jerome township and is identified for more regional retail uses as part of the Jerome Township Comprehensive Plan. It is anticipated that future office and light industrial growth will continue north of the site in the areas between Industrial Parkway and US Route 33.

On the opposite (west) side of Industrial Parkway, the current land uses are planned residential, rural residential, and existing farmland. Residential uses are the only prescribed uses for land on the western side of Industrial Parkway under the current Comprehensive Plan.

h. Proposed provision of water, sanitary sewers, surface drainage, and street lighting.

All required utilities necessary to serve the project, including Sanitary Sewer and Water, exist along Industrial Parkway. Drainage and stormwater management for the development will be provided in accordance with the requirements of the Ohio EPA and the Union County Engineers office. For additional detail refer to the Preliminary Utility Plan (Exhibit G-2).

i. Proposed traffic and pedestrian circulation pattern, indicating both public and private streets or highways, access points to public rights-of-ways, bike paths and trails, sidewalks and any off-site street improvements.

Such improvements are as shown on Zoning Plan (Exhibit D), and Preliminary Site Plan (Exhibit G-1).

j. An anticipated 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 in the proposed phase for various uses, the number of housing units proposed by type; building heights; open space; building intensity; parking areas; density and public improvements proposed.

The applicant proposes to begin construction of Street 'A' and Street 'B' as weather permits soon after successful completion of re-zoning, final development plans, and final engineering. Along with the proposed streets, the

applicant will begin construction of site and building improvements for Sub-Area B, Lot 1, and begin marketing the remainder of lots for sale to prospective buyers.

No residential development will be allowed within this development.

Office and business structures shall be developed with materials and design standards as outlined below in Section ix of this text and Building density / intensity shall be as described in Section d above.

The maximum building height permitted in the PDC Commerce Park shall be 45 feet as permitted in section 445.04(3) of the Jerome Township Zoning Resolution which states:

"The maximum height of all structures in the COM District shall be 45 feet, measured as defined in Section 300 of this Resolution."

Off Street Parking and Loading shall meet the requirements of the Jerome Township Zoning Resolution, Section 610 which states:

610 Off Street Parking and Loading

Wherever off street vehicular parking areas are to be provided as required by the provisions of this Zoning Resolution the requirements of the Zoning Districts and the following standards shall apply.

610.01 Application

1. The off-street parking and loading requirements of this Resolution shall apply to the following:
 - a) All new buildings and uses constructed after the effective date of this Resolution.
 - b) Whenever a use, existing prior to the effective date of this Resolution, is changed or enlarged in floor area, seating capacity, or otherwise, to create a need for an increase of 10 percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change. Whenever a use, existing prior to the effective date of this Resolution, is enlarged to the extent of 50 percent or more in floor area, said use shall then and thereafter comply with all of the parking requirements set forth herein.
2. Whenever the number of off-street parking spaces required is to be determined from the floor area of a specified use, it shall mean the floor area of such use as defined in Section 3.
3. Whenever the calculations regarding the requirement for off street parking spaces yield a fractional number the required number of parking spaces shall be increased to the next whole number.

610.02 Required Off Street Parking Spaces

The user of any lot or tract in Jerome Township shall provide off-street parking for all residents, employees, customers, visitors, and invitees. The following table shall specify the minimum number of parking spaces to be provided

Figure 610.02 – Required Parking Spaces by Use

Proposed Land Use	Required Parking Spaces
Single Family Residential	3 per dwelling unit (garages and driveways included).
All other residential	2 per dwelling unit (garages and driveways included).
Hotels, Motels, Lodges (without Public meeting facilities)	1 per rental unit plus 1 per employee on the largest shift plus 1 for each 4 seats in the dining room or restaurant area.
Hotels, Motels, Lodges (with public meeting facilities)	1 per rental unit plus 1 per each 75 square feet of floor area used for public meeting or assembly purposes plus one per each 4 seats in any restaurant therein.
Public Meeting, Exhibition Halls, and private assembly areas (except churches)	1 for each 3 seats or 1 for each 45 square feet of assembly area whichever is greater.
Churches or places of public assembly	1 for each 3 seats or 1 for each 45 square feet of assembly area whichever is greater.
Hospitals and clinics	1 ½ for each bed or exam room plus 1 for each employee on the largest shift
Nursing Homes	1 for each 2 beds plus 1 for each employee on the largest shift
Museums, libraries, etc.	1 for each 400 square feet of floor area open to public plus 1 for each employee on the largest shift
Child care services (not including home occupations)	1 space for each employee on the largest shift plus 1 space for each 5 children.
Primary or elementary schools	4 for each classroom
Secondary schools, colleges, trade schools, etc.	4 for each classroom plus 1 for each 4 students
Restaurants - fast food with drive thru	1 for each 3 seats plus 1 for each employee on the largest shift.
Restaurants – sit down with no drive thru	1 per each 2 seats plus 1 for each employee on the largest shift
Professional and business offices and multi-tenant offices	1 for each 300 square feet of floor area
Research and testing offices	1 per each 350 square feet of floor area
Funeral Homes	1 for each 25 square feet of floor area open to the public
Retail Stores	1 per 250 square feet of floor area
Personal care services	2 spaces per each Barber, Beautician, or Technician.
Fitness centers	1 per each 175 square feet of floor area
All industrial warehousing	20 plus 1 for each 2 employees plus 1 for each vehicle maintained on the premises.
Industrial manufacturing	1 space for every employee on the maximum shift plus 1 per each 10,000 square feet of floor area.
Golf courses	6 per hole

Athletic fields	12 spaces per field
Miniature golf	2 spaces per hole
Tennis courts / Clubs	4 spaces per court
Bowling alleys	3 spaces per lane
Driving range	1.5 spaces per tee
Riding stables	1 space per stall
Spectator sports	1 space per each 2 seats
Recreational camp	1 space per each 2 campers plus 1 space per counselor or staff
Picnic grounds	2 spaces per each picnic table plus 10 spaces per each open shelter

Note: The parking space requirements for any use not specifically mentioned in figure 610.02 shall match those required for uses of a similar nature provided in figure 610.02.

610.03 Design and Location

All parking and circulation areas shall, at a minimum, be designed to meet the following standards:

1. **Size** - All parking spaces shall be a rectangular area not less than 9 feet in width by 19 feet in length with the exception of compact vehicle parking spaces.
2. **Compact Vehicle Parking Spaces** - In parking areas where more than 25 parking spaces are required the owner may provide compact vehicle parking spaces in lieu of standard vehicle parking spaces for a maximum of 10 percent of the total number of parking spaces required subject to the following requirements:
 - a) Compact vehicle parking spaces shall be a minimum of 8 feet in width and 16 feet in length.
 - b) Compact vehicle parking spaces shall be clearly marked with an aluminum sign measuring a minimum of 12 inches by 18 inches and permanently affixed to a building or sign post at the end of each space. Such sign shall be mounted at a minimum of 3 feet and a maximum of 4 feet in height as viewed from the center of the parking space.
3. **Location** - Required off-street parking facilities shall be located on the same lot as the structure or use served, except where joint or combined parking areas are permitted elsewhere by this Resolution.
4. **Joint or Combined Parking** - Joint or combined parking areas are defined as a condition where two or more adjoining lots or outparcels, or individual tenants in a multi-tenant retail center, share areas of parking and circulation. Where joint or combined parking between lots or uses is permitted a cross access agreement / easement shall be executed and recorded between the individual properties.
5. **Construction** - Except in the Agricultural District (AG) all parking areas, circulation aisles, and driveways shall be paved with concrete, asphalt, porous concrete or asphalt, brick or concrete pavers, or a combination of the above.
6. **Striping** - All parking spaces shall be clearly marked and striped.
7. **Curb or Wheel Stops** - Continuous curbs or wheel stops shall be provided in all parking areas, where adjacent to landscape areas, to prevent vehicles from driving into the landscape areas. Wheel stops, if provided, shall be made of concrete, cut stone, recycled rubber or polymer in white, black or grey, or other similar material and maintained in good condition.

8. **Landscape Islands**— To reduce the effect of heat absorption and provide improved visual character in off street parking areas landscape islands shall be provided within all parking areas having 10 or more parking spaces in accordance with the following:
 - a) Landscape islands shall be a minimum of 8 feet in width and 19 feet in length and shall have a minimum of 2 foot radius at the outside corners.
 - b) Islands shall be provided at a rate of 1 island per each 12 parking spaces. Landscape areas located in the corners of parking areas shall count as ½ of a required landscape island.
 - c) Within double rows of parking, islands shall be combined end to end and placed at the end of parking rows as a cap or between the sides of parking spaces in a row.
 - d) Landscape islands shall be planted with trees or shrubs according to the requirements of the underlying zoning district.
9. **Headlight Screening** — All off-street parking spaces shall have headlight screening installed between the parking and circulation aisles and adjacent public rights-of-way in accordance with the following:
 - a) Headlight screening shall be in the form of a continuous evergreen hedge planting, earthen mound, or a combination of the two and shall provide a continuous screen from the ground up to a minimum of 3 feet 6 inches in height above the surface of the parking lot.
 - b) Headlight screening shall be installed parallel and adjacent to the parking lot and circulation aisles being screened.
 - c) Shrubs used for the purposes of headlight screening shall be installed a minimum of 2 feet from the back of curb or wheel stop of head in parking spaces to avoid damage from the overhang of vehicles.
10. **Driveways and Circulation** - All parking areas for 5 or more vehicles shall be served by a driveway or circulation aisle of not less than 22 feet in width and not more than 25 feet in width to permit access to all required parking spaces. All driveways serving said parking areas shall have access either to an approved private street or a public right of way.
11. **Access** - All driveway access to a public right of way shall meet the access management standards, minimum visibility standards, and all other applicable standards of the Union County Engineers office.
12. **Setbacks** - All driveway access and circulation aisles, exclusive of curb returns, shall meet the standards of the zoning district for pavement setback from the side lot lines and shall meet the requirements of the Union County Engineer for distance from existing access drives on adjacent property.
13. **Compliance with other Regulations** - All off-street parking and loading areas shall meet all applicable requirements of the Union County engineer's office and shall comply with the requirements of any applicable fire code.
14. **Provision for Disabled Persons** - All off-street parking areas, other than for single-family dwellings, shall meet the requirements of the State Building Code and the Americans with Disabilities Act for the provision of parking spaces for the physically disabled and shall include all necessary markings, striping and signage.
15. **Sidewalks** - All uses shall provide a minimum 4' sidewalk or otherwise paved access from the main and secondary building entries to the parking areas.

610.04 Minimum Distance and Setbacks

The setback of parking and circulation areas from adjacent streets and properties shall be as defined by the standards of the zoning district in which they are provided. In no event shall any parking or circulation area for more than 10 vehicles be closer than 20 feet to any housing unit, school, hospital, or other institution for human care located on an adjoining lot, unless separated by an acceptably designed screen.

610.05 Buffering from Adjacent Residential Land Uses

All off street parking areas for more than 5 vehicles shall be buffered from view from any adjacent residential land use, except for Rural Residential, through the use of either landscaping, or a 6' privacy fence, or a combination thereof. A Landscape buffer shall consist of a minimum of 6' height evergreen trees planted at 15' on center within the required parking area setback.

