

## COUNCIL AGENDA

May 6, 2024

*Committee and Council Meetings can be viewed by accessing YouTube*

Council Chambers  
7:00 P.M.

### ROLL CALL

**INVOCATION** – Ms. Bline

**PLEDGE OF ALLEGIANCE** – Noella Flint, 1<sup>st</sup> grade, Par Excellence STEM Academy  
Brooke Adams, 6<sup>th</sup> grade, Par Excellence STEM Academy

### CAUCUS

#### Rule 11

**24-52** A RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO ENTER INTO TWO CONTRACTS CREATING OPTIONS FOR THE CITY OF NEWARK TO PURCHASE CERTAIN PARCELS OF REAL PROPERTY WITHIN THE CITY OF NEWARK, LICKING COUNTY, OHIO; AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO EXECUTE A PETITION TO ESTABLISH A NEW COMMUNITY AUTHORITY; AND DECLARING AN EMERGENCY.

### MINUTES of April 15, 2024

#### APPOINTMENTS

There are none this meeting.

#### REPORTS OF STANDING COMMITTEES

Finance  
Service  
Capital Improvements

#### REPORTS FROM CITY OFFICIALS

**City Auditor, Ryan T. Bubb** – Operating report for period ending April 30, 2024

#### COMMUNICATIONS

**Ohio Division of Liquor Control** - New Liquor Permit Application Short and Stout Mobile Bar LLC., DBA MNCHS, 56 W. Main St., Newark, OH 43055

**Ohio Division of Liquor Control** – Transfer application from C&C Properties LLC, dba Jugz, 420 W. Main St. and Patios, Newark, OH 43055 to Crosswhite Properties LLC dba Jugz, 420 W. Main St. & Patios, Newark, OH 43055

**Letter from Ruthanne and Bill Isenhardt** regarding rainwater runoff at the confluence of Krebs Dr. and Pleasant Valley Dr.

### **PUBLIC HEARING**

**24-01** AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 326 BELLE VISTA AVENUE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-191040-00.000 AND PARCEL TAX ID #054-191046-00.000 FROM THAT OF SINGLE-FAMILY RESIDENCES - RH - HIGH DENSITY DISTRICT TO MFR - MULTI-FAMILY RESIDENCE DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO

A Public Hearing was held by the City of Newark Planning Commission on Tuesday, March 12, 2024. Upon consideration of the information presented, the following actions are recommended:

1. The zoning classification for the parcel at 326 Belle Vista Ave. shall remain Single-Family Residence, RH – High Density District. Ordinance 24-01 is not recommended for passage and approval by Council.

### **COMMENTS FROM CITIZENS**

#### **ORDINANCES ON SECOND READING**

**24-14** AN ORDINANCE VACATING PORTIONS OF A FOURTEEN (14) FOOT WIDE ALLEYS AS SHOWN ON THE PLAT OF LEWIS EVAN’S ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 161 OF THE LICKING COUNTY PLAT RECORDS; SAID ALLEYS ARE LOCATED WEST OF VINE STREET, NORTH OF STATE ROUTE 16.

#### **ORDINANCES ON FIRST READING**

**24-15** AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 417 GARFIELD AVENUE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID# 054-196872-00.000, FROM THAT OF SINGLE-FAMILY RESIDENCE RH – HIGH DENSITY DISTRICT TO TFR – TWO-FAMILY RESIDENCE DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

#### **RESOLUTIONS ON SECOND READING**

**24-30** A RESOLUTION AUTHORIZING AND DIRECTING THE DIRECTOR OF PUBLIC SERVICE OF THE CITY OF NEWARK, OHIO TO PROCEED WITH THE STEPS NECESSARY TO RENAME TOWNE COMMONS PARK AKA FRONT STREET PARK AKA EASY STREET PARK, PARCEL NO. 054-258866-00.000 AS HOPE PARK.

**24-32** A RESOLUTION AUTHORIZING AND DIRECTING THE DIRECTOR OF PUBLIC SERVICE OF THE CITY OF NEWARK, OHIO TO APPLY FOR, ACCEPT AND ENTER INTO A WATER SUPPLY REVOLVING LOAN ACCOUNT AGREEMENT ON BEHALF OF THE CITY OF NEWARK FOR PLANNING, DESIGN AND/OR CONSTRUCTION OF LEAD SERVICE LINE REPLACEMENT PROJECT #5 AND DESIGNATING A DEDICATED REPAYMENT SOURCE FOR THE LOAN.

**RESOLUTIONS ON FIRST READING**

**24-35** A RESOLUTION AUTHORIZING AND DIRECTING THE DIRECTOR OF PUBLIC SERVICE FOR THE CITY OF NEWARK, OHIO, TO NEGOTIATE AND ENTER INTO A LEASE PURCHASE AGREEMENT WITHOUT COMPETITIVE BIDDING WITH PARK NATIONAL BANK FOR THE LEASE-PURCHASE OF TWO (2) VEHICLES.

**24-36** APPROPRIATING MONIES FOR THE CURRENT EXPENSES OF THE MUNICIPAL CORPORATION

**24-37 Exp** APPROPRIATING MONIES FOR THE CURRENT EXPENSES OF THE MUNICIPAL CORPORATION

**24-38** A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR OF THE CITY OF NEWARK AND NEWARK DEVELOPMENT PARTNERS TO PREPARE AND SUBMIT AN APPLICATION TO THE OHIO HISTORY CONNECTION STATE HISTORIC PRESERVATION OFFICE 2024 CERTIFIED LOCAL GOVERNMENT GRANT.

**24-39** A RESOLUTION AUTHORIZING AND DIRECTING THE DIRECTOR OF PUBLIC SERVICE FOR THE CITY OF NEWARK, OHIO, TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF HEATH AND THE LICKING COUNTY TRANSPORTATION IMPROVEMENT DISTRICT FOR PHASE ONE OF THE THORNWOOD DRIVE-FAYE ROAD INTERSECTION IMPROVEMENTS PROJECT

**24-40** A RESOLUTION AUTHORIZING AND DIRECTING THE DIRECTOR OF PUBLIC SERVICE FOR THE CITY OF NEWARK, OHIO, TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE LICKING COUNTY TRANSPORTATION IMPROVEMENT DISTRICT, THE BOARD OF COUNTY COMMISSIONERS OF LICKING COUNTY, AND THE CITY OF HEATH FOR THE CONSTRUCTION OF CERTAIN IMPROVEMENTS TO THORNWOOD DRIVE KNOWN AS THE THORNWOOD DRIVE PROJECT

**COMMENTS FROM CITIZENS**

**MISCELLANEOUS**

**ADJOURNMENT**



BY \_\_\_\_\_

A RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO ENTER INTO TWO CONTRACTS CREATING OPTIONS FOR THE CITY OF NEWARK TO PURCHASE CERTAIN PARCELS OF REAL PROPERTY WITHIN THE CITY OF NEWARK, LICKING COUNTY, OHIO; AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO EXECUTE A PETITION TO ESTABLISH A NEW COMMUNITY AUTHORITY; AND DECLARING AN EMERGENCY.

WHEREAS, the City of Newark, Ohio (the "City"), Newark Development Partners and NDP-West Church, LLC have been working together to assist the City with establishing a new community authority and a new community development program for the purposes of encouraging and supporting well-balanced and diversified land use patterns on certain parcels of real property within the territory of the City, including facilities for the conduct of industrial, commercial, residential, cultural, educational, and recreational activities, all as described in Revised Code Chapter 349; and

WHEREAS, in order to establish such a new community authority and a new community development program over those parcels of real property, the City must be considered a "developer" within the meaning of Revised Code Section 349.01(E) and submit a petition to form the same to the City Council of the City as the organizational board of commissioners pursuant to Revised Code Section 349.01(F); and

WHEREAS, under Revised Code Section 349.01(E), a "developer" means any person, organized for carrying out a new community development program who owns or controls, through leases of at least seventy-five years' duration, options, or contracts to purchase, the land within a new community district, or any municipal corporation, township, county, or port authority that owns the land within a new community district, or has the ability to acquire such land, either by voluntary acquisition or condemnation in order to eliminate slum, blighted, and deteriorated or deteriorating areas and to prevent the recurrence thereof; and

WHEREAS, Newark Development Partners and NDP-West Church, LLC are the current owners of record of certain parcels of real property that each entity desires to include within the new community authority and new community development program; and

WHEREAS, Newark Development Partners and NDP-West Church, LLC desire to voluntarily enter in contracts with the City to provide options for the City to purchase certain parcels of real property owned by each entity in order to include those parcels within the new community authority and new community development program; and

WHEREAS, if there the City does not enter into such option contracts, the City will be unable to include such parcels within its petition as the initial property that will form the new community authority and new community development program; and

WHEREAS, such option contracts must be executed on or before May 16, 2024 and therefore this Resolution must be effective ahead of that date to ensure the timely submission by the City of the petition to create the new community authority and the new community development program; and

WHEREAS, the Service Committee of the Newark City Council has considered this matter and forwards the same to the full Council for its consideration.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING AND STATE OF OHIO, THAT:

SECTION 1: The Director of Public Service is hereby authorized and directed to enter into and execute an option contract for the right to purchase two parcels of real property from Newark Development Partners in order to include the parcels within the initial property that forms the City's proposed new community authority and new community development program.

SECTION 2: The Director of Public Service is hereby authorized and directed to enter into and execute an option contract for the right to purchase a parcel of real property from NDP-West Church, LLC in order to include the parcel within the initial property that forms the City's proposed new community authority and new community development program.

SECTION 3: The Director of Public Service is hereby authorized and directed to execute the petition to establish the proposed new community authority and new community development program and to file such petition with the Clerk of City Council.

SECTION 4: This Resolution shall become effective immediately for the reasons as set forth herein and to protect the public peace, health, safety or welfare pursuant to Article 4.07 of the Charter of the City of Newark, Ohio.

Adopted this 6th day of May, 2024.

\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_  
CLERK OF COUNCIL

DATE FILED WITH MAYOR: \_\_\_\_\_

DATE APPROVED BY MAYOR: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

FORM APPROVED:

\_\_\_\_\_  
DIRECTOR OF LAW

Prepared by the Office of the Director of Law

REAL ESTATE PURCHASE OPTION CONTRACT

This Option Contract (the "Option") is entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 2024, (the "Effective Date") by and between the City of Newark, Ohio, an Ohio municipal corporation (the "Buyer"), as the developer of the intended Newark Downtown New Community Authority pursuant to Ohio Revised Code Chapter 349, and NDP-West Church, LLC, a domestic limited liability company (the "Seller").

WITNESSETH THAT:

In consideration of the sum of [One Dollar] (\$[1.00]), the receipt and sufficiency of which are hereby acknowledged, Seller hereby gives and grants to Buyer the exclusive and irrevocable right and option to purchase that certain real property, Parcel No. 054-201900-00.000, consisting of 0.05± acres together with all appurtenances thereunto belonging, located in the City of Newark, Ohio as more fully described in **Exhibit A** attached hereto and incorporated herein by reference (the "Real Estate"), at any time after the Effective Date of this Option until the earlier of (a) one hundred eighty (180) calendar days after the Effective Date of this Option, (b) one hundred eighty (180) calendar days after the date that the City Council of the City of Newark, Ohio approves the creation of the Newark Downtown New Community Authority (the "Authority"), or (c) the date on which the Buyer elects to terminate this Option in a writing signed by the Buyer (the foregoing period is hereinafter referred to as the "Term of this Option"), upon the following terms and conditions:

1. PURCHASE PRICE: The total purchase price for the Real Estate shall be [One Hundred] Dollars (\$[100.00]) (the "Purchase Price").

2. EXERCISE OF OPTION: The Option granted herein may be exercised by Buyer by giving Seller written notice of such exercise at any time during the Term of this Option (the "Exercise").

3. DEED: Seller shall convey to Buyer a good and marketable title in fee simple to the Real Estate by transferable and recordable general warranty deed.

4. CLOSING AND POSSESSION: The purchase and sale of the Real Estate as provided in this Option shall be closed within ninety (90) days of the date of the Exercise of this Option by Buyer at such time and place as Buyer shall designate (the "Closing").

5. TAXES AND ASSESSMENTS: Seller shall pay all delinquent real estate taxes, including penalties and interest, and shall pay or credit on the Purchase Price all special assessments now a lien, both current and reassessed and whether due, or to become due and not yet payable, and all agricultural use tax recoupment for years through the year of closing. Seller shall pay or credit on the Purchase Price all real estate taxes for years prior to the closing, and a portion of such taxes for the year of closing, prorated through the date of Closing. Proration of undetermined taxes shall be based on a 365-day year and on the most recent available tax rate and valuation giving effect to applicable exemptions, recently voted millage, change in valuation, etc., whether or not officially certified to the appropriate County Officials as of that date, and the

amounts so computed shall be adjusted within thirty (30) days after the actual tax amounts are available for the year of the Closing.

6. SELLER'S REPRESENTATIONS AND WARRANTIES: Seller makes the following representations and warranties to the best of Seller's knowledge and belief for the purpose of inducing Buyer to enter into this Option:

(a) Seller has no knowledge of any off-record or undisclosed legal or equitable interest in the Real Estate owned or claimed by any other person, firm, corporation, partnership, trust, individual or business entity, other than any such interests previously disclosed to Buyer.

(b) Seller and the individual signing this Option on behalf of Seller have full power and authority to enter into this Option and to perform the transaction contemplated hereby.

(c) Seller has no knowledge of any encroachments on the Real Estate, except any encroachments previously disclosed in writing to Buyer.

(d) There are no actions, suits, or proceedings pending or threatened against Seller with relation to the Real Estate or affecting any of Seller's rights with relation to the Real Estate, at law or in equity or before any federal, state, municipal, or other governmental agency or instrumentality, nor is Seller aware of any facts which to its knowledge would be likely to result in any such action, suit, or proceeding.