610.06 Off-Street Loading and Delivery

Where any use or building in any district requires the receipt or distribution of material or merchandise by vehicle, there shall be provided and maintained, on the same lot with such use or building, a minimum of one off-street loading space. The size and circulation area of loading spaces shall be adequately designed to accommodate the maximum size vehicle to be used in the delivery or distribution, and shall be located in such a way that a parked delivery vehicle shall not project into, or interfere with, any circulation area, alley, or public right of way.

Unless detailed separately within this PD development text, or the drawing exhibits, Landscaping Screening and Buffering shall meet all applicable subsections of the Jerome Township Zoning resolution, Section 620 which states:

620 Landscaping, Screening, and Buffering

Landscaping, screening, and buffering shall be required by this Resolution to minimize the impact of certain structures and land uses on adjacent properties and rights of ways, and to promote the general welfare of the township. Landscaping, screening and buffering for all lots, properties and uses shall meet the requirements of this section in addition to the individual requirements of the zoning districts.

620.01 Landscaping, Buffer Required

1. Where the side or rear yard of any building or use in the ORM, COM, LR, RR, or MU district abuts any parcel zoned in a residential district a landscape buffer, for the purpose of buffering the side or rear of such use or building from view of the residential area, shall be required in accordance with the following requirements:
 - a) Within the required side or rear yard setback, continuous for the entire length of such setback, there shall be installed a landscape buffer consisting of a combination of a minimum 3' high mound and a continuous planting of a combination of evergreen trees and deciduous shade trees. Evergreen trees shall be a minimum of 6' in height at the time of planting and shall be staggered or spaced to achieve a minimum opacity of 80% within 5 years of planting similar to buffer type 'C' in Appendix 1. Deciduous shade trees shall be a minimum of 2 1/2 inches in caliper at time of planting and shall be planted a minimum of 40' on center for the entire length of the landscape buffer.
 - b) Where buffering and screening is required within the underlying zoning district for the purposes of screening outdoor storage and or loading and delivery areas, the landscape buffer as described above shall be stopped at the point where the more stringent buffer is required, shall resume at the point where the more stringent buffer ends, and shall continue to the end of the required side or rear yard setback.
2. Articles or materials being stored, maintained, repaired, processed, erected, fabricated, dismantled, salvaged, or otherwise not being offered for retail sale in a completed, useable and normal condition shall be screened as required by the standards of the underlying zoning district and as required by this Section.
3. Any off-street parking area with 5 or more spaces shall be screened as required by the zoning district and as required by this Section.
4. Within all zoning districts any portion of any lot that is not covered with structures, paving, crop production, or forest canopy shall be landscaped at a minimum with turf grass, as defined in section 620.04, to prevent wind and soil erosion and the nuisance of excessive wind-blown dirt and dust on adjacent properties.

620.02 Screening and Landscaping Standards

All screening and landscaping shall be provided in accordance with the requirements of the individual zoning districts and with the following standards:

1. Where required screening is to be accomplished by landscaping, the landscape materials shall achieve the required standards within a period of 5 years or less.
2. No landscape plantings or materials shall be located so as to adversely affect the vision of drivers, or obstruct the view within a required view triangle as defined within Section 300.
3. All materials and equipment being stored outdoors in conjunction with a permissible use shall be screened in accordance with the requirements of the zoning district and with the following:
 - a) The storage of materials shall be screened fully to the height of stacking.
 - b) Screening shall be 100% opaque to the full height of the stacking and in no circumstance shall the outdoor storage of materials be stacked above the height of the screening provided.
 - c) For a diagram of Buffer types referenced in this Resolution see Section 705 - Appendix '1'.

620.03 Landscape Maintenance

The following maintenance standards shall apply to all required landscaping, screening and Buffering within Jerome Township.

1. All landscaping materials shall be installed and maintained according to accepted nursery industry procedures.
2. The owner of the property shall be responsible for the continued property maintenance of all landscaping materials and shall keep them in a proper, trimmed, neat, and orderly appearance free from weeds, refuse, and debris at all times.
3. All landscape beds shall be maintained with defined edges and mulched on a yearly basis with natural hardwood mulch.
4. All plantings required by this Resolution which become unhealthy or dead shall be replaced within one year, or by the next planting season, whichever comes first with a plant of comparable species and size of the original plant at the time of initial planting.

620.04 Minimum Planting Requirements

1. **Industry Standards** - All required plant material shall comply with the latest edition of the "American Standards for Nursery Stock" as published by the American Nursery and Landscape Association.
2. **Deciduous Shade Trees** - Deciduous shade trees, where required by this Resolution, shall be installed balled and burlapped or from a container when planted. All shade trees shall have a minimum caliper of at least 2 inches at the time of planting unless specified otherwise in this Resolution.
3. **Evergreen Trees** - Evergreen trees, where required by this Resolution, shall be installed balled and burlapped or from a container when planted. Evergreen trees shall be a minimum height of 6 feet at the time of planting unless specified otherwise in this Resolution.
4. **Ornamental Trees** - Ornamental trees, where required by this Resolution, shall be installed balled and burlapped or from a container when planted. Ornamental trees shall have a minimum height of 6 feet or a minimum caliper of 1.5 inches at the time of planting unless specified otherwise in this Resolution.
5. **Shrubs and Hedges** - Shrubs and hedges, where required by this Resolution, may be installed balled and burlapped or from a container at the time of planting. Shrubs and hedges used for screening shall be at least 24 inches in height at the time of planting and shall be sized and spaced in order to achieve the required screening within 3 years of the time of planting unless specified otherwise in this Resolution.
6. **Turf Grass** - Grass of the family Fescue (Gramineae), Perennial Ryegrass (Lolium Perenne), Bluegrass (Poaceae), or any combination thereof shall be planted in species normally grown as

permanent lawns in Central Ohio, and may be sodded or seeded; except in swales or other areas subject to erosion, where solid sod, erosion reducing net, or suitable mulch shall be used, provided that turf-grass seed shall be sown for immediate protection until complete coverage otherwise is achieved. Sod shall be clean and free of weeds and noxious pests or diseases.

620.05 Prohibited Plant Material

Species found on the Ohio Department of Natural Resources' invasive plant list shall not be planted or cultivated within the Township. Proactive measures should be taken to remove any invasive species according to the recommended management practices of the ODNR.

1. The following tree species are unacceptable for use to meet landscape requirements within the township:
 - a) Box Elder *Acer negundo*
 - b) Silver Maple *Acer saccharinum*
 - c) Buckeye, Horsechestnut *Aesculus* species
 - d) Tree of Heaven *Ailanthus altissima*
 - e) Paper Birch *Betula papyrifera*
 - f) European White Birch *Betula pendula*
 - g) Northern Catalpa *Catalpa speciosa*
 - h) Ginko (female) *Ginko biloba*
 - i) Osage-orange *Maclura ponifera*
 - j) Apple *Malus punila*
 - k) Mulberry *Morus* species
 - l) Poplar *Populus* species
 - m) Bradford Pear *Pyrus calleryana* "Bradford"
 - n) Upright English Oak *Quercus robur* "fastigiata"
 - o) Black Locust *Robinia pseudoacacia*
 - p) Willow *Salix* species
 - q) European Mountain Ash *Sorbus aucuparia*
 - r) Moline American Elm *Ulmus americana* "Moline"
 - s) Siberian Elm *Ulmus pumila*
 - t) North American Ash *Fraxinus* species

Unless detailed separately within this PD development text, or the drawing exhibits, Lighting for this development shall meet all of the applicable requirements of Section 630 of the Jerome Township Zoning Resolution which states

630 Exterior Lighting Standards

The purpose of this section is to regulate outdoor lighting in order to reduce or prevent light pollution and to minimize lighting impacts on surrounding properties. This means to the extent reasonably possible the reduction or prevention of glare and light trespass, and promotion of safety and security. The regulations of this section shall apply to all lighting that illuminates the exterior of a building, structure, open space, parking and loading areas, or other features of a lot with the exception of temporary lighting for the purposes of illuminating construction sites. Such temporary lighting shall be subject to a temporary use permit.

630.01 Applicable Zoning Districts

Exterior lighting requirements shall apply to all office, commercial, and industrial zoning districts, and any commercial, industrial or multi-family component of a planned development district. Lighting plans shall be submitted for approval with all applications for a Zoning Certificate.

630.02 Submittal Required

An Exterior Lighting Plan demonstrating compliance with the Lighting Standards shall be submitted to the township and approved by the Zoning Inspector prior to the issuance of a Zoning Certificate. The Exterior Lighting Plan shall contain the following information:

1. Scaled site plans with property boundaries shown, building plans, and all building locations, building entrances, and building elevations. The plan should include layouts of the parking lot(s), driveway(s), pedestrian pathway(s), adjacent right-of-way(s), a north arrow, an address or legal description.
2. Cut-sheet(s) (profiles or specifications) for all proposed exterior light fixtures and poles.
3. Scaled ISO foot-candle plots and/or point-by-point foot-candles layouts defining compliance.
4. All changes during the construction process made after Issuance of a zoning certificate shall be reviewed and approved prior to installation and final acceptance.
5. All developments with 10 or more parking spaces are required to provide exterior lighting for all exterior doorways, pedestrian pathways and vehicular use areas.
6. All developments with less than 10 parking spaces may provide exterior lighting at all exterior doorways.
7. The style of light standards and fixtures shall be consistent with the style and character of architecture proposed on the site.

630.03 Exterior Lighting Standards and Requirements

The following standards shall apply to all exterior illumination of exterior grounds and surfaces of a site:

1. Adverse impact in the form of light pollution resulting in a public nuisance shall be prohibited. Light pollution is defined as any measurable, artificial illumination that strays beyond a site boundary both horizontally and vertically.
2. No outdoor lighting shall be of such an intensity or color distortion as to cause glare or to impair the vision of drivers or pedestrians.
3. Plans shall provide for a minimum of 0.5 foot-candles measured at grade in all vehicular use areas and pedestrian pathways. Actual site measurement compliance shall not drop below this minimum.
4. Lighting uniformity shall not exceed a 10:1 maximum to minimum light level and a 4:1 average to minimum light level.
5. The overall height of pole-mounted luminaries shall be measured from finished grade to top of fixture unless otherwise limited and shall not exceed the maximum height as required by the individual zoning district or the requirements of the planned development district.
6. Lighting mounted on a building or structure shall not exceed the height of the building or structure.
7. No blinking, flashing, fluttering lights, search lights or other illuminated device that has a changing light intensity, brightness or color is permitted in any zoning district, except for temporary holiday displays.
8. All outdoor recreational / sport facility lighting will be reviewed for compliance with regard to the intent of these Exterior Lighting Standards to minimize the impact of light trespass and glare on all surrounding properties and public right-of-ways.
9. All exterior lighting used to light vehicular use areas and pedestrian pathways shall be a "Total Cut-Off Type", as defined by the latest Illuminating Engineering Society of North America's IESNA

standard. All other exterior lighting including, but not limited to, doorways, architectural, accent, landscape signage, decorative, security, floodlighting or area lighting shall be "Total Cut-Off Type." No portion of the lamp, reflector, lens or refracting system may extend beyond the housing or shield so as to create or allow glare to be visible from offsite, with the following exceptions:

- a) Lighting required by the Building Code for emergency egress when operating in emergency conditions.
 - b) Light sources which DO NOT exceed 2300 initial lumens or 4000 main beam candlepower. Roughly equal to the lighting output of one 100 watt incandescent light bulb.
10. Light originating on a site shall not be permitted to exceed the following values when measured at grade 10 feet beyond the property line for the following adjacent land uses:

Table 630.03 Maximum Light Trespass on adjacent property

Land Use	Maximum Light Trespass on Adjacent Property
Residential	0.3 foot-candle
Multi-family	0.5 foot-candle
Office / Commercial	1.0 foot-candle
Industrial / Warehouse	1.5 foot-candle
Outdoor Sports Facility	See ** note above

11. All other luminance not addressed shall not exceed IESNA recommendations as published in their Lighting Handbook, Lighting for Exterior Environments, Recommended Practice for Lighting Merchandising Areas, or other applicable IES publications, as these publications are amended.