All representations and warranties of Seller contained in this Option, whether in this paragraph 6 or elsewhere, shall be true at the date of Closing as though such representations and warranties were made at such time, and Seller shall execute and deliver to Buyer an affidavit upon Closing certifying that all of the representations and warranties made in this Option are true and accurate as of that date.

7. NO BROKER'S COMMISSIONS: Seller and Buyer each represent to the other that they have no knowledge of any agreement, understanding or fact which would entitle any person, firm or corporation to a real estate fee or commission.

8. CONVEYANCE FEE: On the date of Closing, Buyer shall pay all local or state transfer taxes and conveyance fees, if any, required for the transfer of the Real Estate by Seller to Buyer.

9. ACKNOWLEDGMENT OF NEW COMMUNITY AUTHORITY; OBLIGATION TO RECORD DECLARATION: Seller acknowledges that the Real Estate is to be included in Buyer's Petition for Establishment of the Newark Downtown New Community Authority as a New Community Authority under Chapter 349 of the Ohio Revised Code. Seller further acknowledges that the Real Estate, as of the Effective Date of this Contract, is "under the control" of the Buyer as that term is used in Chapter 349 of the Ohio Revised Code and agrees to

subject the Real Estate to any community development charges in the amounts to be set forth in a certain declaration of covenants and restrictions with respect to the property within the boundaries of the Authority, including the Real Estate, and as determined by the Authority from time to time, which Seller agrees, regardless of whether this Option is exercised by Buyer, to record on the Real Estate at the request of the Buyer.

10. NOTICES: Whenever in this Option it shall be required or permitted that notice be given or served by either party hereto on the other, such notice shall be in writing and shall be deemed served when either delivered in person by the serving party or by courier to the following designated agents for that purpose, or deposited in the United States Mail, by certified or registered mail, postage prepaid, addressed to the party to be notified, with return receipt requested. Any notice to be served on Seller shall be addressed as follows:

NDP-West Church, LLC  
P.O. Box 4532  
Newark, Ohio 43058  
Attention: Newark Development Partners

or such other address as Seller may hereinafter designate by written notice to Buyer. Any notice to be served on Buyer shall be addressed as follows:

City of Newark, Ohio  
40 West Main Street  
Newark, Ohio 43055  
Attention: Law Director

With a Copy To:

Bricker Graydon LLP  
100 South Third Street  
Columbus, Ohio 43215  
Attention: J. Caleb Bell, Esq.

or such other address as Buyer may hereinafter designate by written notice to Seller.

11. NO MERGER: All warranties, representations and covenants contained herein shall survive the Closing of the purchase and sale of the Real Estate, and shall not be deemed to have merged with the deed of conveyance in this transaction.

12. SUCCESSORS AND ASSIGNS: The terms of this Option shall inure to the benefit of and be binding upon the respective successors and assigns of the parties hereto.

13. ENTIRE AGREEMENT: This Option embodies the entire agreement between Seller and Buyer and shall not be modified, changed or altered in any respect, except in writing, executed in the same manner as this Option by Buyer and Seller.

14. DUPLICATE ORIGINALS: This Option may be executed in one or more counterparts, each of which shall be deemed a duplicate original and all of them shall constitute one and the same Option; provided, that, it shall only be necessary to produce one duplicate of such Option for proof.

15. RECORDATION: Neither Seller nor Buyer shall record a copy of this Option in the Licking County Recorder's Office.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Buyer and Seller have executed or caused this Option to be executed as of the Effective Date written above.

BUYER:

CITY OF NEWARK, OHIO,  
an Ohio municipal corporation

By: \_\_\_\_\_

Name: David Rhodes

Title: Director of Public Service

SELLER:

NDP-WEST CHURCH, LLC,  
a domestic limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

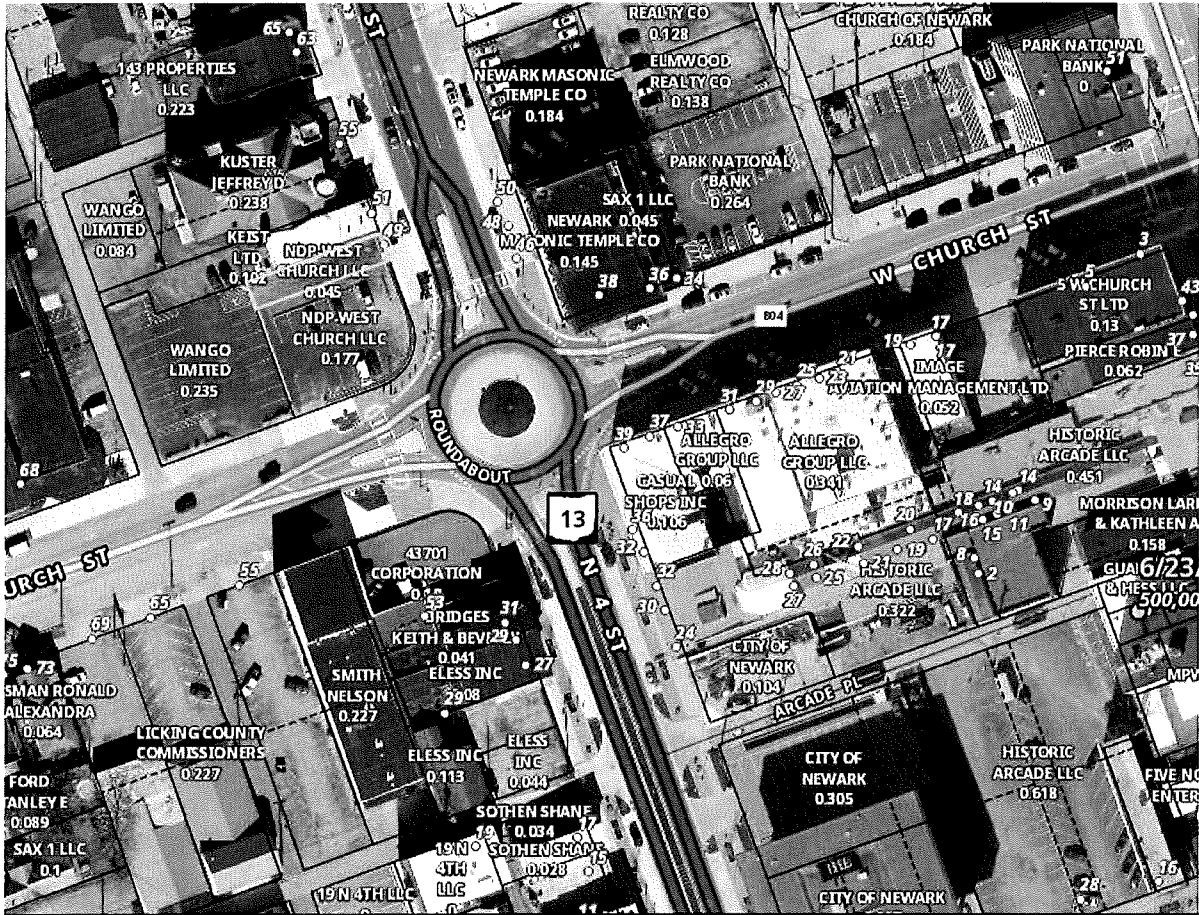
Title: \_\_\_\_\_



EXHIBIT A

The District shall include the following Parcel in the City of Newark identified by the Licking County Auditor for tax year 2023, including as the parcel may be split or combined from time to time:

Parcel No. 054-201900-00.000



## REAL ESTATE PURCHASE OPTION CONTRACT

This Option Contract (the "Option") is entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 2024, (the "Effective Date") by and between the City of Newark, Ohio, an Ohio municipal corporation (the "Buyer"), as the developer of the intended Newark Downtown New Community Authority pursuant to Ohio Revised Code Chapter 349, and Newark Development Partners, an Ohio non-profit community improvement corporation, (the "Seller").

### WITNESSETH THAT:

In consideration of the sum of [One Dollar] (\$[1.00]), the receipt and sufficiency of which are hereby acknowledged, Seller hereby gives and grants to Buyer the exclusive and irrevocable right and option to purchase that certain real property, Parcels No. 054-202986-00.000 and 054-202992-00.000, consisting of 0.90± acres together with all appurtenances thereunto belonging, located in the City of Newark, Ohio as more fully described in **Exhibit A** attached hereto and incorporated herein by reference (the "Real Estate"), at any time after the Effective Date of this Option until the earlier of (a) one hundred eighty (180) calendar days after the Effective Date of this Option, (b) one hundred eighty (180) calendar days after the date that the City Council of the City of Newark, Ohio approves the creation of the Newark Downtown New Community Authority (the "Authority"), or (c) the date on which the Buyer elects to terminate this Option in a writing signed by the Buyer (the foregoing period is hereinafter referred to as the "Term of this Option"), upon the following terms and conditions:

1. **PURCHASE PRICE:** The total purchase price for the Real Estate shall be [One Hundred] Dollars (\$[100.00]) (the "Purchase Price").

2. **EXERCISE OF OPTION:** The Option granted herein may be exercised by Buyer by giving Seller written notice of such exercise at any time during the Term of this Option (the "Exercise").

3. **DEED:** Seller shall convey to Buyer a good and marketable title in fee simple to the Real Estate by transferable and recordable general warranty deed.

4. **CLOSING AND POSSESSION:** The purchase and sale of the Real Estate as provided in this Option shall be closed within ninety (90) days of the date of the Exercise of this Option by Buyer at such time and place as Buyer shall designate (the "Closing").

5. **TAXES AND ASSESSMENTS:** Seller shall pay all delinquent real estate taxes, including penalties and interest, and shall pay or credit on the Purchase Price all special assessments now a lien, both current and reassessed and whether due, or to become due and not yet payable, and all agricultural use tax recoupment for years through the year of closing. Seller shall pay or credit on the Purchase Price all real estate taxes for years prior to the closing, and a portion of such taxes for the year of closing, prorated through the date of Closing. Proration of undetermined taxes shall be based on a 365-day year and on the most recent available tax rate and valuation giving effect to applicable exemptions, recently voted millage, change in valuation, etc., whether or not officially certified to the appropriate County Officials as of that date, and the

amounts so computed shall be adjusted within thirty (30) days after the actual tax amounts are available for the year of the Closing.

6. SELLER'S REPRESENTATIONS AND WARRANTIES: Seller makes the following representations and warranties to the best of Seller's knowledge and belief for the purpose of inducing Buyer to enter into this Option:

(a) Seller has no knowledge of any off-record or undisclosed legal or equitable interest in the Real Estate owned or claimed by any other person, firm, corporation, partnership, trust, individual or business entity, other than any such interests previously disclosed to Buyer.

(b) Seller and the individual signing this Option on behalf of Seller have full power and authority to enter into this Option and to perform the transaction contemplated hereby.

(c) Seller has no knowledge of any encroachments on the Real Estate, except any encroachments previously disclosed in writing to Buyer.

(d) There are no actions, suits, or proceedings pending or threatened against Seller with relation to the Real Estate or affecting any of Seller's rights with relation to the Real Estate, at law or in equity or before any federal, state, municipal, or other governmental agency or instrumentality, nor is Seller aware of any facts which to its knowledge would be likely to result in any such action, suit, or proceeding.

All representations and warranties of Seller contained in this Option, whether in this paragraph 6 or elsewhere, shall be true at the date of Closing as though such representations and warranties were made at such time, and Seller shall execute and deliver to Buyer an affidavit upon Closing certifying that all of the representations and warranties made in this Option are true and accurate as of that date.

7. NO BROKER'S COMMISSIONS: Seller and Buyer each represent to the other that they have no knowledge of any agreement, understanding or fact which would entitle any person, firm or corporation to a real estate fee or commission.

8. CONVEYANCE FEE: On the date of Closing, Buyer shall pay all local or state transfer taxes and conveyance fees, if any, required for the transfer of the Real Estate by Seller to Buyer.

9. ACKNOWLEDGMENT OF NEW COMMUNITY AUTHORITY; OBLIGATION TO RECORD DECLARATION: Seller acknowledges that the Real Estate is to be included in Buyer's Petition for Establishment of the Newark Downtown New Community Authority as a New Community Authority under Chapter 349 of the Ohio Revised Code. Seller further acknowledges that the Real Estate, as of the Effective Date of this Contract, is "under the control" of the Buyer as that term is used in Chapter 349 of the Ohio Revised Code and agrees to

subject the Real Estate to any community development charges in the amounts to be set forth in a certain declaration of covenants and restrictions with respect to the property within the boundaries of the Authority, including the Real Estate, and as determined by the Authority from time to time, which Seller agrees, regardless of whether this Option is exercised by Buyer, to record on the Real Estate at the request of the Buyer.

10. NOTICES: Whenever in this Option it shall be required or permitted that notice be given or served by either party hereto on the other, such notice shall be in writing and shall be deemed served when either delivered in person by the serving party or by courier to the following designated agents for that purpose, or deposited in the United States Mail, by certified or registered mail, postage prepaid, addressed to the party to be notified, with return receipt requested. Any notice to be served on Seller shall be addressed as follows:

Newark Development Partners  
P.O. Box 4532  
Newark, Ohio 43058  
Attention: Executive Director

or such other address as Seller may hereinafter designate by written notice to Buyer. Any notice to be served on Buyer shall be addressed as follows:

City of Newark, Ohio  
40 West Main Street  
Newark, Ohio 43055  
Attention: Law Director

With a Copy To:

Bricker Graydon LLP  
100 South Third Street  
Columbus, Ohio 43215  
Attention: J. Caleb Bell, Esq.

or such other address as Buyer may hereinafter designate by written notice to Seller.

11. NO MERGER: All warranties, representations and covenants contained herein shall survive the Closing of the purchase and sale of the Real Estate, and shall not be deemed to have merged with the deed of conveyance in this transaction.

12. SUCCESSORS AND ASSIGNS: The terms of this Option shall inure to the benefit of and be binding upon the respective successors and assigns of the parties hereto.