- k. Engineering feasibility studies and schematic plans showing, as necessary, water, sewer and other utility installations, waste disposal facilities, surface drainage, and street improvements.**

See attached Preliminary Utility Plan (Exhibit G-2).

- l. Site plan, showing approximate nonresidential building location(s), various functional use areas, circulation, and their relationship.**

See attached Zoning Plan (Exhibit D) and Preliminary Site Plan (Exhibit G-1) for the proposed layout.

- m. General architectural design criteria for proposed buildings, structures, signs and exterior lighting with proposed control features.**

Permitted architectural design criteria for proposed buildings and structures shall be as outlined in Section ix below. Signs shall be as outlined in Section vii below and exterior lighting shall meet the requirements of Section 630 of the Jerome Township Zoning Resolution as detailed in Section j above, and as detailed in Section viii of this text below.

- n. Deed restrictions, protective covenants, and other legal statements or devices to be used to control the use, development and maintenance of the land, the improvements thereon, including those areas which are to be commonly owned and maintained.**

The use of this property will be controlled by the permissions and restrictions outlined in this development text and, where applicable, the Jerome Township Zoning Resolution. Maintenance of common elements, such as the Industrial Parkway landscape buffer, main entry sign, and street trees, shall be provided through an association of individual property owners established and controlled by the applicant. Maintenance of perimeter buffers and internal landscaping shall be the responsibility of the individual lot owners. Deed restrictions will be created by the applicant to establish the use restrictions, common maintenance agreements, and required development standards.

- o. Projected schedule of site development.**

The applicant proposes to begin construction of Street 'A' and Street 'B' as soon as weather permits after successful completion of re-zoning, final development plans, and final engineering. Along with the proposed streets, the applicant will begin construction of site, building, and landscaping improvements for Sub-Area B, Lot 1, and begin marketing the remainder of lots for sale to prospective buyers. Construction of individual uses on the remainder of the lots will follow as market sales dictate. Each individual lot will be required to file their own final development plan with Jerome Township for approval of the proposed building and landscaping prior to development of the lot.

- p. Evidence that the applicant has sufficient control over the land to carry out the proposed development.**

The applicant has a purchase contract for the property. Copies of this contract can be made available for the Trustees review if needed.

- q. Regulation text for development in the proposed Planned Development District. That text must set forth and define the uses to be permitted in the proposed District. The Regulation Text is intended to guide all development of the property proposed to be designated as a PD.**

This Regulation Text shall only apply to the Planned Development in question and all development within that Planned Development. All appropriate regulatory areas should be addressed by the applicant in the Regulation Text including, without limitation, the following:

- i. All required setbacks including, but not limited to, buildings, service areas, off-street parking lots and signage, including rear, front and side yard areas.

Property Perimeter Setbacks:

Industrial Parkway: 70' from the proposed ROW (190' from centerline) for all buildings, parking, and outdoor storage areas.

North Property Line: 40' for all buildings, parking, and outdoor storage areas.

East Property Line of Sub-Area 1: 40' for all buildings, parking, and outdoor storage areas.

South Property Line of Sub-Area 1: 50' for all buildings, parking, and outdoor storage areas.

East Property Line of Sub-Area 2: 40' for all buildings, parking, and outdoor storage areas.

South Property Line of Sub-Area 2: 40' for all buildings, parking, and outdoor storage areas.

Interior Lot Setbacks:

Front Yard setback from Streets 'A' and 'B': 40' from ROW for all buildings
20' from ROW for parking and circulation

Side and Rear Yard Setbacks: 30' for buildings and outdoor storage areas
10' for parking and circulation areas

ii. All maximum height and size requirements of buildings, mechanical areas and other structures.

Building height shall meet the requirements of Section 445.04(3) of the Jerome Township Zoning Resolution as identified section j above. Maximum building size permitted on each lot within the development shall be 10,000 square feet per acre for all lots within Sub-Area A, and 15,000 square feet per acre for all lots within Sub-Area B.

Rooftop mechanical equipment shall meet the requirements of Section 445.04(4)(e) which states:

- e) Rooftop Mechanical Equipment - To minimize the visual impact on adjacent uses and roadways, rooftop mechanical equipment shall be screened from view on all sides through the use of parapet walls, mansard roofs or special enclosures designed to be harmonious with the building. Simple fence enclosures are not permitted on building roofs for any purpose. To avoid the appearance of multiple roof top screens, mechanical units shall be congregated in one location as permissible within the design of an efficient mechanical system. The following exceptions apply to the screening of rooftop mechanical equipment:
 - (i) Wind turbines and solar panels specifically designed for rooftop use may be excluded from the screening requirements provided the owner can demonstrate that the screening of the proposed equipment will interfere with the intended operation or efficiency of the equipment.

Ground mounted mechanical equipment shall meet the requirements of Section 445.06(2)(c) of the Jerome township Zoning Resolution which states:

- c) Screening of Dumpsters, Storage Tanks, and Mechanical Equipment – within the COM District all dumpsters, trash receptacles, storage and fuel tanks, generators, heating and cooling equipment, and other building mechanical equipment shall be screened from view on all sides by the proposed structure and / or free standing walls or fences. Free standing walls or fences shall be at a minimum height necessary to screen the proposed use and shall meet the requirements of section 625.

iii. All parking and loading space standards per building square footage or dwelling unit type, including dimensions of all parking stalls, aisles and loading spaces.

All parking and loading areas shall meet the requirements of the Jerome Township Zoning Resolution as outlined in Section j above.

iv. All street and road right-of-way and pavement width dimensions, curb cut spacing and other related circulation standards.

The applicant will donate 60' of additional right of way from the centerline of Industrial Parkway (approximately 2.25 acres) to provide for the required 120' of right-of-way specified in the Union County Thoroughfare plan. Rights-of-Way on interior street 'A' will be 80', and street 'B' shall be 60' as required

by Union County. Pavement widths will meet the requirements of the Union County Engineer. Only on street access, Street 'A', will be permitted on Industrial Parkway to align with the existing New California Drive as required by the Union County Engineer. The entry drive, Street 'A', will also stub into the adjacent property to the east to provide a connection to any future development. Access to all lots within the development will be taken from internal streets 'A' or 'B'. No individual curb cuts will be permitted on Industrial Parkway. Curb cuts in internal streets will be reviewed and approved by the Union County Engineer at the time of Final Engineering and Final Development Plan.

v. All pedestrian and bicycle walkway, trail and sidewalk dimensional standards, including rights-of-way and pavement width, and pavement standards.

No sidewalks, trails, or bikeways are proposed with this application. A 10' multi-use trail easement, along the back of the Right-of-Way of Industrial Parkway, shall be granted to the county to allow the future construction of a multi-use trail provided such trail is constructed along Industrial Parkway in the future.

vi. All screening and landscaping standards, including buffer dimensions, height, landscape material, maintenance standards, and screening standards for off-street parking areas, loading docks, trash receptacles and dumpsters, ground- and roof-mounted mechanical units and adjoining areas.

See the Landscape Plan for proposed screening locations, materials, and installation sizes (Exhibit E).

The existing tree row along the northern property line, and the existing tree row along the southern property line, shall be preserved from development. Around the Northern, Eastern, and Southern Boundary of Sub-Area B, Lot 1 the developer shall install a landscape buffer in accordance with "The Parks Drilling Perimeter Buffer" as shown on the Landscape Plan, Exhibit E. All other lots along the perimeter shall be required to install a perimeter buffer in accordance with Buffer Type 'B' as indicated in Section 705, Appendix 1 of the Jerome Township Zoning Resolution as included at the end of this text. The buyer of each lot along the perimeter shall be required to install their section of perimeter buffer at the time of lot development. Along the right-of-way of Industrial Parkway, and along the southern boundary of Sub-Area A, the applicant shall provide a landscape buffer as indicated on Exhibits E and F which consists of an undulating 3-4' earthen mound planted with a mixture of evergreen, ornamental, and deciduous shade trees as shown on the plan. Such buffer shall be installed within the first available planting season following the start of construction of the project roadways.

Rooftop mechanical equipment shall be screened in accordance with the requirements of Section 445.04(4)(e), and ground mounted mechanical equipment shall be screened in accordance with the requirements of Section 445.06(2)(c) of the Jerome township Zoning Resolution as identified above in ii of this text.

Off street parking areas shall be screened in accordance with Section 610 and 620 of the Jerome Township Zoning Resolution as called out above in Section j, and Jerome Township Zoning Resolution Section 445.07(2) which states:

2. Parking Lot Landscaping

All uses in the COM District shall provide parking lot landscaping in accordance with Section 610 and the following standards:

- a) Parking Lot Trees - The owner or developer of the proposed use shall install a minimum of 1 Shade Tree per every 10 dedicated parking spaces. Shade trees shall be installed in the center of the required landscape islands to avoid damage. Shade Trees shall be of a species and variety that is typically known for urban tolerance, does not fruit heavily, and shall be a minimum of two inches in caliper at the time of installation.

All outdoor loading, delivery, and service areas, including dumpsters, shall be screened in accordance with Section 445.06 of the Jerome Township Zoning Resolution which states.

445.06 Outdoor Loading, Delivery and Service Areas

Outdoor loading, delivery, and service areas shall be permitted within the COM District in accordance with the following standards:

1. Size Standards

The following size standards shall apply to all outdoor loading, delivery, and service areas within the COM District:

- a) Loading, Delivery and Service Areas for Warehousing and Distribution uses - For warehousing and distribution uses only, the size of areas dedicated to loading docks, truck circulation, and the loading and delivery of goods and materials shall not exceed 35 percent of the total lot area.
- b) Loading, Delivery and Service areas for all other uses - For all other uses the size of areas dedicated to the loading and delivery of goods and materials and service uses such as dumpsters and compactors shall not exceed 10% of the total lot area.

2. Screening

All outdoor loading, delivery, and service areas shall be screened from view in accordance with the following standards:

- a) Buffering from adjacent COM District uses -Service areas and loading docks shall be buffered from adjacent uses in the COM District by the use of evergreen trees or shrubbery of a type and variety normally achieving a minimum of 5 feet in height within 3 years of planting and deciduous shade trees planted at a minimum 40' on center. Trees or shrubbery shall be planted in such a way as to achieve a minimum of 75 percent screening of the area being screened similar to buffer type 'F' in Appendix 1. Walls may be used for the purposes of buffering adjacent COM District uses provided that such walls and fences meet the requirements of section 625.

- b) Screening from residential uses, Industrial Parkway, State Route 42, and State Route 33 – Any side of any service areas, and loading docks that are visible to adjacent residential lots or uses, Industrial Parkway, and/or State Route 33 shall be entirely screened from view through the use of one or more of the following:
 - (i) Completely opaque walls, in accordance with section 625 of this Resolution, to a height necessary for screening the proposed use but not less than 6 feet and not exceeding 12 feet in height similar to buffer type 'A' in Appendix 1.
 - (ii) Loading docks may be screened from view by an extension of building walls provided that the wall is constructed of materials similar to and harmonious with the design of the principal structure.
 - (iii) A combination of a minimum 3 foot high mound and a continuous planting of evergreen trees, a minimum of 6 feet in height at the time of planting. Evergreen trees shall be planted on top of the mound and staggered or spaced to achieve 100% screening of the area within 5 years of planting similar to buffer type 'B' in appendix 1.
- c) Screening of Dumpsters, Storage Tanks, and Mechanical Equipment – within the COM District all dumpsters, trash receptacles, storage and fuel tanks, generators, heating and cooling equipment, and other building mechanical equipment shall be screened from view on all sides by the proposed structure and / or free standing walls or fences. Free standing walls or fences shall be at a minimum height necessary to screen the proposed use and shall meet the requirements of section 625.
- d) Maintenance of materials - All planting and landscape materials used for the purpose of screening shall be maintained in good condition in accordance with Section 620 of this Resolution.

All code required landscaping and buffering shall be maintained in accordance with Section 620.03 of the Jerome Township Zoning Resolution as outlined above in Section j of this text.

vii. All proposed signage including height, setback, square footage and colors.

One main project identification sign, similar in style to sign 'A' provided on Exhibit F, will be located at the entrance to Street 'A' of the development (as shown on Exhibit D) to identify the business park, and will provide additional space for up to 4 tenant panels. The main project identification sign will be a maximum of 10' in height, including supports and base, and shall have a maximum signage area of 32 square feet per side. Each individual tenant within the development shall be permitted one monument sign, similar in style to sign 'B' provided on Exhibit F, to be located at the entry to each business from Street 'A' or Street 'B'. Individual tenant monument signs shall be a maximum of 5' in height and a maximum of 16 square feet per side. No individual tenant monument signs shall be permitted on Industrial Parkway. Lots having frontage on both Industrial Parkway and Streets A or B shall be permitted one building mounted sign on the Industrial Parkway side of the building in accordance with Section 445.09(3) of the Jerome Township Zoning Resolution which states:



3. Wall signs

All wall signs within the COM District shall comply with the requirements of Section 615 and the following standards:

- a) Installation – Wall signs shall be installed and mounted in accordance with Section 615.
- b) Display area - The sign(s) surface(s) of a sign(s) placed flat against the building wall shall not exceed 65% of the length of the side of the building to which the sign(s) is/are attached. The total area of the sign shall not exceed 10 percent of the total area of the wall to which the sign is to be attached up to a total sign area of 125 square feet. In no case shall a wall sign in the COM District exceed 125 square feet.
- c) Location – Wall signs shall be located on or along the wall of the building which faces the street or parking lot and shall not project above the roof line or the cap of parapets of such building whichever is higher. When a building on a corner lot is permitted to have two wall signs, each sign shall be mounted on a separate building frontage and shall be a minimum of 30 feet apart.
- d) Multi-tenant buildings – Multi-tenant buildings are permitted to have one wall sign per tenant mounted above the entry to the space occupied by the tenant and not exceeding 30 square feet of display area per tenant. For all wall signs in a multi-tenant building there shall be uniformity in height between the signs for each tenant and all signs shall be installed at the same height along the face of the building.

All monument signs shall be set back a minimum of 15' from the right-of-way of any public street.

viii. All exterior lighting standards, including light intensity, placement, height and materials for parking lots, walkways, sidewalks and accent lighting.

All lighting for the property shall comply with the Jerome Township Zoning Resolution, Section 630, as detailed above in Section j of this text. Maximum height of parking lot and exterior lighting for Sub-Area 2 shall be 30'. Maximum height of parking lot and exterior lighting in Sub-Area 1 shall be 18'. To minimize light pollution, and increase uniformity, all lighting for the development shall meet the standards established in Section 630 of the Jerome Township Zoning Resolution as detailed above in Section j of this text. The developer of each lot shall be required to submit a lighting plan for review and approval of the township as part of the Final Development Plan process.

ix. All exterior architectural design standards, including material, color and styles.

Buildings within the proposed PDC Commerce Park shall meet all of the requirements outlined in Section 445.04 of the Jerome Township Zoning Resolution which states:

445.04 Building and Development Standards

The following standards shall apply to the development of all permitted uses and structures, accessory uses and structures, and approved conditional uses and structures within the COM District:

1. Building construction

All uses within the COM District shall be housed in permanent structures constructed on solid foundations meeting all applicable requirements for the construction of such structures within the State of Ohio and Union County. Buildings shall be constructed of conventional building materials of a quality equal to or better than buildings in the immediately surrounding area. The use of tents, inflatable buildings, fabric buildings and other such structures for permanent uses shall be prohibited.

2. Temporary Structures

Temporary non-residential structures, such as construction trailers, may be used incidental to construction work on the premises, on adjacent public projects, or during the period while a permanent structure is being constructed. The user of said structure shall obtain a permit for such temporary use from the Township Zoning Inspector, which permit shall be valid for a period of 12 months. Such permit may be renewed by the Zoning Inspector upon a determination of reasonable progress toward the completion of the permanent structure or project. Said temporary structure shall be removed within 10 days of the earlier of; the completion of the construction project, the issuance of an occupancy permit, or the expiration of the temporary use permit.

3. Building Height

The maximum height of all structures in the COM District shall be 45 feet, measured as defined in Section 300 of this Resolution.

4. Building Design and Orientation on the Lot

The following standards apply to the construction of all buildings within the COM District:

- a) Main Entries – All buildings within the COM District shall be designed and located on the lot so that the main entrance to the building is visible from the street on which the lot fronts. The main entrance to each building shall be clearly delineated from the rest of the building through the use of architectural projections, a change in building materials, awnings, canopies or other such architectural treatments.
- b) Loading Docks and Loading areas – Loading Docks and loading areas shall not be permitted on the sides of the building that fronts the street. Buildings shall be designed and located on the lot so that Loading Docks and loading areas are at the side or rear of the building.
- c) Blank Walls not permitted – For all buildings in the COM District, blank, featureless exterior walls having a length greater than 2 times the height of the wall shall not be permitted. Buildings shall be designed to break up long expanses of exterior wall through the use of windows, doors, architectural projections, changes in materials, landscaping, or a combination of the above.
- d) Building materials – Buildings in the COM District shall be designed and constructed using similar exterior materials on all four sides of the building (except as noted in 445.04 (4)(a) above).
- e) Rooftop Mechanical Equipment - To minimize the visual impact on adjacent uses and roadways, rooftop mechanical equipment shall be screened from view on all sides through the use of parapet walls, mansard roofs or special enclosures designed to be harmonious with the building. Simple fence enclosures are not permitted on building roofs for any purpose. To avoid the appearance of multiple roof top screens, mechanical units shall be congregated in one location as permissible within the design of an efficient mechanical system. The following exceptions apply to the screening of rooftop mechanical equipment:
 - (i) Wind turbines and solar panels specifically designed for rooftop use may be excluded from the screening requirements provided the owner can demonstrate that the screening

of the proposed equipment will interfere with the intended operation or efficiency of the equipment.

Permitted exterior materials include brick, brick veneer, stone, cultured stone, stucco, EIFS, painted metal, and split faced block. In addition to the requirements listed above, buildings within this Planned Development shall comply with the proposed architectural standards of the US 33 Innovation Corridor Overlay District which reads:

Architectural Standards

(A) Purpose and Intent

The purpose of architectural standards is to ensure the exterior of new construction and additions to existing buildings are well designed, detailed, and crafted to embody high standards of architectural design and to ensure the long-term viability of commercial, industrial or mixed-use structures in the township.

(B) Authority to Review

For the purposes of this section, the Zoning Commission shall be authorized to review and make decisions on architectural standards as provided for in Section 519.171 of the Ohio Revised Code.

(C) Architectural Standards for Non-Residential Buildings

The standards in this section shall apply to all nonresidential or mixed-use structures in the district:

(D) General Requirements

1. The maximum height of all structures in the ICOD district shall be ~~(50)~~ 45 feet as identified above.
2. Buildings shall be parallel to the street they front unless an alternate orientation is consistent with existing, adjacent development.
3. Entries – All buildings shall be designed and located on the lot so that the main entrance to the building is visible from the street on which the lot fronts. US 33 shall be considered public right of way and/or street frontage for the purposes of entrance orientation. The main entrance of each building, or to individual tenants of a multi-tenant building, shall be clearly delineated from the rest of the building.
4. Mechanical Equipment Screening - To minimize the visual impact on adjacent uses and roadways, ground mounted mechanical equipment shall be screened from view on all sides through the use of landscaping, free standing walls or enclosures that are consistent with the architectural style and materials of the building. Wind turbines and solar panels are excluded from the screening requirements.

(E) Unified and Consistent Theme

Where there are multiple buildings within a single development, the architectural design of buildings, including freestanding outparcel structures, should be organized around a consistent architectural theme in terms of the character, materials, texture, color, and scale of buildings. Themed restaurants, retail chains, and other franchise- style structures should adjust some aspects of their standard architectural model to be consistent with a development's architectural character.

(F) Building Facades

Building Facades shall comply with the following standards:

1. Blank Walls – Blank building walls facing or visible from public streets shall be prohibited.
2. Building Design and Mass - All elevations of principal buildings that are visible from a public right-of-way shall consist of a base, a body, and a cap.
3. Four-Sided Architecture – While the main entrance to the building is designed to be the focal point, buildings shall be designed and constructed using similar exterior materials and attractive detailing on all four sides of the building.
4. Ornamentation and Offsets - All visible elevations shall include decorative features such as cornices, pilasters, and friezes. Building recesses and protrusions are required on larger buildings to break long uninterrupted building walls:
 - a. Front façades 60 feet wide or wider shall incorporate wall offsets of at least two feet in depth (projections or recesses) a minimum of every 40 feet. Each required offset shall have a minimum width of 20 feet.
 - b. The following alternatives can be used in place of the required front façade offsets:
 1. Façade color changes following the same dimensional standards as the offset requirements;
 2. Pilasters having a minimum depth of one foot, a minimum width of one foot, and a minimum height of 80 percent of the façade's height; and/or
 3. Roofline changes when coupled with correspondingly aligned façade material changes.
5. Loading Docks and Loading areas – Loading Docks and loading areas shall not be permitted on the side of the building that faces the public right-of-way. Buildings shall be designed and located on the lot so that loading docks and loading areas are at the side or rear of the building. Loading docks should be oriented perpendicular to US 33.