13. ENTIRE AGREEMENT: This Option embodies the entire agreement between Seller and Buyer and shall not be modified, changed or altered in any respect, except in writing, executed in the same manner as this Option by Buyer and Seller.

14. DUPLICATE ORIGINALS: This Option may be executed in one or more counterparts, each of which shall be deemed a duplicate original and all of them shall constitute one and the same Option; provided, that, it shall only be necessary to produce one duplicate of such Option for proof.

15. RECORDATION: Neither Seller nor Buyer shall record a copy of this Option in the Licking County Recorder's Office.

IN WITNESS WHEREOF, Buyer and Seller have executed or caused this Option to be executed as of the Effective Date written above.

BUYER:

CITY OF NEWARK, OHIO,  
an Ohio municipal corporation

By: \_\_\_\_\_

Name: David Rhodes

Title: Director of Public Service

SELLER:

NEWARK DEVELOPMENT PARTNERS,  
an Ohio non-profit community improvement corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

[Signature Page to NDP Option Contract]

EXHIBIT A

The District shall include the following parcels in the City of Newark identified by the Licking County Auditor for tax year 2023, including as the parcels may be split or combined from time to time:

Parcels No. 054-202986-00.000 and 054-202992-00.000



BEFORE THE CITY COUNCIL OF THE CITY OF NEWARK, OHIO

PETITION FOR ESTABLISHMENT OF THE  
NEWARK DOWNTOWN NEW COMMUNITY  
AUTHORITY AS A NEW COMMUNITY  
AUTHORITY UNDER OHIO REVISED CODE  
CHAPTER 349

Submitted by:

CITY OF NEWARK, OHIO

As the developer pursuant to  
Ohio Revised Code Section 349.01(E)



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**BEFORE THE CITY COUNCIL OF THE CITY OF NEWARK, OHIO**

**PETITION FOR ESTABLISHMENT OF  
THE NEWARK DOWNTOWN NEW COMMUNITY  
AUTHORITY  
AS A NEW COMMUNITY AUTHORITY UNDER  
OHIO REVISED CODE CHAPTER 349**

Pursuant to Ohio Revised Code Chapter 349 (the “Act”), the City of Newark, Ohio (the “City”), in its capacity as a “developer” as defined in Ohio Revised Code Section (“R.C.”) 349.01(E), hereby makes and files this petition (the “Petition”) with the City Council (the “City Council”) of the City of Newark, Ohio (the “City”), as the organizational board of commissioners under R.C. 349.01(F), in order to initiate proceedings for the establishment of a new community authority (the “Authority”) and the new community district described in Section 3 below (the “District”).

The City further states as follows:

Section 1. Name of the Proposed Authority

The Authority shall be named the “Newark Downtown New Community Authority.”

Section 2. Principal Office of the Proposed Authority

The principal office of the Authority shall be located at 40 West Main Street, Newark, Ohio 43055, Attention: Mayor until such time as the board of trustees of the Authority determines another location for the principal office of the Authority.

Section 3. Map; Full and Accurate Description of the Proposed District

A full and accurate description of the initial boundaries of the District is attached hereto in the form of a map as Exhibit A (the “Initial Property”), and the description for the parcel comprising the District is attached hereto as Exhibit B. The territory of the District is wholly located within the municipal boundaries of the City. As indicated in the map, because of the location of the District within the central business district of the City, all of the real property comprising the District is developable as one functionally interrelated community. All of the real property comprising the Initial Property is owned by or under control through leases of at least seventy-five years’ duration, options, or contracts to purchase by the City.

This Petition seeks the establishment of the Authority and the District with respect to the Initial Property. Pursuant to R.C. 349.03(B), the City intends that the District will from time to time add additional territory (collectively, the “Additional Properties”) to further the purposes of the Authority as set forth in this Petition.

Section 4. Zoning for the Proposed District

The District lies within the zoning jurisdiction of the City. The current plans for the development of the proposed District comply with the City's Zoning Code, as adopted by Ordinance No. 08-33, adopted by the City Council on May 4, 2009, and as the same may be amended from time to time, a copy of which is attached hereto as Exhibit C. The City will pursue, from time to time, the addition of Additional Properties to the District, subject to City Council approval, so long as such Additional Properties are consistent with the development standards and other requirements established by the City with respect to the District, including the terms hereof.

Section 5. Current Plans for the Development of the Proposed District

The current plans for the development of the proposed District, indicating the proposed "new community development program," as defined in the Act, are provided below and in certain Exhibits attached to this Petition (collectively, the "Development Program").

The Development Program outlines the general program for the development of the District, and includes (a) the land acquisition and land development activities to be undertaken within the area including the District, (b) the acquisition, construction, operation, and maintenance of community facilities and other public infrastructure improvements for the District (the "Community Facilities"), (c) the provision of District services to be undertaken by, or on behalf of, the Authority, which services may be provided in cooperation with one or more other governmental entities or agencies, (d) the proposed method of financing such Community Facilities and District services, (e) the projected total employment within the District, and (f) the projected total population of the District.

Projected development of the District, including the Additional Properties, is set forth in Exhibit E attached hereto. Development will assist the City with diversifying and densifying the downtown area by adding commercial, residential and retail options to make the District a destination location within the City. Additionally, projected development within the District will be utilized to enhance the quality of roadways, infrastructure, and other City-provided amenities for the benefit of all residents and users of real property within the District.

- a. Development Program, Including Land Acquisition and Land Development. The Development Program contemplates that the Authority may undertake plans for the acquisition of real property and interests in real property and the direct development of the District in accordance with the Development Program, including, without limitation (i) the acquisition of fee interests, easements, rights-of-way, licenses, leases and similar property interests necessary to complete the Community Facilities, including such interests which may be provided to the City or other governmental entities or agencies in support of the Development Program; and (ii) the acquisition of real property and interests in real property to be provided to the City or other governmental entities or agencies in support of the Development Program.

- b. Plan for Community Facilities. The Community Development Charge, as defined in this Petition and as may be further defined in subsequent amendments to this Petition, will be used to pay (i) costs of acquiring, constructing, and improving Community Facilities, (ii) costs of land acquisition, and (iii) costs of land development, all in order to support the anticipated rapid growth of the District, including the Additional Properties. The Community Facilities shall include all real property, buildings, structures, or other facilities, including related fixtures, equipment, and furnishings, to be owned, operated, financed, constructed, and maintained under the Act. As provided in the Act, the Community Facilities consist generally of (a) any real property, buildings, structures, or other facilities, including related fixtures, equipment, and furnishings, to be owned, operated, financed, constructed, and maintained, including public, community, City, neighborhood, or town buildings, centers and plazas, auditoriums, day care centers, recreation halls, educational facilities, health care facilities including hospital facilities as defined in the Act, telecommunications facilities, including all facilities necessary to provide telecommunications service as defined in the Act, recreational facilities, natural resource facilities, including parks and other open space land, lakes and streams, cultural facilities, community streets and off-street parking facilities, pathway and bikeway systems, pedestrian underpasses and overpasses, lighting facilities, design amenities, or other community facilities, and buildings needed in connection with water supply or sewage disposal installations, or energy facilities including those for renewable or sustainable energy sources, and steam, gas, or electric lines or installation; and (b) any community facilities that are owned, operated, financed, constructed, or maintained for, relating to, or in furtherance of community activities.

Specifically, it is presently anticipated that the Community Facilities will include the facilities described in Exhibit D attached hereto. The City anticipates that all Community Facilities will be owned by the City, the Authority, or another governmental entity.

- c. Provision of District Services. Pursuant to the Act, the Authority is authorized to provide services within the District, including, but not limited to, landscaping, street and sidewalk cleaning and maintenance, maintenance of parking facilities, and any other community improvement services. The Authority may determine from time to time to allocate a portion of its budget to the costs of such services. The Authority may cooperate with other governmental entities and agencies as provided in the Act for the provision of District services or otherwise.
- d. Method of Financing. The City proposes to finance the construction of certain of the Community Facilities, the costs of land acquisition, and the costs of land development through the issuance of one or more series of bonds, notes issued in anticipation of the issuance of bonds, or bonds issued to refund such bonds or notes (the “Bonds”), either by the Authority, by the City, by an Ohio port authority, or by one or more governmental entities or agencies in cooperation with the Authority, the City or an Ohio port authority. The Bonds will be secured through the levy and

collection by the Authority of “community development charges,” as defined in the Act (the “Community Development Charges”), that the Authority expects to levy on certain parcels within the District or expects to collect with respect to certain properties or certain activities within the District. The Community Development Charges may be used by the Authority as a source of security for the payment of the annual debt service charges on the Bonds (“Bond Debt Service”). Notwithstanding the foregoing, the City reserves the right, to the extent feasible from time to time, to cause the Authority to pay costs of Community Facilities, land acquisition, land development or District services on a current expense or operating expense basis with user fees, governmental contributions, or other revenue available to the Authority.

- e. Projected Total Employment within the District. The Initial Property does not currently include any employers. However, the City is actively pursuing additional employers as part of the economic development strategies outlined in Exhibit E.
- f. Projected Total Population of the District. The Initial Property is not expected to include any residents; however, the development plan specifically intends to diversify and densify the downtown to add residential development to make the District a destination location within the City.

The 2020 U.S. Bureau of the Census Report estimated a City population of 49,934. The City currently projects that the City will experience sustained population growth during the next decade, to approximately 54,000 residents. The District currently has a population of 0. The projected total population of the District, upon the inclusion of the Additional Properties, is over 250 over the next decade. Depending on annexation patterns, and as is more fully described in Exhibit E, the total population of the District could be as large as 1,000 or more residents. The Community Facilities will be designed to benefit all of these new residents.

#### Section 6. Board of Trustees of the Proposed Authority

The City recommends that the members of the board of trustees of the Authority (the “Board”) be comprised of seven members selected as provided in R.C. 349.04 and as described below:

- a. Appointment of Members of the Board. Initially, the City will appoint all Members of the Board, as follows.
  - i. The City Council, as the organizational board of commissioners under R.C. 349.01(F), shall appoint three citizen members of the Board to represent the interests of present and future residents and employers within the District.
  - ii. The City Council, as the organizational board of commissioners under R.C. 349.01(F), shall appoint one member of the Board to serve as a representative of local government.

- iii. The Mayor, in his or her capacity as the representative of the City as the developer of the District within the meaning of R.C. 349.01(E), shall appoint three members to serve on the Board to represent the City, in its capacity as the developer.
  
- b. Replacement of Members of the Board. As described in Section 5, the projected total population of the District, including any Additional Properties, is somewhat variable as the City grows during the next decade. Therefore, the City in its capacity as developer recommends that the City Council establish an alternative Board replacement process, pursuant to R.C. 349.04, to continue the selection by appointment of Board members, as described in Section 6(a) hereof, until such time as City Council shall determine that the development of the District, including any Additional Properties, is substantially complete.

Section 7. Preliminary Economic Feasibility Analysis for the Proposed Authority

The preliminary economic feasibility analysis is provided below and in certain Exhibits attached to this Petition. The preliminary economic feasibility analysis examines (a) development patterns and demand factors of the area including the District, (b) the location and size for the proposed District, (c) the present and future socio-economic conditions of the area including the District, (d) a description of the public services to be provided with respect to the area including the District, (e) a financial plan with respect to the area including the District, and (f) a description of the City's management capability.

- a. Development Patterns and Demand Factors of District. The current land use of the area within the District includes a parking lot. The proposed future land use of the District will include commercial, residential, retail, and lodging facilities. In addition, the City expects rapid development of the Additional Properties during the next decade, including for residential, commercial, and mixed-use purposes. Demographic and development information related to certain areas within and without the District are attached hereto in Exhibit E.
  
- b. Location and Size of Proposed District. The District is located in the City as more fully shown in Exhibit A and described in Exhibit B. The size of the proposed District is approximately 0.49 acres.
  
- c. Public Services Provision. With respect to the Initial Property: (i) all law enforcement services within the District shall be provided by the Newark Police Department; (ii) all fire and emergency medical services shall be provided by the Newark Fire Department; (iii) roadways and utilities will be provided by the applicable public or utility entities; and (iv) public education services shall be provided by the Newark City School District or the C-TEC of Licking County.
  
- d. Preliminary Economic Feasibility Analysis. A preliminary economic feasibility analysis for development of the District, including the area development pattern

and demand, and present and future socio-economic conditions of the area including the District is attached hereto as Exhibit E.

- e. Financial Plan. A preliminary financial plan for the development and the District is attached hereto as Exhibit F.
- f. Developer's Management Capability. A description of the management capability of the City, in the form of the most recent audit of the City, is attached hereto as Exhibit G.

Section 8. Environmental Statement

The Authority and the City shall comply with all applicable environmental laws and regulations with respect to the District. To the knowledge of the City, the District does not include any conditions qualifying as a recognized environmental condition and no evidence of actual or potential releases of hazardous substances or petroleum products in conjunction with the District.

Section 9. Provisions Regarding This Petition

For the purposes of the establishment of the Authority, the City is the only municipal corporation that can be defined as a "proximate city" with respect to the Authority as that term is defined in R.C. 349.01(M).

Exhibits A, B, C, D, E, F, G, and H attached hereto, are hereby incorporated as part of this Petition.

Words and terms not defined herein shall have the meanings given in R.C. 349.01 unless the context requires a different meaning.

The City, as statutory developer under R.C. 349.01(E), hereby requests the City Council, as the organizational board of commissioners under R.C. 349.01(F), to determine that this Petition complies as to form and substance with the requirements of R.C. 349.03 and further requests that the members of the City Council fix the time and place of a hearing on this Petition for the establishment of the Authority. Pursuant to R.C. 349.03(A), and because the Petition has been executed by the sole "proximate city" within the meaning of that section, such hearing must be held not less than thirty (30) nor more than forty-five (45) days after the filing of this Petition with the Clerk of the City Council.

[Signature Page Follows on Next Page]

This Petition is filed with the Clerk of the City Council of the City of Newark, Ohio on this 16th day of May, 2024.

Respectfully submitted,

**CITY OF NEWARK, OHIO**

By: \_\_\_\_\_

Name: David Rhodes

Title: Director of Public Service

Approved as to form and correctness:

\_\_\_\_\_  
Tricia Moore, Director of Law



**EXHIBIT A**

**MAP OF DISTRICT**

The District appears as the parcel in the City of Newark outlined in yellow, identified by the Licking County Auditor parcel number for tax year 2023, including as the parcel may be split or combined from time to time, listed in Exhibit B:



**EXHIBIT B**

**DESCRIPTION OF REAL PROPERTY COMPRISING DISTRICT**

The District shall include the following parcel in the City of Newark identified by the Licking County Auditor for tax year 2023, including as the parcel may be split or combined from time to time:

054-202032-00.000

**EXHIBIT C**

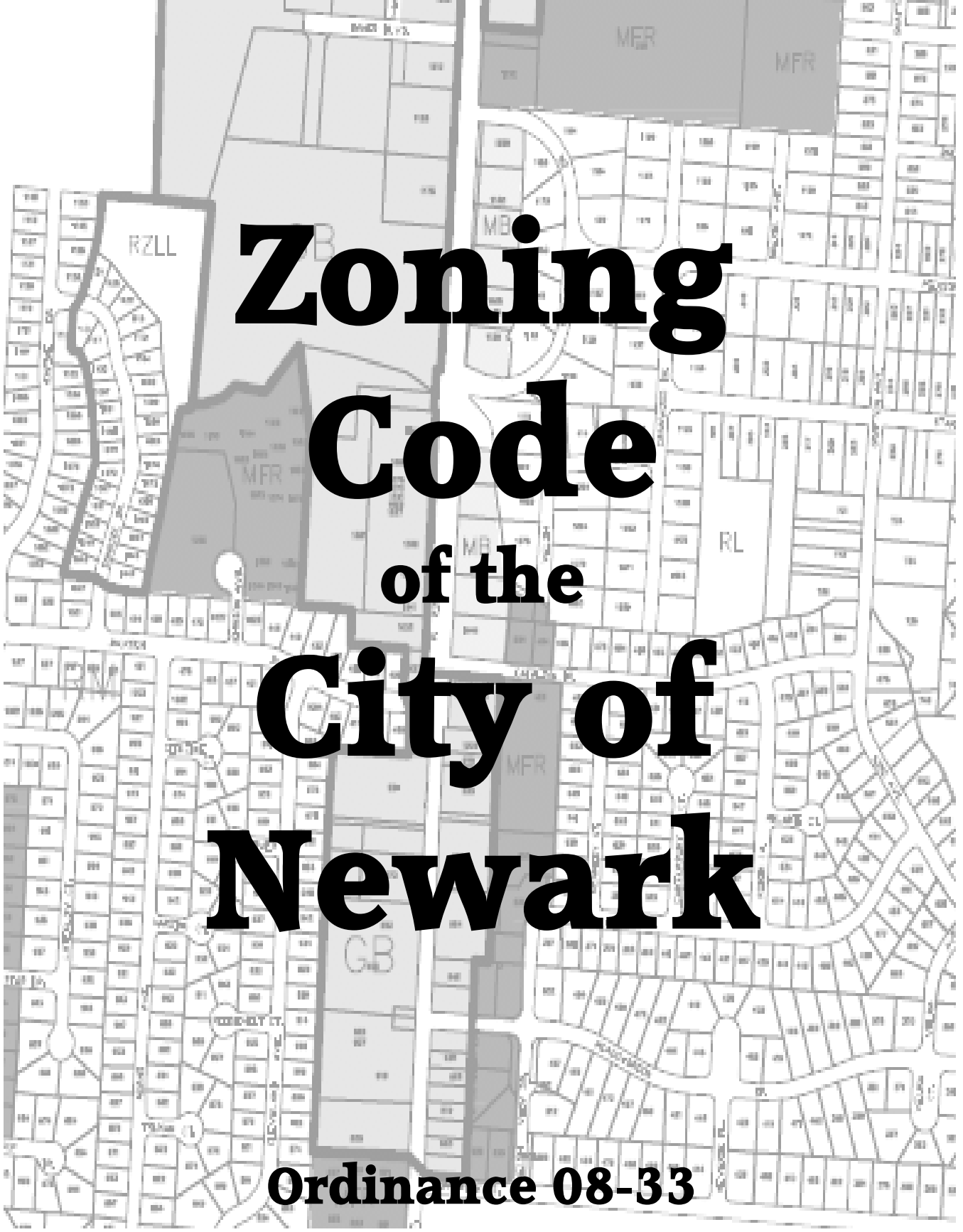
**ZONING FOR DISTRICT**

I hereby certify that the following presents the applicable zoning regulations with respect to the Initial Property, as set forth in the City of Newark Zoning Code, adopted by City Council via Ordinance No. 08-33 on May 4, 2009.

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Clerk of Council  
City of Newark, Ohio

[SEE ATTACHED]



# **Zoning Code of the City of Newark**

**Ordinance 08-33**

ZONING CODE OF THE  
CITY OF NEWARK, OHIO

ORDINANCE 08-33

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ARTICLE 1

TITLE

1.1 NEWARK ZONING CODE

This Code shall be known and may be cited and referred to as the “Zoning Code of Newark, Ohio.”

ARTICLE 2

PURPOSE AND SCOPE

2.1 PREAMBLE

A Code of the City of Newark, Ohio enacted for the purpose of promoting the public health, safety, morals, convenience, order and general welfare; establishing land use classifications, dividing the City into Districts, imposing regulations, restrictions, and prohibitions upon the use and occupancy of real property; limiting the height, area, and bulk of buildings and other structures and providing for yards and other open space about them; establishing standards for performance and design; and, providing for the administration and enforcement thereof.

ARTICLE 3

INTERPRETATION OF STANDARDS

3.1 REQUIREMENTS AS MINIMUM

In their interpretation and application, the provisions of this Code shall be held to be minimum requirements. Wherever this Code imposes a greater restriction than is imposed or required by other provisions of law or by other rules or regulations or Codes, the provisions of this Code shall govern.



ORDINANCE NO:13-05

BY \_\_\_\_\_

*Lloyd Cross Steve Loomis*

**AN ORDINANCE AMENDING ARTICLE 4: DEFINITIONS AND ARTICLE 16: RS SUBURBAN – RL LOW DENSITY – RM MEDIUM DENSITY – RH HIGH DENSITY SINGLE-FAMILY RESIDENCE DISTRICTS OF THE ZONING CODE OF THE CITY OF NEWARK, OHIO**

**WHEREAS**, the City of Newark by and through action of Newark City Council adopting a new Zoning Code on May 5, 2009 with the passage of Ordinance 08-33A; and,

**WHEREAS**, unforeseen circumstances have created a need to revise the existing Zoning Code to address specific issues not previously considered in such Code for the benefit of all and good zoning practice; and,

**WHEREAS**, this matter was considered by the Economic Development Committee of Council at a regularly scheduled meeting thereof and was passed on to Planning Commission for public hearing and recommendation and then to full Council pursuant to Charter Article 4.12.

**NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING AND STATE OF OHIO THAT THE ZONING CODE OF THE CITY OF NEWARK, OHIO IS HEREBY AMENDED TO READ AS SET FORTH HEREIN**

**SECTION 1:** Article 4: DEFINITIONS of the Zoning Code of the City of Newark, Ohio is hereby amended to read as follows:

**ARTICLE 4  
DEFINITIONS**

**BOARDING HOUSE:** A dwelling occupied by the owner where lodging is provided for non-transient persons, with or without meals, for remuneration

**FAMILY:** An individual, two or more persons related by blood or law, or a group of not more than four unrelated persons living together in a dwelling unit. Servants and up to two boarders sharing bathroom and kitchen facilities with a family are part of the family for this code. Family does not include a group of individuals living together in a rooming house.

**SECTION 2:** Article 16: RS SUBURBAN – RL LOW DENSITY – RM MEDIUM DENSITY – RH HIGH DENSITY SINGLE-FAMILY RESIDENCE DISTRICTS is hereby amended to read as follows:

## ARTICLE 4

### DEFINITIONS

INTERPRETATION OF LANGUAGE: Unless the context otherwise requires, the following definitions shall be used in the interpretation and construction of the Code. Words used in the present tense shall include the future; the singular number shall include the plural, and the plural the singular; the word “building” shall include the word “structure”, the word “used” shall include “arranged, designed, constructed, altered, converted, rented, leased” or “intended to be used”. And the word “shall” is mandatory and not discretionary.

ACCESSORY BUILDINGS IN R-DISTRICT – YARD REQUIREMENTS: An accessory building not located in the rear yard shall be an integral part of, or connected with, the principal building to which it is accessory, and shall be so setback as to comply with all yard and court requirements for a principal building.

ACCESS, LEGAL: A lot is considered to have legal access if it fronts on a public right-of-way in a manner sufficient to provide functional emergency vehicle access, or has an easement or license providing functional emergency vehicular access to a public right-of-way.

ACCESSORY USE: A use subordinate but integral to the principal use of a building or land, which is located on the same lot. For example, a laundry facility provided for the residents of an apartment complex.

ACCESSORY STRUCTURE: A structure subordinate to the principal building located on the same lot set and serving a purpose customarily incidental to the use of the principal building. For example, a 10’ x 10’ storage shed for lawn and garden equipment located in the rear yard of a single-family residence.

AGRICULTURE: The use of land for agricultural purposes, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, and animal and poultry husbandry and the necessary accessory uses for packing, treating or storing the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of normal agricultural activities and provided further that the above uses shall not include the commercial feeding of garbage or offal to swine or other animals.

ALLEY OR LANE: A public or private way not more than 30 feet wide affording only secondary access to abutting property.

ANIMAL HOSPITAL: A building or portion thereof used for the accommodation and treatment of animals, which also provides overnight care and kenneling.

APARTMENT: A suite of rooms or a room in a multi-family building arranged and intended for a place of residence of a single family or a group of individuals living together as a single housekeeping unit.

APARTMENT EFFICIENCY: A dwelling unit in a multi-family building, consisting of not more than one habitable room, together with kitchen or kitchenette and sanitary facilities.

ASSISTED LIVING: Any of a variety of health care options, which include a residential component, including nursing homes, rest homes, and convalescent facilities.

ATTACHED STRUCTURES: See STRUCTURES, ATTACHED.

AUTOMOBILE REPAIR, MAJOR: Rebuilding or reconditioning of engines, motor vehicles or trailers; collision services including body, frame, or fender straightening or repair; overall painting or paint shop; as well as regular and routine maintenance on vehicles exceeding a Gross Vehicle Weight Rating (GVWR) of 12,000 lbs.

AUTOMOBILE REPAIR, MINOR: Regular and routine maintenance performed on vehicles rated at a Gross Vehicle Weight Rating (GVWR) of 12,000 lbs or less. For example; oil and lubrication, tune-ups, car washes, tire repair or replacement, mufflers, brakes, and alignment work.

AUTOMOBILE OR TRAILER SALES AREA: An open area, other than a street, used for the display, sale or rental of new or used motor vehicles or trailers in operable condition and where no repair work is done.

AWNING: An architectural projection that provides weather protection, identity or decoration and is wholly supported by the building to which it is attached.

BATHROOM GROUP: A group of fixtures, including or excluding a bidet, consisting of a water closet, lavatory, and bathtub or shower. Such fixtures are located together on the same floor.

BED AND BREAKFAST: A dwelling occupied by the owner where lodging is provided for transient persons with or without meals (For more than four lodgers see hotel/motel. Also see BOARDING HOUSE and ROOMING HOUSE)

BEGINNING OF CONSTRUCTION: The incorporation of labor and material within the walls of the building or buildings. (Requires building permit.)

BOARD: The Board of Zoning Appeals of the City.

BOARDING HOUSE: A dwelling occupied by the owner where lodging is provided for non-transient persons with or without meals. (See ROOMING HOUSE and BED AND BREAKFAST.)

BUILDING: Any structure having a roof supported by columns or walls, used or intended to be used for the shelter or enclosure of persons, animals or property.

BUILDING AREA: The area within and including the surrounding exterior walls.

BUILDING CODE DEPARTMENT: See DIVISION OF CODE ADMINISTRATION.

BUILDING, HEIGHT OF: The vertical distance from the average contact ground level at the front wall of the building to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the mean height level between eaves and ridge for gable, hip or gambrel roofs.

BUILDING LINE: The line/setback beyond which no building or part thereof shall project, except as otherwise provided by this Code.

BUILDABLE LOT AREA: That part of the lot not included within the open areas required by this Code.

CANOPY: An architectural projection that provides weather protection, identity or decoration and is supported by the building to which it is attached and at the outer end by not less than one stanchion.

CARE PROVIDING: The providing of personal care and supervision for children and adults or preschool education on a twenty-four hour basis (Also see DAY CARE.)

CEMETERY: Land used or intended to be used for the burial of the human or animal dead and dedicated for cemetery purposes, including columbarium's, crematories, mausoleums, and mortuaries if operated in connection with, and within the boundaries of, such cemetery.

CITY: The municipal corporation of Newark, Licking County, State of Ohio.

CITY BUILDING INSPECTOR: The Code Administrator of the City of Newark or his/her designee.

CLINIC: A place used for the care, diagnosis and treatment of sick, ailing, infirm and injured persons and those who are in need of medical or surgical attention, but who are not provided with board or room nor kept overnight on the premises.

**CLUB:** A nonprofit association of persons who are bona fide members, paying regular dues, and are organized for some common purpose, but not including a group organized solely or primarily to render a service customarily carried on as a commercial enterprise.