(G) Roofs

1. The height of any sloped roof shall not exceed $\frac{1}{2}$ of the building height.
2. Roofline changes shall include changes in roof planes or changes in the top of a parapet wall, such as extending the top of pilasters above the top of the parapet wall.

When roofline changes are included on a façade that incorporates wall offsets or material or color changes, roof line changes shall be vertically aligned with the corresponding wall offset or material or color changes.
3. When flat roofs are used, parapet walls with three-dimensional cornice treatments shall conceal them. The cornice shall include a perpendicular projection a minimum of eight inches from the parapet façade plane. Thin parapets that are less than four feet in depth shall not extend more than two feet above the roof unless necessary to conceal mechanical equipment
4. Asymmetric or dynamic roof forms allude to motion, provide variety and flexibility in nonresidential building design, and allow for unique buildings. Asymmetric or dynamic roof forms shall be permitted as an alternative to flat roofs.
5. Roof mounted mechanical equipment - Building walls, parapets, and/or roof systems shall be designed to conceal all roof-mounted mechanical equipment from view from adjacent properties and public rights-of-way. Such equipment shall also be screened from view from any properties that may see the building from above (e.g., if adjacent properties are along higher elevations).

- x. **A list and description of the precise uses proposed for the development. Listed uses shall be defined by their customary name or identification, except where they are specifically defined or limited elsewhere in the Zoning Plan or this zoning Resolution. Any listed use may be limited to specific areas delineated in the proposed Zoning Plan.**

Permitted uses within each sub-area of the development shall be those listed in Section b. above.

xi. Frontage requirements, minimum lot area requirements, yard areas, lot coverage restrictions and perimeter setback requirements.

Lots within Sub-area A must be a minimum of 2 acres in size, and must have a minimum of 150' of frontage on Street 'A' or 'B'. Lots around the radius of a cul-de-sac may be permitted a reduction in the minimum lot frontage provided that a minimum of 100' of frontage exists at the front setback line. Lots within Sub-area B must be a minimum of 1.5 acres in size, and must have a minimum of 150' of frontage on Street 'B'. Lots around the radius of a cul-de-sac may be permitted a reduction in the minimum lot frontage provided that a minimum of 100' of frontage exists at the front setback line. Setbacks for each lot, and for the perimeter of the project shall be as identified in section (q)(i) above. The total ground area occupied by all buildings and structures shall not exceed a maximum of 45% of the total area of the lot (Jerome Township Zoning Resolution 445.03(3)). Perimeter setbacks are defined above in Section i of this text.

xii. Accessory uses and/or structure standards and limitations.

Accessory structures, if required to serve the principal permitted use on any lot, shall be permitted for all lots within the development provided that the principal structure and accessory structures do not exceed the maximum lot coverage stated herein. Accessory structures shall meet all other applicable architectural and setback requirements of this text, and applicable requirements of Section 645.01 and 645.02 of the Jerome Township Zoning Resolution which states:

645.01 Accessory Uses and Structures Defined

As used herein, "Accessory Use or Structure" means either a use or an object, building or structure applied, constructed or installed on, above, or below the surface of a lot, which is located on the same lot as a principal use, building, or structure, and which meets the following:

- 1. Accessory Buildings or Uses are subordinate to or services the principal use, building, or structure.*
- 2. Accessory Buildings or Uses are subordinate in area to the principal use, building, object, or structure.*
- 3. Accessory Buildings or Uses are customarily incidental to the principal use, building, object, or structure.*
- 4. Accessory Buildings or Use includes anything of a subordinate nature detached from, a principal structure or use.*
- 5. Except as otherwise regulated elsewhere in this Resolution, an Accessory Use shall be a permitted use, or an approved conditional use within the District.*

6. Swimming pools, detached garages, sheds, hot tubs, sport courts, tennis courts, basketball courts, batting cages, gazebos or other similar structures or detached open aired structures shall be classified as accessory structures and shall be governed by the regulations of this section.
7. For the purposes of this Resolution decks shall not be considered an accessory structure, however, all decks are required to meet the minimum setback requirements of the lot on which they are constructed and shall require the issuance of a zoning certificate prior to construction.
8. At-grade patios directly abutting a principal structure shall not be classified as accessory structures.

645.02 Accessory Uses and Structures Permitted

Accessory uses or structures may be permitted provided that following requirements are met:

1. No more than 2 accessory uses or structures shall be permitted on lots larger than 0.5 acres in a residential zoning district. On residential lots smaller than 0.5 acres no more than 1 accessory use or structure shall be permitted.
2. Accessory uses or structures shall not be constructed prior to the start of construction of the principal use or structure.
3. A Zoning Certificate shall be required prior to the erection, addition, or alteration of an accessory structure or use on any lot.
4. In any Zoning District accessory uses or structures shall be located on the same lot as the principal use or structure and located subject to the development standards of the Zoning District in which it is located.
5. Accessory structures or uses shall be located to the rear of the principal structure and shall be no closer than 10 feet from any part of the principal structure. Accessory uses and structures shall meet all required side and rear yard setback requirements of the applicable zoning district. Accessory uses or structures shall not be located within a recorded easement.
6. Unless otherwise prohibited by lot area coverage requirements, only one (1) storage shed as an accessory structure may be permitted on a residential lot, provided that the area of said storage shed does not exceed 200 square feet of floor area in size. The maximum height of a side wall for any storage shed shall not exceed eight (8) feet and the exterior peak height shall not exceed fourteen (14) feet. A storage shed shall have an exterior which is compatible in appearance to the principal structure on the lot. This includes, but is not limited to materials, colors, texture, and roof types.
7. Any accessory use or structure in any zoning district shall have an exterior which is complimentary in materials to the principal building on the parcel or lot. This includes, but is not limited to materials, colors, texture, and roof types. No temporary accessory structures such as tents, tarps, fabric covered structures, etc. shall be used for storage or permitted within any district.
8. No commercial uses shall be conducted within an accessory structure unless otherwise approved as part of a permitted Limited or Expanded Home Occupation, defined by Section 635, an approved conditional use permit, or commercial/industrial zoning request.
9. Permanently mounted basketball posts may be considered a permitted accessory use in any residential district provided that such pole is maintained in good repair and meets all of the required setbacks of the lot on which it resides. Temporary, or movable, basketball posts may be considered a permitted accessory use in any residential district except that the use of such post shall be prohibited within the public right-of-way.
10. Accessory structures in excess of 200 square feet of floor area in size shall be subject to review and approval by the Zoning Inspector and shall have a permanent frost-free foundation as required by the Union County Building Code.
11. Excluded, to be as defined above.

The requirements for the outdoor storage of materials shall meet the requirements of Section 445.05 of the Jerome Township Zoning Resolution, except as detailed within this application, and with the following exception:

- *The outdoor storage area for Sub-Area B, Lot 1 shall be permitted to exceed the maximum 35% of lot area as required by Section 445.05(2) provided all other requirements of this Section will be met.*

Section 445.05 of the Jerome Township Zoning Resolution states:

445.05 Standards for Outdoor Storage Areas

The outdoor storage of materials, equipment and merchandise in the COM District shall meet the following standards:

1. Location

Areas used for the outdoor storage of materials, equipment, and merchandise shall not encroach into any required front, side or rear building setback for the COM District. Outdoor storage and the required perimeter screening shall not be permitted to extend closer to the right-of-way, or both rights-of-ways in the case of corner lots, than the front 1/3 of the side of the primary building perpendicular to the right of way as shown in Appendix 2.

2. Maximum Lot Area

The maximum lot area devoted to the outdoor storage of materials, equipment and merchandise for all uses shall not exceed 35% of the size of the lot on which the use is located.

3. Height

Materials, equipment and merchandise being stored outdoors shall not exceed a maximum height of 14' from the existing grade to the top of the materials being stored. For the purposes of this definition existing grade shall be defined as the general grade of the lot or area where the materials are being stored and shall not be construed to permit a total of 14' or storage from the top of a mound, ramp or other structure within that lot or area.

4. Materials

The outdoor storage of hazardous, dangerous, flammable or chemical materials or any other materials or equipment that could present a hazard to the health, safety and welfare of the public or provide an attractive nuisance shall be stored according to the following:

- a) Such materials shall be stored in a secure location within a lockable area.
- b) Chemicals being stored outdoors shall be in approved containers in good condition and shall meet all applicable requirements of OSHA, OEPA and all other governmental authorities having jurisdiction over such materials.

5. Screening and Buffering

Areas used for the outdoor storage of materials, equipment, and merchandise shall be screened from view in accordance with the following standards:

- a) Perimeter Screening— Outdoor storage areas shall be entirely screened from view on all sides through the use of the following:
 - (i) A combination of a continuous minimum 3 foot high earthen mound and completely opaque masonry walls, in accordance with section 625 of this Resolution and deciduous shade trees planted at a maximum of 40' on center similar to buffer type 'A' shown in Appendix 1. Said walls shall be a minimum of 7 feet in height and not exceed 12 feet in height, as measured from the top of mound to the top of wall.
 - (ii) A combination of a continuous minimum 3 foot high earthen mound and a continuous planting of evergreen trees and deciduous shade trees planted on top of the mound and



staggered or spaced to achieve 100% screening of the outdoor storage within 5 years of the time of planting similar to buffer type 'B' shown in Appendix 1. Evergreen trees shall be a minimum of 6 feet in height at the time of planting.

xiii. Open space area, uses and structures, including proposed ownership and sample controlling instruments.

There are no public or community open spaces being developed with this application. The only applicable open space for this development will be contained within the perimeter setbacks and landscape buffers established for this development.

xiv. Any other regulatory area or matter deemed necessary or relevant by the Zoning commission.

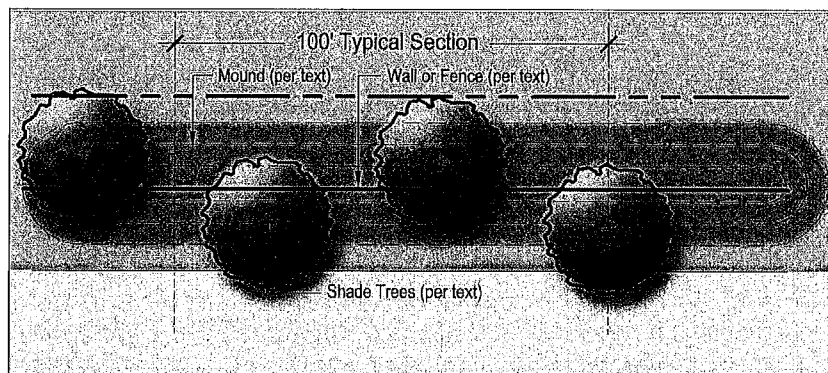
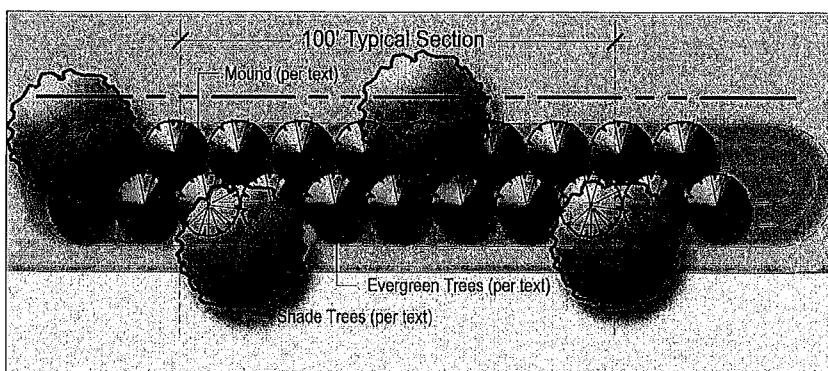
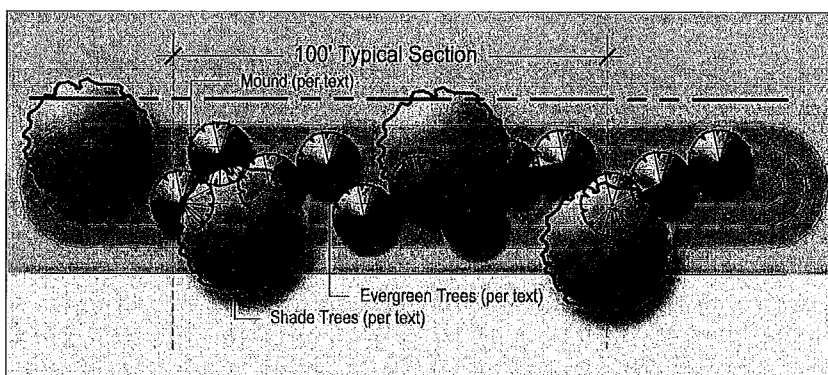
None applicable.