**CLUSTERING:** The process, subject to Planning Commission approval, of exceeding the permitted density of any one acre in a development provided that the overall density of the development conforms to the regulations. As a result of clustering, functional green space shall be created.

**CODE:** The Zoning Code of Newark, Ohio.

**COMMISSION:** The Planning Commission of the City of Newark, Ohio.

**CONDITIONAL USE:** A use permitted when authorized by the Board of Zoning Appeals.

**CONDOMINIUM:** A form of property ownership whereby buildings, or portions of buildings are owned separately, but the land beneath the building(s) is owned commonly on a pro-rata basis by the owners of the buildings. A condominium development is considered as one lot. Roadways and utilities within a condominium development are considered private and shall be maintained by an appropriately created condominium association.

**CONSTRUCTION AND DEMOLITION WASTE:** Unwanted residue resulting from the demolition or construction of any building or other structure, including, but not limited to, roofing, concrete block, plaster, drywall, lumber, structural steel, plumbing fixtures, electrical wiring, heating and ventilation equipment, windows and doors, interior finishing materials including woodwork and cabinets, siding and sheathing and aged railroad ties. "Construction and Demolition Waste" does not include materials identified or listed as solid wastes or hazardous waste pursuant to ORC 3734, pallets, cardboard or plastic containers, yard wastes, white goods, furniture, and clean fill.

**CONSTRUCTION AND DEMOLITION WASTE DISPOSAL FACILITY:** Any site, location, tract of land, installation, or building used for the disposal of construction and demolition waste. This definition does not include a construction site where construction and demolition waste, trees and brush are removed from the construction site are used as fill material, either alone or in conjunction with clean soil, sand, gravel or other clean aggregates, in legitimate fill operations for construction purposes or to bring the site up to a consistent grade.

**COUNCIL:** The City Council of the City of Newark, Ohio.

**COURT:** An open unoccupied and unobstructed space, other than a yard, on the same lot with a building or group of buildings.

**DAY CARE:** The providing of personal care and supervision for children or adults or preschool education on less than a twenty-four hour basis. (Also see CARE PROVIDING.)

**DENSITY:** The number of permitted lots per gross acre in a subdivision platted after the date of this Code. Also, the maximum number of apartments or condominium units per acre.

**DETACHED STRUCTURE:** See STRUCTURES, DETACHED.

**DISPLAY SIGN:** A structure that is arranged, intended, designed or used as an advertisement, announcement or direction, including a sign, billboard and advertising device of any kind.

**DISTRICT:** A portion of the territory of the City of Newark within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this Code.

**DIVISION OF CODE ADMINISTRATION:** The office of the City of Newark charged with the enforcement of the various codes regulating construction within the City of Newark.



DWELLING: Any building or portion thereof designed or used for residential purposes, but not including a tent, cabin, travel trailer, motor home, rooming house, hotel or motel.

DWELLING, ONE FAMILY: A building or portion thereof designed or used for residence purposes by one family or housekeeping unit.

DWELLING, TWO FAMILY: A building or portion thereof designed or used for residence purposes by two families or housekeeping unit.

DWELLING, MULTI-FAMILY: A building or portion thereof designed or used for residence purposes by 3 or more families or housekeeping units.

DWELLING GROUP: A group of two or more detached dwellings located on a parcel of land in one ownership.

DWELLING UNIT: See UNIT, DWELLING.

ESSENTIAL SERVICES: The erection, construction, alteration or maintenance, by public utilities or municipal or other governmental agencies, of underground surface or overhead gas, electrical, steam or water transmission or distribution systems, collection, communication, supply or disposal systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment and accessories in connection therewith; reasonably necessary for the furnishing of adequate service by such utilities or municipal or other governmental agencies or for the public health or safety of general welfare, but not including buildings.

FAMILY: An individual, two or more persons related by blood or law, or a group of not more than four unrelated persons living together in a dwelling unit. Servants and or up to two boarders having common housekeeping facilities with a family are a part of the family for this code. Family does not include a group of individuals living together in a rooming house.

FLOOD WAY: That portion of the flood plain as designated by the Federal Emergency Management Agency in which no building or filling may occur.

FRONTAGE: All the property abutting on one side of a street between intersecting or intersecting streets, or between a street and a right-of-way, waterway, end of a dead-end street, or city boundary measured along the street line. An intersecting street shall determine only the boundary of the frontage on the side of the street, which it intersects. (See Section 6.6 and Article 80)

FRONTAGE – WHERE MEASURED: The frontage of the lot shall be measured along the front property line, but may be modified in the case of curvy-linear streets in accordance with Article 80 of this Code.

GARAGE, PRIVATE: A detached accessory building or a portion of the principal building used by the occupant of the premises customarily for the storage of vehicles or trailers.

GREEN SPACE: An area within a development designed to remain undeveloped and to be used either for recreation or as a natural preserve, or as a buffer between land uses.

GROSS ACRE: Used in calculating lot density in a subdivision and equals total acreage of development minus any acreage in the flood way.

HOME BUSINESS: Any service business conducted by a resident occupant with no retail sales and no employees. It is the intent this Code that any such use is of low intensity.

HOSPITAL: A building or portion thereof used for the care, diagnosis and treatment of sick, ailing, infirm and injured persons and those who are in need of medical or surgical attention, who are provided with board or room or kept overnight on the premises including sanitarium.

HOTEL/MOTEL: Any building or portion thereof, with a series of attached, semi-attached, or detached sleeping units for the accommodation of five or more transient guests.

IMPROVED ROAD SURFACE: That portion of the public right-of-way, which has been improved with concrete, asphalt, or gravel and is intended for vehicular traffic.

INDUSTRY: Storage, repair, manufacture, preparation or treatment of any article, substance or commodity.

JUNK: Old or scrap copper, brass, rope, rags, trash, waste, batteries, paper, rubber, iron, steel and other old or scrap ferrous or nonferrous materials, but does not include scrap tires.

JUNK YARD: An establishment or place of business that is maintained or operated for the purpose of storing, keeping, buying or selling junk (also see SALVAGE YARD & SCRAP METAL PROCESSING FACILITY).

KENNEL: Any structure or premises on which five or more dogs over 4 months of age are kept.

KITCHEN: Any room in a building or dwelling unit, which is used for cooking or the preparation of food.

LAND USE PLAN: The long-range plan for the desirable use of land in the City of Newark as officially adopted and as amended from time to time by the Planning Commission; the purpose of such plan is, to serve as a guide in the zoning and progressive changes in the zoning of land to meet the changing needs of the City, in the subdividing and use of undeveloped land, and the acquisition of right-of-way or sites for public purposes including streets, parks, schools and public buildings.

LENGTH OF BUILDING: The horizontal distance in feet, measured between the outer most vertical dimensions of any wall or column that is parallel to the facing of the building

LIVING UNIT: See UNIT, LIVING.

LOADING SPACE: An off-street space or berth on the same lot with a building or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a street, alley or other appropriate means of legal access.

LOT: A piece or parcel of land occupied or intended to be occupied by a principal building or a group of buildings and accessory buildings, or utilized for a principal use and uses accessory thereto, together with such open spaces as required by this Code, and having legal access on a public street.

LOT, CORNER: A lot abutting upon two or more streets at their intersection or upon two parts of the same street, such streets or parts of the same street forming an interior angle of less than 135 degrees. The point of intersection of the street lines is the "corner".

LOT FRONTAGE: See FRONTAGE and FRONTAGE-WHERE MEASURE.

LOT, INTERIOR: A lot other than a corner lot.

LOT, DEPTH: The average horizontal distance between the front and the rear lot lines.

LOT LINES: A line dividing one lot from another, or from a public right-of-way.

LOT LINE, FRONT: The line separating the lot from a public right-of-way.

LOT LINE, REAR: The lot line opposite and most distant from the front lot line.

LOT LINE, SIDE: Any lot line other than a front or rear lot line. A side lot line separating a lot from a street is called a side street lot line. A side lot line separating a lot from another lot or lots is called an interior side lot line.

LOT LINE, STREET OR ALLEY: A lot line separating the lot from a street or alley.

LOT WIDTH: The average width of the lot measured at right angles to its depth.

LOT AREA: The computed area contained within the lot lines.

LOT, THROUGH: A lot having frontage on two parallel or approximately parallel streets.

MINERAL: Any geologic material occurring naturally as a product.

MOTEL: SEE HOTEL/MOTEL

MOTOR HOME: A motor vehicle designed to serve as permanent or temporary living quarters normally used for recreational travel.

MOTOR VEHICLE: A motorized or mechanically powered self propelled wheeled conveyance not running on rails.

NONCONFORMING USE: A building, structure or premises legally existing or used at the time of adoption of this Code, or any amendment thereto, and which does not conform with the use regulations of the district in which located. Any building, structure or premises conforming in respect to use but not in respect to height, area, yards or courts, floor area or distance requirements of more restricted districts or uses, shall not be a nonconforming use.

OBCI DISTRICTS: When used in this Code, OBCI Districts shall include the following districts: LO, GO, LB, MB, HB, GB, LC, GC, DC, LI, GI and similar areas of a PUD.

PROW: see PUBLIC WAY

PARKING AREA, PRIVATE: An open area for the same uses as private garage.

PARKING AREA, PUBLIC: An open area, other than a street or other public way, used for the parking of motor vehicles and available to the public whether for a fee, free or as an accommodation for clients or customers.

PARKING SPACE: A permanently surfaced area either within a structure or public parking area, exclusive of driveways or access drives, for the parking of one motor vehicle.

PROPERTY LINES: See LOT LINES.

PUBLIC WAY: An alley, avenue, boulevard, bridge, channel, ditch, easement, expressway, freeway, highway, land, parkway, right-of-way, or other ways in which the general public or a public entity have a right, or which are dedicated to public use, whether improved or not.

R-DISTRICTS: When used in this Code, R-Districts shall include the following districts RS, RL, RM, RH, RZLL, RMH, SFC, TFR, MFR, MFC, MFH, and the residential areas of a PUD, CD and AD district.

REAR LOT: A lot separated from, with no frontage on, a public right-of-way.

RECYCLABLE HOUSEHOLD MATERIAL: Paper, cardboard, bottles, cans and similar items, but not yard wastes, furniture, appliances, building materials, motor vehicles, motor vehicle parts or similar items.

**RECYCLE COLLECTION POINT:** Location of containers used only for the collection of recyclable household material from non-commercial sources. Open top and top-loading containers are not permitted at a Recycle Collection Point.

**RECYCLE PROCESSING POINT:** Location that has the capability of collecting, transferring, disassembling or breakdown of recyclable household material from commercial or non-commercial sources.

**RECYCLE TRANSFER POINT:** Location that can collect, compress, package, bundle or transfer from one container to another, recyclable household material from a non-commercial source. Disassembly or breakdown of materials or products shall not be permitted at a Recycle Transfer Point. No such inventory storage may remain beyond forty-five days of placement

**RIGHT-OF-WAY:** A strip of land dedicated for use as a public way. In addition to the roadway, it incorporates the curbs, lawn strips, sidewalks, lighting, and drainage facilities, and special features (required by the topography or treatment) including grade separation, landscaped areas, viaducts and bridges.

**ROOMING HOUSE:** A building arranged or occupied for non-transient lodging, with or without meals, where three or more living units are individually rented, leased or provided, with or without access to common areas. The building may or may not be occupied by the owner. (See BOARDING HOUSE and BED AND BREAKFAST.)

**ROOMING UNIT:** See UNIT, ROOMING.

**SALVAGE MOTOR VEHICLE:** Any motor vehicle which is in a wrecked, dismantled or worn out condition, or unfit for operation as a motor vehicle.

**SALVAGE YARD:** Any site, location, tract of land, installation or building where equipment, appliances, motor vehicles, salvage motor vehicles and similar items are dismantled, disassembled, stripped or broken down into smaller components. The small components may be sold onsite or transferred to another site for processing.

**SCHOOL, ELEMENTARY AND HIGH:** An institution of learning which offers instructions in the several branches of learning and study required to be taught in the public schools by the applicable statutes of the State of Ohio. High schools include junior and senior high schools.

**SCRAP METAL:** The following are considered scrap metal: No. 1 copper, No. 2 copper, sheet copper, insulated copper wire, aluminum or copper radiators, red brass, yellow brass, aluminum sheet, aluminum extrusions, cast aluminum, clean aluminum wire, aluminum exteriors, contaminated aluminum, stainless steel, large appliances, miscellaneous steel, sheet irons, lead and electric motors.

**SCRAP METAL PROCESSING FACILITY:** An establishment having facilities for processing iron steel, or nonferrous scrap for sale for remelting purposes.

**SCRAP METAL TRANSFER FACILITY:** Any site, location, tract of land, installation or building that can collect, disassemble, package, bundle or transfer scrap metal from one container to another.

**SCRAP TIRE YARD:** An establishment where scrap tires are collected, temporarily stored, handled, recovered or processed.

**SERVICE DIRECTOR:** The Service Director of the City of Newark.

**SIGN:** See Article 135.

**SLEEPING UNIT:** See UNIT, SLEEPING.

**SOLID WASTE DISPOSAL FACILITY:** Any site, location, tract of land, installation or building used for incineration, composting, sanitary land filling or other approved methods of disposal of solid wastes.

**SOLID WASTE FACILITY:** Any site, location, tract of land, installation or building used for incineration, composting, sanitary land filling or other methods of disposal of solid wastes or if the solid waste consists of scrap tires, for the collection, storage or processing of the solid wastes; for the transfer of solid wastes; for the treatment of solid wastes; for the treatment of infectious wastes; or for the storage, treatment or disposal of hazardous waste.

**SOLID WASTE TRANSFER FACILITY:** Any site, location, tract of land, installation or building that is used or intended to be used primarily for the purpose of transferring solid wastes that were generated off the premises of the facility from vehicles or containers into other vehicles for transportation to a solid waste disposal facility.

**STABLE, COMMERCIAL:** A stable for horses, donkeys, mules or ponies that are let, hired, used or boarded on a commercial basis and for compensation.

**STABLE, PRIVATE:** An accessory building for the keeping of horses, donkeys, mules, or ponies owned by the occupant of the premises and not kept for remuneration, hire or sale.

**STANDARD, PERFORMANCE:** A criterion established in the interest of protecting the public health and safety for the control of noise, odor, smoke, noxious gases and other objectionable or dangerous elements generated by inherent in or incidental to land uses.

**STORY:** That portion of a building, included between the surface of any floor and the surface of the floor next above it; or if there is no floor above it, then the space between the floor and the ceiling next above it.

**STORY ABOVE GRADE:** Any story having its finished floor surface entirely above grade, except that a basement shall be considered as a story above grade where the finished surface of the floor above the basement is:

1. More than six feet above grade plane.
2. More than six feet above the finished ground level for more than 50 percent of the total building perimeter.
3. More than twelve feet above the finished ground level at any point.

**STORY, HALF:** A partial story under a roof, with the top wall plates on at least two exterior walls supporting said roof, are not more than 4 feet above the floor for which they are framed upon.

**STORY, FIRST:** The lowest story or the ground story of any building the floor of which shall not be more than 12 inches below the average contact ground level at the exterior walls of the building; except that any basement or cellar used for residence purposes shall be deemed the first story.

**STREET:** A public way 50 feet or more in width which provides a means of access to an abutting property, or any public way more than 30 feet and less than 50 feet in width provided it existed prior to the enactment of this Code. The term street shall include avenue, drive, circle, road, parkway, boulevard, highway, thoroughfare, or any other similar term.

**STRUCTURE:** A building or anything constructed, the use of which requires permanent location on the ground, or attachment to something having a permanent location on the ground excluding, but not limited to , a pergola, playhouse or doghouse.

**STRUCTURES, ATTACHED:** Two or more structures connected by a minimum of a roof or similar item, which will not allow the passage of snow or rain between the structures.

**STRUCTURES, DETACHED:** Any structure which is independent of any other structure and where there are no architectural features that prevent the passage of rain or snow..

STRUCTURAL ALTERATION: Any change in the structural members of a building, such as walls, columns, beams or girders.

THOROUGHFARE or LONG RANGE TRANSPORTATION PLAN: A plan, or portion thereof, adopted by the Commission, indicating the general location of recommended major thoroughfares, such as arterial and collector routes.

TRAILER: A vehicle designed to be pulled behind a motor vehicle and haul passengers or goods.

TRAVEL TRAILER: A vehicle designed to serve as permanent or temporary living quarters normally drawn by a motor vehicle.

UNIT, DWELLING: A room or group of rooms forming habitable independent facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and a bathroom group.

UNIT, LIVING: A room or group of rooms forming a single habitable space intended to be used for sleeping or living with or without provisions for cooking but without a bathroom group in the unit.

UNIT, ROOMING: A room or group of rooms forming a single habitable space intended to be used for sleeping or living, with no provisions for cooking and with or without a bathroom group.

UNIT, SLEEPING: A room or group of rooms forming a single habitable space intended to be used for sleeping or living with or without provisions for cooking and with or without a bathroom group.

VARIANCE: A variance is a relaxation of the provisions of the Zoning Code, where such variance will not be contrary to the public interest as may be granted after public hearing by the Board in Article 150.

VEHICLE: The term “vehicle” shall include any powered or non-powered vehicle, motor vehicle or trailer.

VETERINARY OFFICES: A place used for the care, diagnosis and treatment of animals, including animals in need of medical or surgical attention, but with no provisions for overnight care or kenneling.

YARD: An open space other than a court, on a lot, not built upon and unobstructed from the ground upward except as otherwise provided in this Code.

YARD, FRONT: A yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and a line parallel thereto on the lot.

YARD, FRONT FOR CORNER LOTS: In the development of corner lots the property owner shall designate which frontage is the front yard, thus establishing the rear and side yards.

YARD, FRONT – HOW MEASURED: The depth shall be measured from the right-of-way line of the existing street on which the lot fronts (the front lot line); provided, however, that if the proposed location of the right-of-way line of such street as established on the Thoroughfare Plan or on the “Official Map of the City of Newark” differs from that of the existing street then the required front yard least depth shall be measured from the right-of-way line of such street as designated on the Thoroughfare Plan of Official Map.

YARD, REAR: A yard extending across the full width of the lot, the depth of which is the minimum distance between the rear lot line and a line parallel thereto on the lot.

YARD, SIDE: A yard extending from the front yard to the rear yard, the width of which is the minimum horizontal distance between the side lot line and a line parallel thereto on the lot.

YARD SIDE, LEAST WIDTH, HOW MEASURED: The width shall be measured from the nearest side lot line and, in case the nearest side lot line is a side street lot line, from the right-of-way line of the existing street; provided, however, that if the street as established on the Thoroughfare Plan or on the “Official Map of the

City of Newark” differs from that of the existing street, then the required side yard least width shall be measured from the right-of-way of such street as designated on the Thoroughfare Plan or Official Map.

ZONING INSPECTOR: The Code Administrator of the City of Newark, or his authorized representatives.

ZONING MAP: The Zoning Map of the City of Newark, together with all amendments subsequently adopted.

ZONING CERTIFICATE OR ZONING PERMIT OR ZONING CERTIFICATE OF PLAN APPROVAL: A document issued by the Zoning Inspector authorizing buildings, structures or uses consistent with the terms of this Code and for the purposes of carrying out and enforcing its provisions.

ARTICLE 5

DISTRICTS AND BOUNDARIES THEREOF

5.1 DIVISION OF CITY INTO DISTRICTS

For the purpose of this Code, the City of Newark is divided into categories of zoning districts. The zoning districts are listed in Section 5.2 below. The various districts are illustrated on the zoning map, which is considered to be a part of this Zoning Code and subject to amendments pursuant to Article 8 hereof.

5.2 DESIGNATION OF DISTRICTS

The districts are designated as follows:

CD	Conservation District
AD	Agricultural District
RS	Suburban Single Family Residential District
RL	Low Density Single Family Residential District
RM	Medium Density Single Family Residential District
RH	High Density Single Family Residential District
SFC	Single Family Condominium
RZLL	Single Family Zero Lot Line District
RMH	Single Family Manufactured Home District
TFR	Two Family Residence District
MFR	Multi Family Residence District
MFC	Multi Family Condominium District
MFH	Multi Family High Rise District
CSI	Church School Institutional District
LO	Limited Office District
GO	General Office District
LB	Limited Intensity Business District
MB	Medium Intensity Business District
HB	High Intensity Business District
GB	General Business District
LC	Limited Commercial District
GC	General Commercial District
DC	Downtown District
LI	Limited Industrial District
GI	General Industrial District
PUD	Planned Unit Development
HD	Historic District

5.3 DISTRICTS AND BOUNDARIES ESTABLISHED

The districts and boundaries thereof are established as shown on the Zoning Map, which map, together with all notations, references, data district boundaries and other information shown thereon shall be part of this Code. The Zoning Map, properly attested, shall be and remain on file in the office of the City Engineer.

5.4 DISTRICT BOUNDARIES

The district boundary lines on the map are generally intended to follow either streets or alleys or lot line; and, where the districts designated on the map are bounded



approximately by such streets, alley or lot lines, the street or alley or lot line shall be construed to be the boundary of the district, unless such boundary is otherwise indicated on the map.

5.5 LOT DIVIDED

Where a single property is divided into more than one district, the district boundary lines shall be established by either the detailed zoning map in the office of the Newark City Engineer or by a written description attached there to.

5.6 UNCERTAINTY AS TO BOUNDARIES OR TEXTUAL PROVISIONS

See INTERPRETATION Section 150.6.

5.7 VACATED STREET OR ALLEY

Whenever any street, alley or other public way is vacated by official action as provided by law, the zoning district adjoining the side of such public way shall be extended automatically, depending on the side or sides to which such lands revert, to include the right-of-way thus vacated, which shall thenceforth be subject to all regulations of the extended district or districts.

5.8 LAND NOT ZONED

Where land has not been specifically included within a district, the same is declared to be in the RS District.

5.9 ANNEXATIONS

Until such time as newly annexed land is rezoned in accordance with Article 155, it shall remain subject to the regulations of the Township zoning district where the land was located within prior to annexation. Within sixty days after an annexation procedure has been completed, the owner(s) of the newly annexed land shall apply for re-zoning as per Article 155. In the event that the owner(s) of recently annexed property fails to apply for re-zoning within the 60 day time period, Planning Commission may, within 30 days, initiate the process for re-zoning the land to an appropriate district. In determining the appropriate zoning classification, the Planning Commission shall consider the land's township zoning, the zoning districts abutting and neighboring the land, traffic and safety issues, and the general well being of the City. When the Planning Commission makes a recommendation to Council regarding the appropriate zoning classification for newly annexed land, the Commission shall also make a recommendation as to how the land shall be designated on the Off-Premises Sign Map. The Zoning Inspector shall not issue any zoning permit for newly annexed land until such time as either the land has been zoned as per Article 155, or 210 days have passed since the annexation process was completed and Council has failed to approve a new zoning classification for the land. In the latter case, the Zoning Inspector shall only issue a zoning permit for any use permitted under its former township zoning.

ARTICLE 6

GENERAL REGULATIONS

6.1 CONFORMANCE REQUIRED

Except as hereinafter specified, no land, building, structure or premises, shall hereafter be used, and no building or part thereof, or other structure, shall be located, erected, moved, reconstructed, extended, enlarged or altered except in conformity with the regulations herein specified for the district in which it is located. Such regulations shall include, but not be limited to: the use of buildings, structure or land, including performance standards for the control of any “dangerous and objectionable elements,” as defined in Article 140; the height, size or dimensions of buildings or structures; the size or dimension of lots, yards and other open spaces surrounding buildings; the provision, location, size, improvement and operation of off-street parking, loading and unloading spaces.

6.2 ADDITIONAL USES

Uses other than those specifically set forth in this Code as permitted uses in a district may be allowed therein, provided that, in the judgment of the Zoning Inspector, such other uses are of similar character to those uses set forth in the Code and will have no adverse influence or more adverse influence on adjacent properties or the neighborhood or the community than the permitted uses specifically mentioned for the district (see Section 150.7.1). In making this determination, the Zoning Inspector will consider the volume and time of day that the use generates automobile traffic and customers, as well as the similarity of the proposed use to the permitted use. When the Zoning Inspector is uncertain as to the proper classification of a use not included within the provisions of this Code, he may ask the Board for an interpretation in accordance with Section 150.6.

6.3 ADDITIONAL PROHIBITED USES

Uses which are not specifically prohibited in a district, but are similar to and of the same character as any use specifically prohibited in a district shall also be prohibited in that district. In making this determination, the Zoning Inspector will consider the volume and time of day that the use generates automobile traffic and customers, as well as the similarity of the proposed use to the prohibited use. When the Zoning Inspector is uncertain as to the proper classification of a use not included within the provisions of this Code, he may ask the Board for an interpretation in accordance with Section 150.6.

6.4 CONDITIONAL USE AND SPECIAL EXCEPTION APPROVAL – TIME LIMIT

Where the Board has granted a conditional use or special exception and the Premises have not been occupied in a manner consistent with the grant or construction has not begun on any structure within twelve months of the grant, the conditional use or special exception shall be void and no force or effect. Thereafter, a new application for conditional permit shall be filed with the Board before such use can be established or construction on such structure undertaken. (See Section 150.7.4)

6.5 SETBACK MEASUREMENTS

Except as noted elsewhere in this Code, setback distances are measured from the property line to the wall or other supporting element of the structure including, but not limited to posts supporting a floor (including porches and decks) roof or story above. In the case of a sign, see Article 135.

For modifications to the required setbacks see Articles 80 and 82.

6.6 FRONTAGE MINIMUM REQUIRED

Except as permitted by other provisions of this Code, no lot shall contain any building used in whole or part for residential purposes unless such lot abuts a public way for at least 40 feet.

6.7 CONVERSION OF DWELLING

The conversion of any building into a dwelling or the conversion of any dwelling so as to accommodate an increased number of dwelling units or families, shall be permitted only within a district in which a new building for similar occupancy would be permitted under this Code, and only when the resulting occupancy will comply with the requirements of this Code.

6.8 TRUCKS IN R-DISTRICTS

No truck or similar motor vehicle which exceeds a Gross Vehicle Weight Rating (GVWR) of 12,000 lbs. shall be parked in an R-District on property of which the primary use is residential, except such vehicle may be parked in a fully enclosed garage or similar structure.

6.9 TRAVEL TRAILERS and MOTOR HOMES

No person shall occupy a travel trailer, motor home, or similar type vehicle as a living unit, rooming unit, sleeping unit, or a dwelling unit, unless the vehicle is located in a campground or similar park, which has been approved for such use. The parking or storage of an unoccupied vehicle of this type is permitted outside an approved campground or similar park.

6.10 PERFORMANCE STANDARDS – COMPLIANCE

Compliance with performance standards under Article 140 is required of every use.

6.11 CORNER LOTS

No structure shall be erected within 25 feet of the point of intersection of the improved road surface in any District on any corner lot. For purposes of this section, a lot on the corner of any two public rights-of-way with vehicular traffic shall be considered a corner lot. Additionally, a corner lot shall comply with the minimum front yard requirement established for the district in which the lot is located for each street bordering the corner lot. The applicant may determine which yard opposite a street will be the rear yard.

6.12 REQUIRED AREA OR SPACE CANNOT BE REDUCED

No lot, yard, court, parking area or other space shall be reduced in area or dimension so as to make the area or dimension less than the minimum area required by this Code, unless approved by the Board. No part of a yard, court, parking area, or other space provided about, or for, any building or structure for the purpose of complying with the provisions of this Code, shall be shared as part of a yard, court, parking area or other space for a separate building or structure, unless approved by the Board.