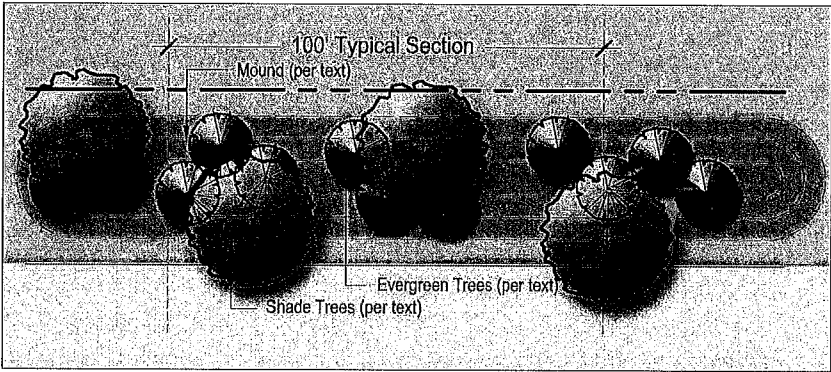
xv. The Regulation Text should contain the following provision: All development standards not specifically addressed by the Regulation Text shall be regulated by those general development standards set forth in the Zoning Resolution.

All development standards not specifically addressed by the Regulation Text shall be regulated by those general development standards set forth in the Zoning Resolution.

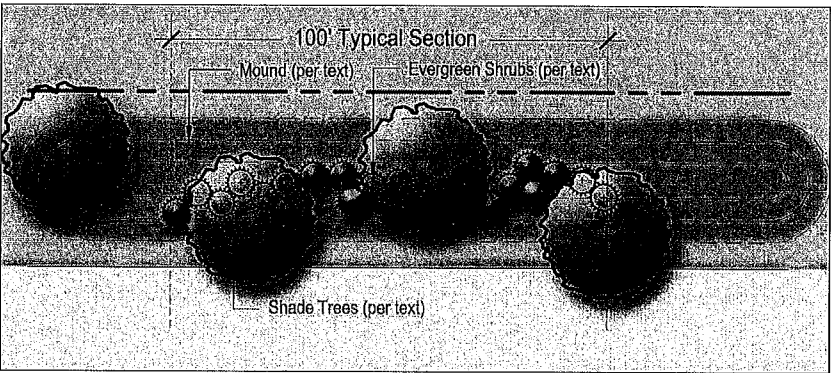
705 Appendix 1 – Buffer Diagrams

The following Buffer Diagrams provide a representative example of the required screening and buffering referenced within each zoning district. The following diagrams shall serve as a guide while the requirements of the individual zoning districts within the resolution shall govern the height of the mounding, size and spacing of the plant materials and opacity of screening required.

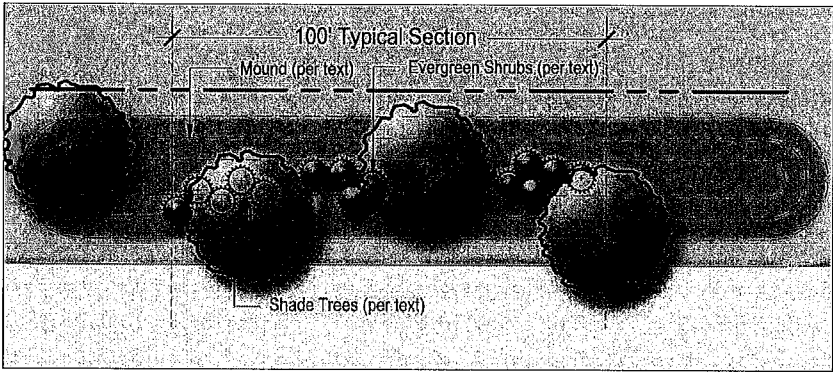
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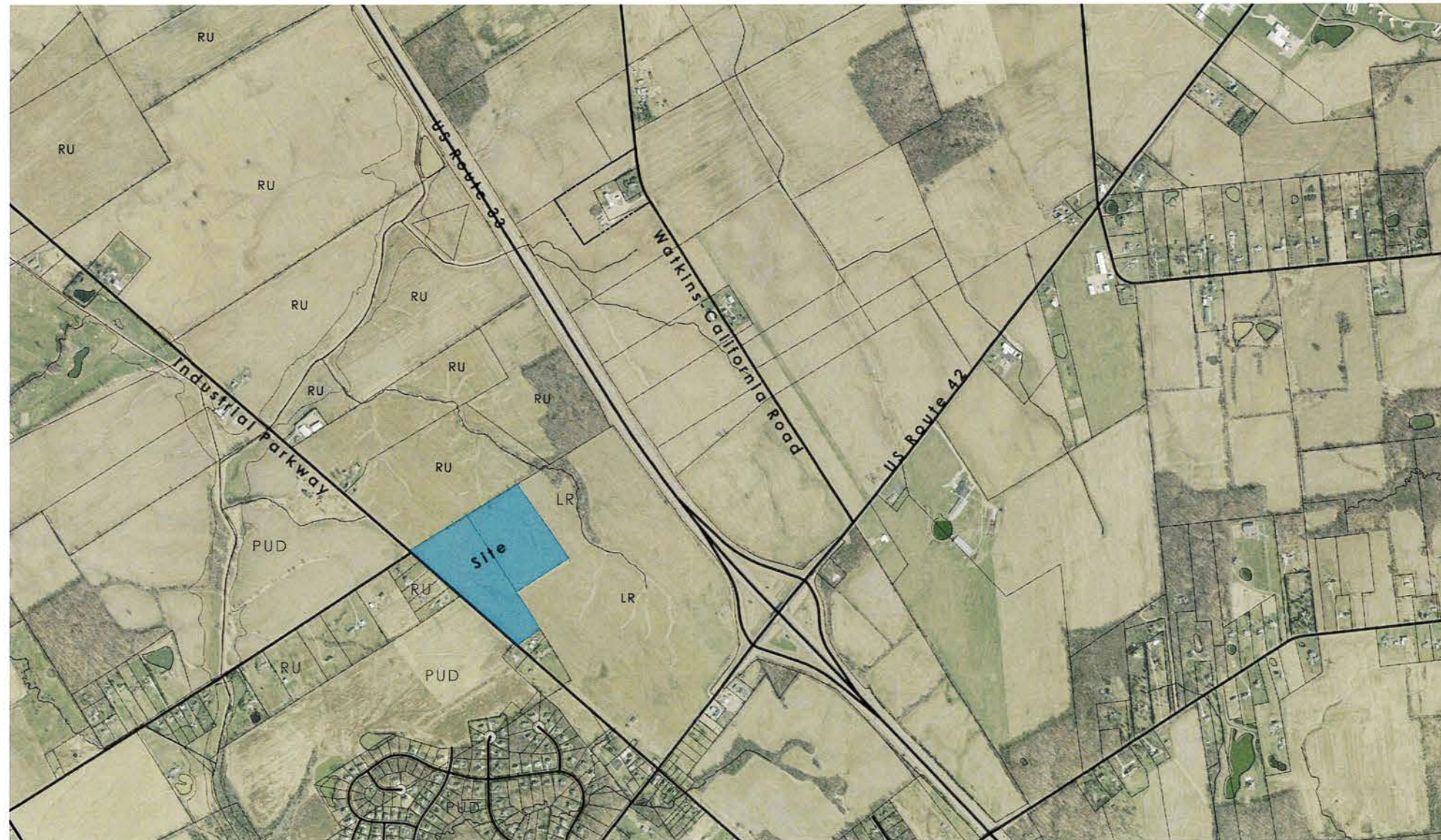
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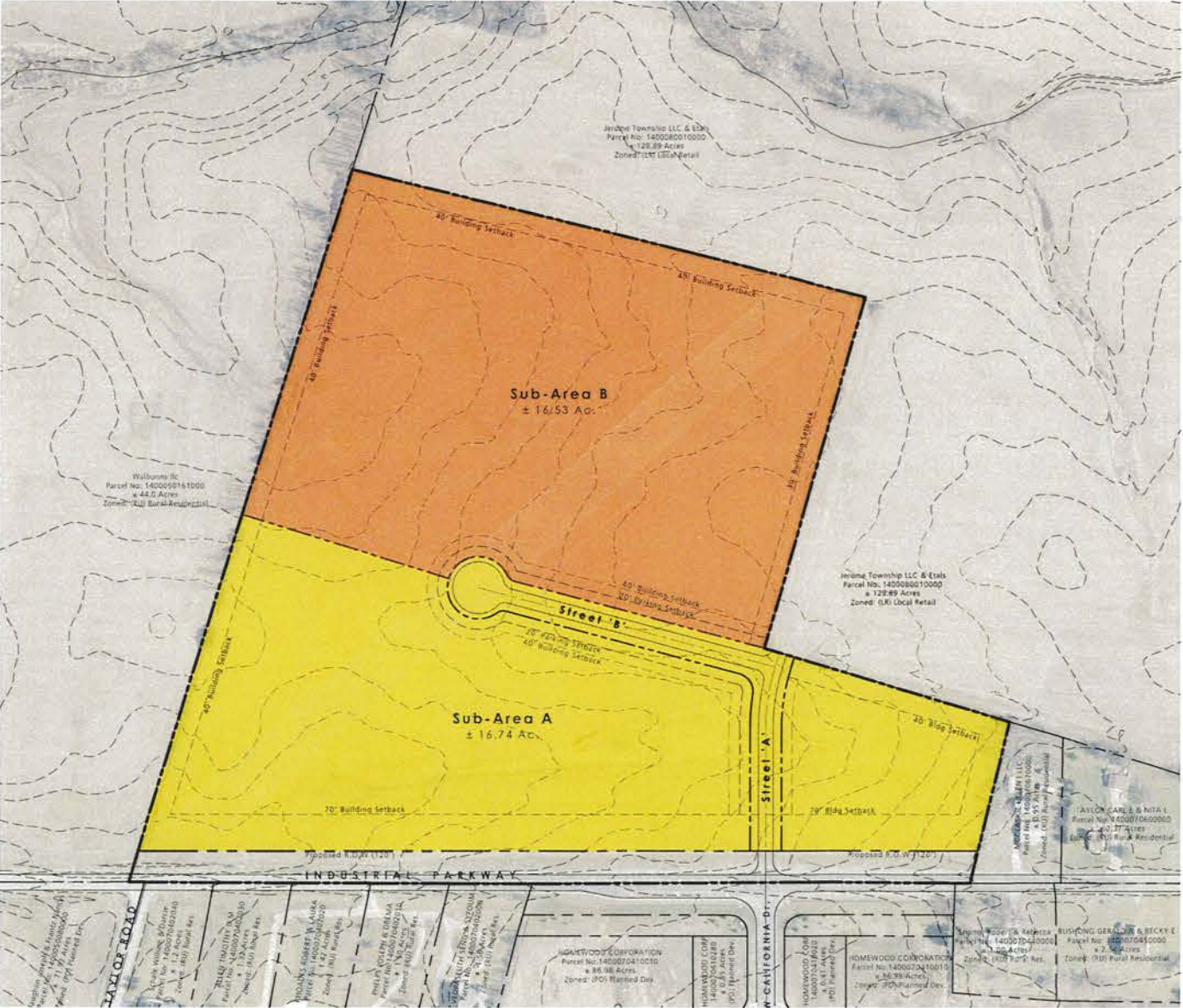
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Buffer Type 'F'