6.13 UNSAFE BUILDINGS

Nothing in this Code shall prevent the structural rehabilitation or restoring to a safe condition of any part of a building or structure declared unsafe by a proper authority.

6.14 ZONING PERMITS ISSUED PRIOR TO ENACTMENT

Nothing herein shall require any change in the overall layout, plans, construction, size or designated use of any development, building, structure or part thereof, for which zoning permits have been issued prior to the enactment of this Code.



ARTICLE 7

NON-CONFORMING USES, BUILDINGS/ STRUCTURES, LOTS

7.1 NON-CONFORMING USES - EXISTING

7.1.1 LEGAL NON-CONFORMING USES - CONTINUATION

The lawful use of a building or premises existing at the time of the adoption or amendment of this Code may be continued except as hereinafter specified, although such use does not conform with the provisions of this Code for the district in which it is located. Such uses shall be known as: Legal Non-Conforming Uses.

7.1.2 LEGAL NON-CONFORMING USES - SUBSTITUTION

Any lawful use of any dwelling, building or structure existing at the effective date of this Code may be continued, even though such use does not conform to the provisions hereof. The legal non-conforming use of a building may be changed to another non-conforming use of the same or less intensity as determined by the Board. Whenever a legal non-conforming use has been changed to a less intense use, such use shall not thereafter be changed back to a more intense use. The non-conforming use of a building may be extended throughout those parts thereof, which were arranged and designed for such use at the time of adoption of this Code.

7.1.3 LEGAL NON-CONFORMING USES - REPAIR, ALTERATION, ENLARGEMENT

Repairs, rehabilitation, incidental non-structural alterations and normal maintenance may be performed on a building or structure housing a legal non-conforming use. No building or structure being used for a legal non-conforming use shall be structurally altered or enlarged except when authorized by the Board, or required by law or Code.

7.1.4 NON-CONFORMING USE - MADE TO CONFORM

Whenever a non-conforming use has been changed to a conforming use, such use shall not thereafter be changed to a non-conforming use.

7.1.5 NON-CONFORMING USE - DISCONTINUANCE OF USE

No building, structure or premises where a non-conforming use has been discontinued for a period of 24 consecutive months or more shall be allowed a non-conforming use without approval by the Board.

7.2 NON-CONFORMING BUILDINGS OR STRUCTURES - EXISTING

7.2.1 LEGAL NON-CONFORMING BUILDINGS OR STRUCTURES - CONTINUATION

Any building or structure, existing at the time of the adoption or amendment of this Code that does not comply with the requirements of this Code in terms of setbacks, size, height, lot frontage, lot area, or lot coverage for the District, in which it is located may be continued and be

utilized legally. Such buildings or structures shall be known as: Legal Nonconforming Buildings or Structures.

7.2.2 LEGAL NON-CONFORMING BUILDINGS OR STRUCTURES - SUBSTITUTION

Any non-conforming building or structure, or one or more of a group of non-conforming buildings or structures which have been damaged by fire, flood, explosion, earthquake, war, riot or act of God may be reconstructed and used as before, provided such reconstruction is completed within twelve months of such calamity and the building or structure restored does not exceed the area as it existed at the time of such calamity.

7.2.3 LEGAL NON-CONFORMING BUILDINGS OR STRUCTURES - REPAIR, ALTERATION, ENLARGEMENT

When a structure is non-conforming for a reason other than size, height, setback, lot coverage, lot area or lot frontage, an alteration or enlargement shall be approved by the Board.

When a structure is non-conforming due to size, height, setback, lot coverage, lot area or lot frontage, the following provisions are applicable:

1. Repairs, non-structural alterations and interior structural alterations to all structures are permitted.
2. Exterior structural alterations and enlargements for other than single family dwellings and their accessory buildings shall be approved by the Board.
3. Exterior structural alterations to single-family dwellings are permitted.
4. Enlargements to a single-family dwelling and its accessory structures are permitted when:
  - 4.1 The enlargement conforms to the height, setback and lot coverage requirements of the District and the existing structure shall not be less than five feet from any front lot line, ten feet from any rear lot line and zero feet from any side lot line, OR,
  - 4.2 The enlargement does not increase the violation of the height, setback or lot coverage requirements of the existing building; and neither the existing building nor the enlargement is less than five feet from any front lot line, ten feet from any rear lot line and three feet from any side lot line.

7.3 NON-CONFORMING LOTS - NEW CONSTRUCTION

7.3.1 NON-CONFORMING LOT OF RECORD-SINGLE FAMILY DWELLING

In any district where dwellings are permitted, a new detached single-family dwelling and customary accessory buildings may be erected on any lot of official record in existence at the effective date of this Code. When such lot does not comply with the standards of the District where the lot is located, the requirements of Section 7.3.2 shall apply.

7.3.2 LOT AREA & SETBACKS

The following minimum requirements shall apply, except as provided in Article 80 and 82.

Use	Lot Area (sq. ft)	Lot Frontage (ft)	Front Yard <sup>1</sup> (ft)	Side Yard (ft)	Rear Yard (ft)	Accessory Structures
Detached Single-Family Dwelling	None	40	25	6 1 & 1 1/2 stories	30	See Article 86
				8 2 or more stories		

- (1) For a corner lot, the depth of the front yard on both streets shall be not less than that which is required in the district but in no case less than 25 feet. For an interior lot, the required depth may be reduced to the depth of the adjacent building on either side but in no case less than 10 feet.

7.3.3 NON-CONFORMING LOT OF RECORD - NON SINGLE FAMILY DWELLING

The erection of a new building, other than a single family dwelling, on any non-conforming lot of official record in existence at the effective date of this Code shall be approved by the Board

7.4 EXEMPTION OF ESSENTIAL SERVICES

Essential service, as defined in this Code, shall be exempt from the provisions of this Article.





ARTICLE 8

TEMPORARY BOARD OF ZONING DISTRICT REVISION

8.1 CREATION

By this Code the Temporary Board of Zoning District Revision (Board of Revision) is created. The Board of Revision shall be comprised of five citizens of the City of Newark, appointed by the Mayor and confirmed by City Council. Two members shall be members of the Newark City Board of Zoning Appeals. One member shall be from the Newark City Planning Commission. One member shall be a member of Newark City Council. One member shall be from the general public.

8.2 DURATION

The Board of Revision shall terminate 18 months after the effective date of this Code, unless otherwise extended in operation by City Council.

8.3 PURPOSE

The previous Zoning Code, enacted in 1971 and amended various times since, contained broad and cumulative zoning districts with a wide variety of permitted uses in many of the districts. This Code abolished the 1971 districts and created new districts with many of the cumulative aspects of the 1971 Code deleted.

In the process of creating the Zoning Map to accompany this Code assumptions were made concerning potential land uses. There will be cases where a property owner, under the 1971 Code, had land use options that will not be available under this Code. It is the purpose of the Board of Revision to provide a process whereby a property owner may seek, without going through a zoning amendment, to have their zoning district adjusted in such a way as to permit a land use permitted under their previous Zoning District but not permitted under their Zoning District.

It is not the intent of this Article to allow for large scale Zoning District changes.

It is the intent to allow individual property owners the right to use their property in a way that was legal through the cumulative nature of the 1971 Code.

8.4 PROCEDURE

A property owner seeking a land use permitted by the cumulative nature of the 1971 Code but denied that use by this Code shall apply to the Code Administrator for a hearing to revise their zoning district.

Within thirty days after such application, the Board of Revision shall meet with the applicant. If four members of the Board of Revision agree with the applicant's request, the Board of Revision shall so recommend the revision to Planning Commission.

Upon the affirming vote of Planning Commission, the applicant's Zoning District will be revised and the Official Map changed.

If the Board of Revision does not approve the applicant's request, the applicant may file for a rezoning per Article 155.



ARTICLE 10

CD CONSERVATION DISTRICT

10.1 PURPOSE

The purpose of the Conservation District is to protect the public health and to reduce the financial burdens imposed on the community, its governmental units and its individuals which may result from improper use of lands having excessively high water tables or which are subject to frequent and periodic flooding. Further the Conservation district designation may be used to preserve land as permanent open green space.

10.2 PERMITTED USES

1. Any customary agricultural use, provided that all buildings used for agricultural purposes shall not exceed a combined total floor area of 20,000 square feet.
2. Any public or private recreation facility, including lakes, golf courses, swimming pools, softball/baseball fields, country clubs, riding stables, parks and other similar uses.
3. Water conservation works, including water supply works, flood control and watershed protection, fish and game hatcheries, preserves, and other similar uses.
4. Forestry.
5. Campgrounds.
6. Residential uses per Section 10.14.
7. Flagpoles, television and radio antennas up to twenty-five feet in height for the exclusive use of the property owner.

10.3 ACCESSORY USES

Uses which are customary in the course of or associated with a permitted or conditional use are allowed.

Within any dwelling the occupant may have an office provided there are (is):

1. No visible signs of any type.
2. No goods of any type sold or exchanged from inventory on site.
3. No customers coming to the dwelling.
4. No employees working at the dwelling other than members of the occupant's immediate family.
5. Not more than one delivery per day in addition to the regular daily mail delivery from the U.S. Postal Service.
6. No parking or storage of vehicles related to the business, which exceed a Gross Vehicle Weight Rating (GVWR) of 12,000 lbs.
7. No more than one vehicle related to the business may be parked outside an enclosed structure.
8. No space used for the office shall be outside the dwelling.

10.4 CONDITIONAL USES

The following uses are permitted as conditional uses when authorized by the Board in accordance with the provisions of Article 150.

1. Rifle ranges and gun clubs, providing they are not located closer than 500 feet from any R-District.

2. Commercial mining; in accordance with the rules and regulations of the Ohio Department of Natural Resources (ODNR) or its successor agency. An ODNR mining permit shall be submitted prior to issuance of a zoning permit.
3. Disposal of garbage and refuse; including sanitary fills, and sewage disposal, subject to Health Department approval.
4. New Single-Family Dwellings.
5. Day Care in the home of the provider for not more than six.
6. Boarding house, bed and breakfast for up to two lodgers.
7. Home Business.
8. Water towers, observation towers, transmission towers.

10.5            ACCESSORY STRUCTURES

Accessory structures customarily used in the course of or associated with a permitted or conditional use are permitted provided that they are set back a minimum of 100 feet from any property line. The number of accessory structures is unlimited.

10.6            DISTRICT STANDARDS

1. All uses in this district shall comply with the applicable requirements of Article 140.
2. The following activity is prohibited on a lot in this district:
  - a. The sale or display for sale of more than five vehicles in any twelve month period.
  - b. The long-term parking or storage of vehicle(s) associated with a business.
  - c. The repeated repair of vehicles, which are not owned by the occupant of the property.
  - d. The repeated sale of merchandise, other than a sale licensed by the City, which has not been approved by the Board.
  - e. The providing of a service on a repeated basis not approved by the Board.
3. through 7. Intentionally left blank.
8. Equipment, materials and wastes stored in areas subject to flooding shall have a specific gravity substantially heavier than water, shall not become a source of water pollution or contamination.

10.7            HEIGHT RESTRICTIONS

No structure shall exceed 40 feet in height.

10.8            LOT AREA & SETBACKS

None, except as may be specified by the Board, provided that no structure shall be located closer than 50 feet to any existing or proposed public right-of-way, and not closer than 30 feet to any side or rear lot line.

10.9            OFF-STREET PARKING AND LOADING

Off street parking and loading spaces shall be provided in accordance with Article 125.

10.10           CORNER LOTS

Corner lots shall meet the requirements of Section 6.11.

10.11           LANDSCAPING, BUFFERING, GREEN SPACE

Landscaping, buffering, and green space shall be provided in accordance with Article 130.

10.12            PUBLIC AND PRIVATE ROADWAYS

Front yard setbacks from public and private roadways shall be modified in accordance with the thoroughfare maps maintained in the office of the City Engineer.

Lots with no legal access to an adequate public right-of-way shall obtain approval from the Planning Commission of the proposed access prior to issuance of a zoning certificate. Approval of a lot split by the Planning Commission is evidence of an acceptable legal access.

10.13            OTHER STANDARDS OR REGULATIONS

Deed restrictions and covenants may establish additional restrictions.

10.14            RESIDENTIAL USES

In this district, a single family dwelling and related accessory structures on a single lot or parcel in existence at the time of the adoption of this Code may be repaired, altered or enlarged in accordance with Article 7, 16, 18 or 22 as determined by the Zoning Inspector.



ARTICLE 12

AD AGRICULTURAL DISTRICT

12.1 PURPOSE

The purpose of the Agricultural District is to provide an area for small scale agricultural and animal husbandry uses and for uses best served by open space.

12.2 PERMITTED USES

1. Any customary agricultural use, provided that all buildings used for agricultural purposes shall not exceed a combined total floor area of 20,000 square feet.
2. Any public or private recreation facility, including lakes, golf courses, swimming pools, softball/baseball fields, country clubs, riding stables, parks and other similar uses.
3. Water conservation works, including water supply works, flood control and watershed protection, fish and game hatcheries, preserves, and other similar uses.
4. Forestry, plant nurseries, greenhouses and garden centers.
5. Campgrounds.
6. Residential uses per Section 12.14
7. Cemeteries
8. Churches
9. Single-family dwellings on lots of five acres or more, with non-commercial barns or stables totaling less than 20,000 square feet permitted as accessory buildings.
10. Day Care in the home of the provider for not more than six.
11. Boarding house, bed and breakfast for up to two lodgers.
12. Flagpoles, television and radio antennas up to twenty-five feet in height for the exclusive use of the property owner.

12.3 ACCESSORY USES

Uses which are customary in the course of or associated with a permitted or conditional use are allowed.