PDC Commerce Park - Exhibit A Regional Context
Jerome Township, Ohio March 25, 2019



PDC Commerce Park - Exhibit C Sub-Area Plan
Jerome Township, Ohio March 25, 2019

Site Data:	
Gross Acreage:	± 35.52 Acres
- Industrial Parkway ROW (120')	± 2.25 Acres
Net Acreage	± 33.27 Acres

Sub-Area Data:	
(A) Office and Limited Industrial	± 16.74 Ac.
(B) Industrial	± 16.53 Ac.



PDC Commerce Park - Exhibit D Zoning Plan

Jerome Township, Ohio March 25, 2019

Site Data:

Gross Acreage: ± 35.52 Acres

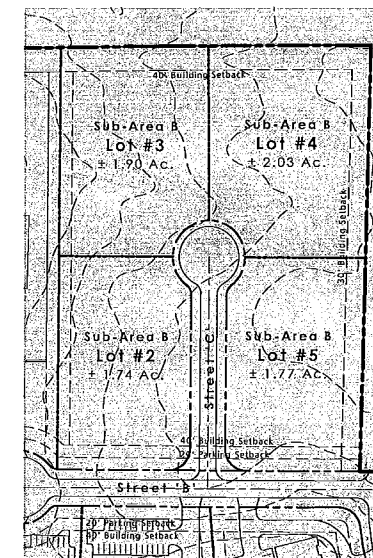
- Industrial Parkway ROW (120') ± 2.25 Acres

Net Acreage ± 33.27 Acres

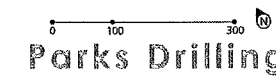
CODED LAYOUT & MATERIALS NOTES

KEY	ITEM	REFERENCE	NOTES
1	BUSINESS PARK ENTRY SIGN		SEE DETAIL A, EXHIBIT F FINAL LOCATION AND TEXT SUBJECT TO CHANGE
2	INDIVIDUAL MONUMENT SIGN		SEE DETAIL B, EXHIBIT F FINAL LOCATION AND TEXT SUBJECT TO CHANGE

NOTE:
THE INDIVIDUAL LAYOUT OF EACH LOT SHOWN HERE IS PROVIDED TO ILLUSTRATE THE INTENT OF THE DEVELOPMENT AND IS CONCEPTUAL IN NATURE. FINAL LAYOUT OF BUILDINGS, PARKING, STORMWATER, AND LANDSCAPING WILL VARY BASED UPON FINAL BUYER OF EACH LOT AND FINAL ENGINEERING. EACH INDIVIDUAL LOT DEVELOPER SHALL BE REQUIRED TO SUBMIT A FINAL DEVELOPMENT PLAN FOR REVIEW AND APPROVAL OF THE TOWNSHIP TO INCLUDE SITE PLANS, LANDSCAPING, AND ARCHITECTURE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS ZONING AND SECTION 500 OF THE JEROME TOWNSHIP ZONING RESOLUTION

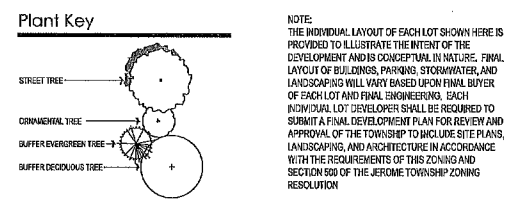
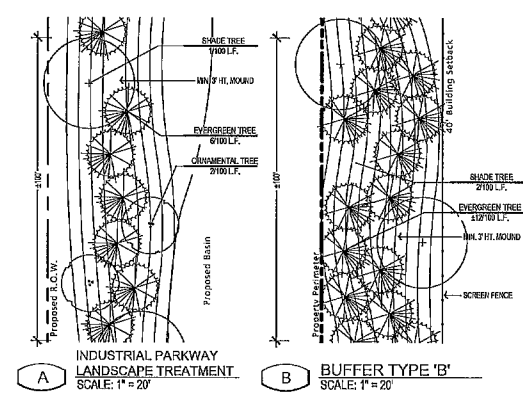
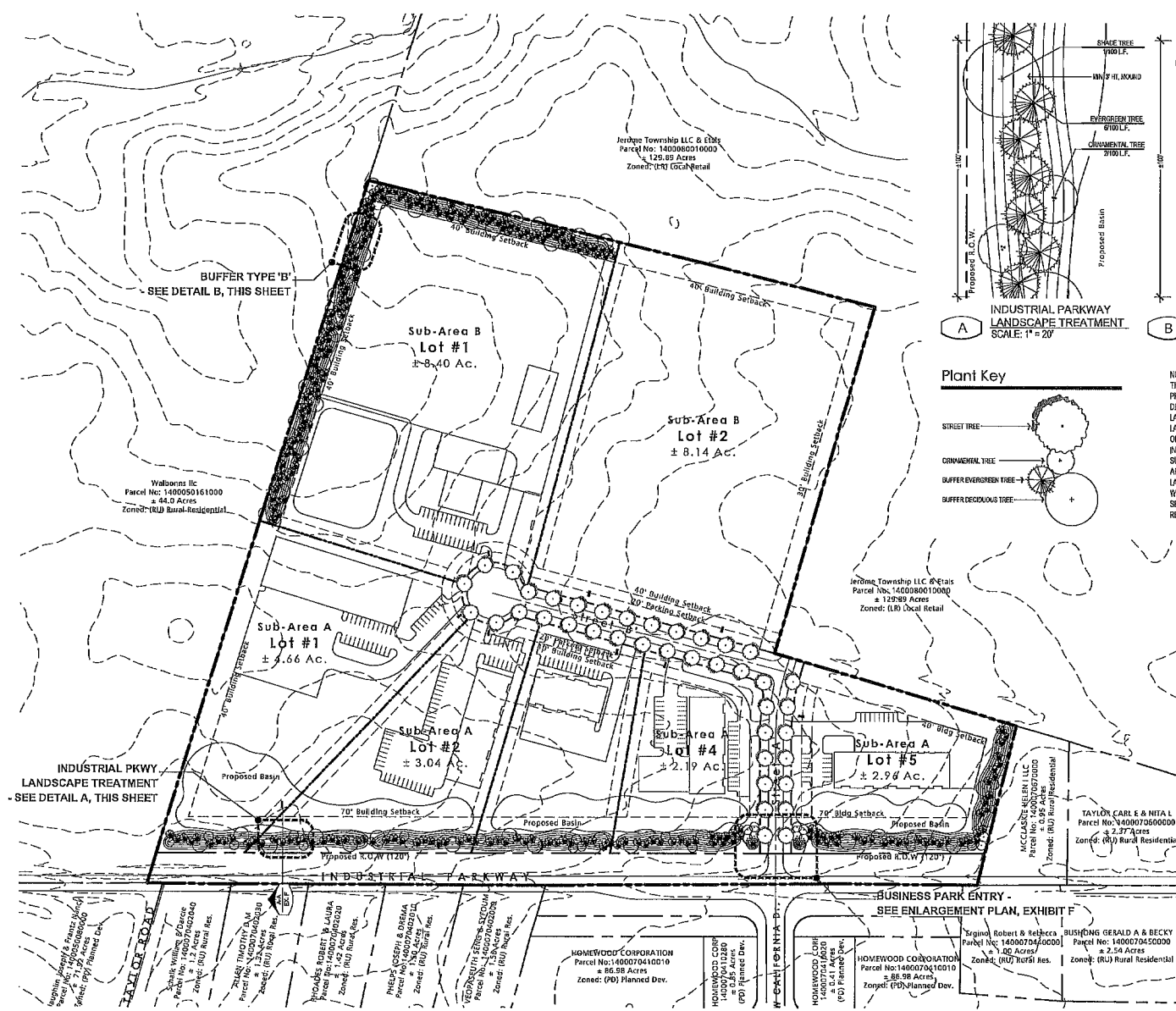


Sub-Area B - Lot 2 Alternate Layout

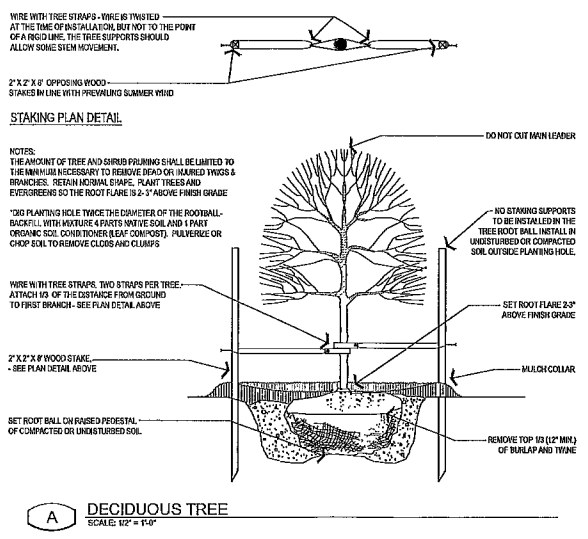


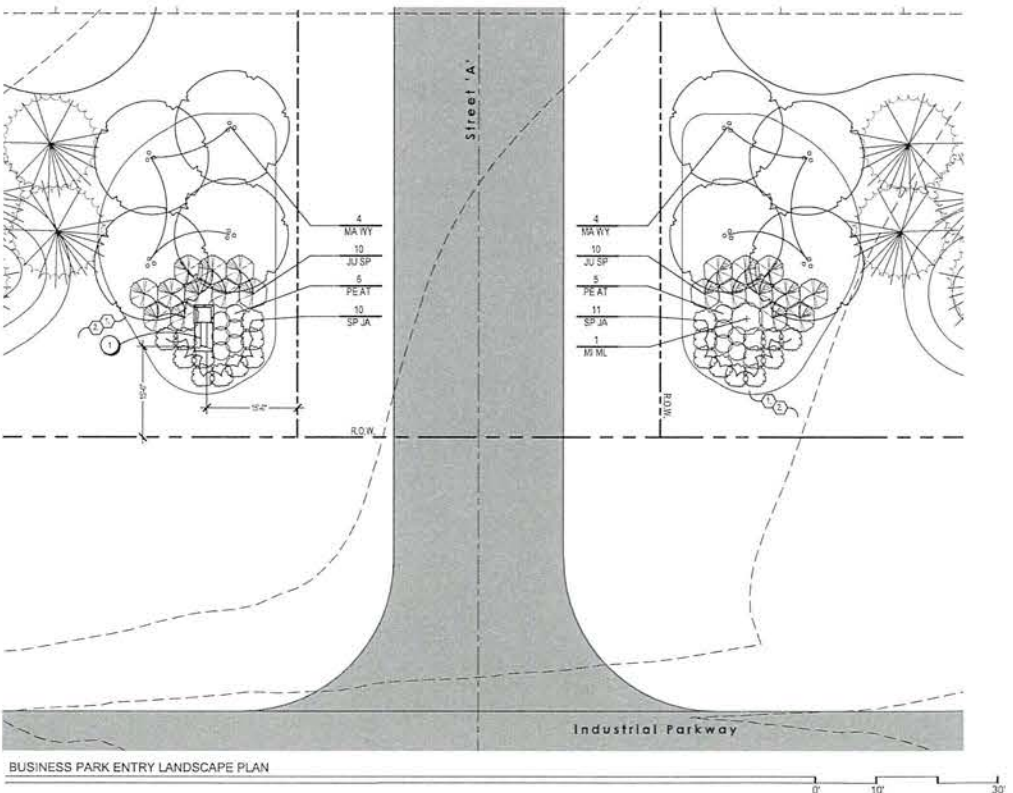
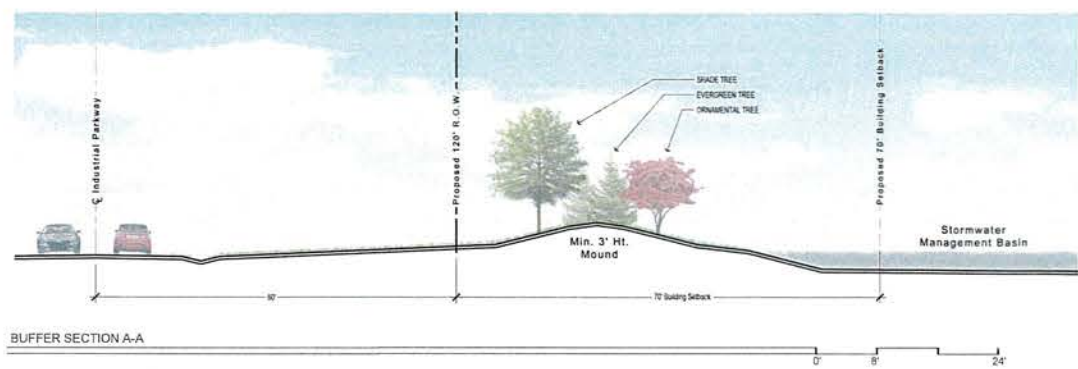
Parks Drilling

G2 Planning
Urban Design
Landscape Architecture
Planning + Design
Ph: 614.583.9230
Web: www.g2planning.com



CONCEPTUAL PLANT LIST						
CODE	BOT. NAME	COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES						
AC WB	Acer saccharum	'Night Brander'	2" CAL.	B&B	AS SHOWN	Match Form
CE XM	Delto x thuyoides	'Allegria'	2" CAL.	B&B	AS SHOWN	Match Form
CL KE	Cladrastis hirsuta	'American Yellowwood'	2" CAL.	B&B	AS SHOWN	Match Form
GI PR	Gleditsia triacanthos	'Pittosporum'	2" CAL.	B&B	AS SHOWN	Match Form
LI MO	Liquidambar styraciflua	'Sweetgum'	2" CAL.	B&B	AS SHOWN	Match Form
NY SY	Nyssa sylvatica	'Blackgum'	2" CAL.	B&B	AS SHOWN	Match Form
PL AC	Platanus x acerifolia	'London Plane'	2" CAL.	B&B	AS SHOWN	Match Form
QU RU	Quercus rubra	'Red Oak'	2" CAL.	B&B	AS SHOWN	Match Form
QU BE	Quercus bicolor	'Swamp White Oak'	2" CAL.	B&B	AS SHOWN	Match Form
TA DE	Taxodium distichum	'Bald Cypress'	2" CAL.	B&B	AS SHOWN	Match Form
UL AC	Ulmus x maximiliani	'American Elm'	2" CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES						
AM GR	Amelanchier alnifolia	'Shadblow'	2" CAL.	B&B	AS SHOWN	Match Form
CA NF	Carpinus canadensis	'Hophornbeam'	2" CAL.	B&B	AS SHOWN	Match Form
CE CA	Cornus canadensis	'Dogwood'	2" CAL.	B&B	AS SHOWN	Match Form
CR YW	Corylus yunnanensis	'Hickory'	2" CAL.	B&B	AS SHOWN	Match Form
MA BA	Malus baccata	'Spiraea'	2" CAL.	B&B	AS SHOWN	Match Form
EVERGREEN TREES						
AB CO	Abies concolor	'White Fir'	6" HT.	B&B	PER PLAN	
PI AB	Picea canadensis	'Hemlock'	6" HT.	B&B	PER PLAN	
PI GL	Picea glauca	'White Spruce'	6" HT.	B&B	PER PLAN	
PI DE	Picea canadensis	'Black Hills Spruce'	6" HT.	B&B	PER PLAN	
PI CM	Picea canadensis	'Swedish Spruce'	6" HT.	B&B	PER PLAN	
PI ST	Picea canadensis	'White Pine'	6" HT.	B&B	PER PLAN	





PLANT LIST (Contractor is responsible for verifying quantities and providing all plant material shown on plan)

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
SMALL / ORNAMENTAL TREES					
MA WY	Maui Donald Wyman Donald Wyman Crabapple	2" CAL.	B&B	AS SHOWN	Match Form
FLOWERING / DECIDUOUS SHRUBS					
SP JA	Spirea japonica Gaeumund Gaebmund Spire	24" HT.	#1 Cont.	Plant @ 14" O.C.	
EVERGREEN SHRUBS					
JU SO	Juniperus chinensis 'Sea Green' Sea Green Juniper	30" HT.	#5 Cont.	Plant @ 4.5' O.C.	
GRASSES, PERENNIALS, GROUNDCOVERS, & VINES					
MY ML	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	-	#1 Cont.	Per Plan	
PE AT	Pennisetum setosum Russian Sage	-	#2 Cont.	Plant @ 30" O.C.	

PLANT LABEL KEY: 1/4" x 1/4" (QUANTITY CODE)

CODED LANDSCAPE NOTES

① TURF

② LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HANG SPRADE EDGE.

NOTE: FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES. HAND EXCAVATE ALL PLANTING PITS.

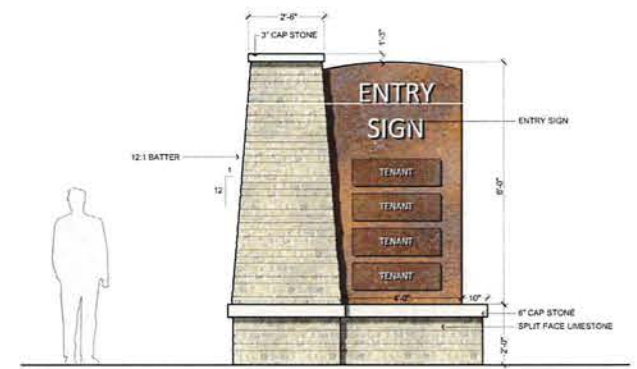
ADDITIONAL PLANTING NOTES

1. ALL GROUNDCOVERS AND PERENNIALS TO BE PLANTED DURING THE SPRING PLANTING WINDOW. FALL GROUNDCOVERS AND PERENNIALS WILL NOT BE ACCEPTED.

COORDINATE PLANTING THIS & WITH DIMENSIONS REPRESENTATIVE TO INCREASE SUCCESS OF GROUNDCOVER AND PERENNIAL PLANTINGS.

CODED LAYOUT & MATERIALS NOTES

KEY	ITEM	REFERENCE	NOTES
①	BUSINESS PARK ENTRY SIGN	A	SEE DETAIL A THIS SHEET. FINAL LOCATION AND TEXT SUBJECT TO CHANGE.
②	INDIVIDUAL MONUMENT SIGN	B	SEE DETAIL B, EXHIBIT F THIS SHEET. FINAL LOCATION AND TEXT SUBJECT TO CHANGE.



A BUSINESS PARK ENTRY SIGN
SCALE: 1/2" = 1'-0"

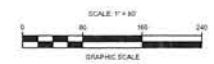


B INDIVIDUAL MONUMENT SIGNS
SCALE: 1/2" = 1'-0"

PDC Commerce Park - Exhibit F Landscape Details Jerome Township, Ohio March 25, 2019



LOCATION MAP
NO SCALE



SITE DATA TABLE

EXISTING PROPERTY USE:
PROPOSED PROPERTY USE:
EXISTING ZONING:
ADJACENT ZONING NORTH:
ADJACENT ZONING SOUTH:
ADJACENT ZONING EAST:
ADJACENT ZONING WEST:
PARKS DRILLING SITE:
FUTURE DEVELOPMENT:

AGRICULTURAL
MIXED DEVELOPMENT
RU - RURAL RESIDENTIAL
LR - LOW DENSITY RESIDENTIAL
RUPD - RURAL RESIDENTIAL / PLANNED DEVELOPMENT
UR - LOW DENSITY RESIDENTIAL
RU - RURAL RESIDENTIAL

SITE LAYOUT DATA:

PROPOSED DRIVE AISLE WIDTH: 24'
PROPOSED PARKING STALL: 8' x 18' (S.F.)

FLOOD ZONE:
PROPERTY IS WITHIN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) PER FLOOD INSURANCE RATE MAP, PANEL 290, UNION COUNTY, OHIO AND INCORPORATED AREAS, MAP NO. 15155C0260C (MAP REVISED DATE: DECEMBER 16, 2008).



ABOVE GRADE LLC
7101 GREENSIDE LN
COLUMBUS, OH 43225
PH: 614-965-0578

PARKS DRILLING COMPANY
INDUSTRIAL PARKWAY
JEROME TOWNSHIP, OHIO 43040

EXHIBIT E-1
PRELIMINARY SITE PLAN

SCALE: 1" = 80'	DATE: 03/21/2019	JOB NO: 19-033	1
DRAWN BY: CLK/AAH			2

C:\Users\jagardine\OneDrive\Documents\Projects\190303_C_Concept.dwg 03/25/2019