Within any dwelling the occupant may have an office provided there are (is):

1. No visible signs of any type.
2. No goods of any type sold or exchanged from inventory on site.
3. No customers coming to the dwelling.
4. No employees working at the dwelling other than members of the occupant's immediate family.
5. Not more than one delivery per day in addition to the regular daily mail delivery from the U.S. Postal Service.
6. No parking or storage of vehicles related to the business, which exceed a Gross Vehicle Weight Rating (GVWR) of 12,000 lbs.
7. No more than one vehicle related to the business may be parked outside an enclosed structure.
8. No space used for the office shall be outside the dwelling.

12.4 CONDITIONAL USES

The following uses are permitted as conditional uses when authorized by the Board in accordance with the provisions of Article 150.

1. Rifle ranges and gun clubs, providing they are not located closer than 500 feet from any R-district.



2. Commercial mining, in accordance with the rules and regulations of the Ohio Department of Natural Resources (ODNR) or its successor agency. An ODNR mining permit shall be submitted prior to issuance of a zoning permit.
3. Crematoriums, as an accessory use to a cemetery.
4. Lights for outdoor recreational uses.
5. Home Business.
6. Water towers, observation towers, transmission towers.

12.5 ACCESSORY STRUCTURES

Accessory structures customarily used in the course of or associated with a permitted or conditional use are permitted provided that they are set back a minimum of 100 feet from any property line. The number of accessory structures is unlimited.

12.6 DISTRICT STANDARDS

1. All uses in this district shall comply with the applicable requirements of Article 140.
2. The following activity is prohibited on a lot in this district:
  - a. The sale or display for sale of more than five vehicles in any twelve-month period.
  - b. The long-term parking or storage of vehicle(s) associated with a business.
  - c. The repeated repair of vehicles, which are not owned by the occupant of the property.
  - d. The repeated sale of merchandise, other than a sale licensed by the City, which has not been approved by the Board.
  - e. The providing of a service on a repeated basis not approved by the Board.
3. through 7. Intentionally left blank.
8. Equipment, materials and wastes stored in areas subject to flooding shall have a specific gravity substantially heavier than water, shall not become a source of water pollution or contamination.

12.7 HEIGHT RESTRICTIONS

No structure shall exceed 40 feet in height.

12.8 LOT AREA & SETBACKS

None, except as may be specified by the Board, provided that no structure shall be located closer than 50 feet to any existing or proposed public right-of-way, and not closer than 30 feet to any side or rear lot line.

12.9 OFF-STREET PARKING AND LOADING

Off street parking and loading spaces shall be provided in accordance with Article 125.

12.10 CORNER LOTS

Corner lots shall meet the requirements of Section 6.11.

12.11 LANDSCAPING, BUFFERING, GREEN SPACE

Landscaping, buffering, and green space shall be provided in accordance with Article 130.

12.12 PUBLIC AND PRIVATE ROADWAYS

Front yard setbacks from public and private roadways shall be modified in accordance with the thoroughfare maps maintained in the office of the City Engineer.

Lots with no legal access to an adequate public right-of-way shall obtain approval from the Planning Commission for the proposed access prior to issuance of a zoning certificate. Approval of a lot split by the Planning Commission is evidence of an acceptable legal access.

12.13 OTHER STANDARDS OR REGULATIONS

Deed restrictions and covenants may establish additional restrictions.

12.14 RESIDENTIAL USES

1. In this district, a single family dwelling and related accessory structures on a single lot or parcel in existence at the time of the adoption of this Code may be repaired or altered in accordance with Article 7, 16, 18 or 22 as determined by the Zoning Inspector.
2. New construction including an enlargement shall comply with all of the applicable provisions of this Article.



ORDINANCE NO:13-05

BY \_\_\_\_\_

*Lloyd Cross Steve Loomis*

**AN ORDINANCE AMENDING ARTICLE 4: DEFINITIONS AND ARTICLE 16: RS SUBURBAN – RL LOW DENSITY – RM MEDIUM DENSITY – RH HIGH DENSITY SINGLE-FAMILY RESIDENCE DISTRICTS OF THE ZONING CODE OF THE CITY OF NEWARK, OHIO**

**WHEREAS**, the City of Newark by and through action of Newark City Council adopting a new Zoning Code on May 5, 2009 with the passage of Ordinance 08-33A; and,

**WHEREAS**, unforeseen circumstances have created a need to revise the existing Zoning Code to address specific issues not previously considered in such Code for the benefit of all and good zoning practice; and,

**WHEREAS**, this matter was considered by the Economic Development Committee of Council at a regularly scheduled meeting thereof and was passed on to Planning Commission for public hearing and recommendation and then to full Council pursuant to Charter Article 4.12.

**NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING AND STATE OF OHIO THAT THE ZONING CODE OF THE CITY OF NEWARK, OHIO IS HEREBY AMENDED TO READ AS SET FORTH HEREIN**

**SECTION 1:** Article 4: DEFINITIONS of the Zoning Code of the City of Newark, Ohio is hereby amended to read as follows:

**ARTICLE 4  
DEFINITIONS**

**BOARDING HOUSE:** A dwelling occupied by the owner where lodging is provided for non-transient persons, with or without meals, for remuneration

**FAMILY:** An individual, two or more persons related by blood or law, or a group of not more than four unrelated persons living together in a dwelling unit. Servants and up to two boarders sharing bathroom and kitchen facilities with a family are part of the family for this code. Family does not include a group of individuals living together in a rooming house.

**SECTION 2:** Article 16: RS SUBURBAN – RL LOW DENSITY – RM MEDIUM DENSITY – RH HIGH DENSITY SINGLE-FAMILY RESIDENCE DISTRICTS is hereby amended to read as follows:

ARTICLE 16

RS SUBURBAN – RL LOW DENSITY – RM MEDIUM DENSITY – RH HIGH DENSITY SINGLE-FAMILY RESIDENCE DISTRICTS

16.2 PERMITTED USES

- 1. Single-Family dwellings.
- 2. Day Care in the home of the provider for not more than six (6).
- 3. Public Parks
- 4. Golf Courses
- New* – 5. Flagpoles, television and radio antennas for the exclusive use of the property owner.

16.4 CONDITIONAL USES:

The following uses are permitted as conditional uses when authorized by the Board of Zoning Appeals in accordance with the provisions of Article 150.

- 1. Home Occupation
- 2. Boarding house or bed and breakfast for up to two lodgers.

**SECTION 3:** That this Ordinance shall take effect upon full compliance with the procedures set forth at Article 4.12 and then on the earliest date allowed by Article 4.07 of the Charter of the City of Newark and remain in full force and effect thereafter.

Passed this 6<sup>th</sup> day of May, 2013.

[Signature]  
PRESIDENT OF COUNCIL

ATTEST: [Signature]  
CLERK OF COUNCIL

DATE FILED WITH MAYOR: 5/6/13

DATE APPROVED BY MAYOR: 5-7-13

[Signature]  
MAYOR

APPROVED AS TO FORM: [Signature]  
DOUGLAS E. SASSEN, Director of Law

ARTICLE 16

RS SUBURBAN - RL LOW DENSITY – RM MEDIUM DENSITY – RH HIGH DENSITY  
SINGLE-FAMILY RESIDENCE DISTRICTS

16.1 PURPOSE

The purpose of these residential districts is to provide an area solely for single family residential uses with suburban, low, medium, or high density.

16.2 PERMITTED USES

1. Single-Family dwellings.
2. Day Care in the home of the provider for not more than six.
3. Boarding house or bed and breakfast for up to two lodgers.
4. Public Parks.
5. Golf Courses.

16.3 ACCESSORY USES

Uses which are customary in the course of or associated with a permitted or conditional use are allowed.

Flagpoles, television and radio antennas for the exclusive use of the property owner.

Within any dwelling the occupant may have an office provided there are (is):

1. No visible signs of any type.
2. No goods of any type sold or exchanged from inventory on site.
3. No customers coming to the dwelling.
4. No employees working at the dwelling other than members of the occupant's immediate family.
5. Not more than one delivery per day in addition to the regular daily mail delivery from the U.S. Postal Service.
6. No parking or storage of vehicles related to the business, which exceed a Gross Vehicle Weight Rating (GVWR) of 12,000 lbs.
7. No more than one vehicle related to the business may be parked outside an enclosed structure.
8. No space used for the office shall be outside the dwelling.

16.4 CONDITIONAL USES

The following uses are permitted as conditional uses when authorized by the Board in accordance with the provisions of Article 150.

1. Home Business.

16.5 ACCESSORY STRUCTURES

Accessory structures including, but not limited to garages, sheds or pools customarily used in the course of or associated with a permitted or conditional use are permitted in accordance with Article 86.

16.6

DISTRICT STANDARDS

1. All uses in this district shall comply with the applicable requirements of Article 140.
2. The following activity is prohibited on a lot in this district:
  - a. The sale or display for sale of more than five vehicles in any twelve month period.
  - b. The long-term parking or storage of vehicle(s) associated with a business.
  - c. The repeated repair of vehicles, which are not owned by the occupant of the property.
  - d. The repeated sale of merchandise, other than a sale licensed by the City, which has not been approved by the Board.
  - e. The providing of a service on a repeated basis not approved by the Board.
3. In accordance with the Development Regulations of the City of Newark, the Planning Commission shall review and approve all such developments.
4. In calculating the gross acreage of the entire property being platted, any acreage located in the floodway shall be excluded.
5. Intentionally left blank.
6. The maximum density on a single acre of development may be exceeded by clustering lots, provided the maximum density of the gross acreage of the entire development does not exceed the maximum density allowed by this Code.
7. The maximum density per gross acre for subdivisions in which the original parcel being platted or subdivided exceeds one acre shall be:

RL Low Density – 3 lots per gross acre.  
 RM Medium Density – 3.5 lots per gross acre.  
 RH High Density – 4 lots per gross acre.

16.7

HEIGHT RESTRICTIONS

No principle building or structure shall exceed 2.5 stories or thirty feet in height. No accessory building or structure shall exceed 1.5 stories or twenty feet in height. Flagpoles, television and radio antennas shall not exceed the height of existing buildings on the property by more than four feet.

16.8

LOT AREA & SETBACKS

The following minimum requirements shall apply, except as provided in Article 80 and 82.

Use	Lot Area (sq ft)	Lot Frontage (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)
<u>Single-Family</u>					
<b>RS SUBURBAN</b>					
1 & 1 ½ stories	20,000	100	35	15	50
2 OR MORE stories	20,000	100	35	20	50
<b>RL LOW DENSITY</b>					
1 & 1 ½ stories	8400	70	30	8	40
2 OR MORE stories	8400	70	30	10	40

RM MEDIUM DENSITY						
1 & 1 ½ stories	7200	60	25	7		35
2 OR MORE stories	7200	60	25	9		35
RH HIGH DENSITY						
1 & 1 ½ stories	6000	50	20	6		30
2 OR MORE stories	6000	50	20	8		30

16.9            OFF-STREET PARKING AND LOADING

Off street parking and loading spaces shall be provided in accordance with Article 125.

16.10          CORNER LOTS

Corner lots shall meet the requirements of Section 6.11.

16.11          LANDSCAPING, BUFFERING, GREEN SPACE

Landscaping, buffering, and green space shall be provided in accordance with Article 130.

16.12          PUBLIC AND PRIVATE ROADWAYS

Front yard setbacks from public and private roadways shall be modified in accordance with the thoroughfare maps maintained in the office of the City Engineer.

Lots with no legal access to an adequate public right-of-way shall obtain approval from the Planning Commission for the proposed access prior to issuance of a zoning certificate. Approval of a lot split by the Planning Commission is evidence of an acceptable legal access.

16.13          OTHER STANDARDS OR REGULATIONS

Deed restrictions and covenants may establish additional restriction

16.14          RESIDENTIAL USES

1. In this district, a single family dwelling and related accessory structures on a single lot or parcel in existence at the time of the adoption of this Code may be repaired, altered or enlarged in accordance with Article 7, 16, 18 or 22 as determined by the Zoning Inspector.
2. Construction of a new single family dwelling on a Lot-of-Record may be per Article 7 as determined by the Zoning Inspector.





ARTICLE 18

RZLL SINGLE-FAMILY RESIDENCE ZERO LOT LINE DISTRICT

18.1 PURPOSE

The purpose of this residential district is to provide an area where single-family dwellings can be constructed on building lots of reduced dimension where one wall of a residential dwelling is sited along a lot line.

18.2 PERMITTED USES

1. Single-Family dwellings.
2. Day Care in the home of the provider for not more than six.
3. Boarding house or bed and breakfast for up to two lodgers.
4. Public Parks.
5. Golf Courses.

18.3 ACCESSORY USES

Uses which are customary in the course of or associated with a permitted or conditional use are allowed.

Flagpoles, television and radio antennas for the exclusive use of the property owner.

Within any dwelling the occupant may have an office provided there are (is):

1. No visible signs of any type.
2. No goods of any type sold or exchanged from inventory on site.
3. No customers coming to the dwelling.
4. No employees working at the dwelling other than members of the occupant's immediate family.
5. Not more than one delivery per day in addition to the regular daily mail delivery from the U.S. Postal Service.
6. No parking or storage of vehicles related to the business, which exceed a Gross Vehicle Weight Rating (GVWR) of 12,000 lbs.
7. No more than one vehicle related to the business may be parked outside an enclosed structure.
8. No space used for the office shall be outside the dwelling.

18.4 CONDITIONAL USES

The following uses are permitted as conditional uses when authorized by the Board in accordance with the provisions of Article 150.

1. Home Business.

18.5 ACCESSORY STRUCTURES

Accessory structures including, but not limited to a garage, shed or pool, customarily used in the course of or associated with a permitted or conditional use; are permitted in accordance with Article 86.

18.6 DISTRICT STANDARDS

1. All uses in this district shall comply with the applicable requirements of Article 140.
2. The following activity is prohibited on a lot in this district:
  - a. The sale or display for sale of more than five vehicles in any twelve month period.
  - b. The long-term parking or storage of vehicle(s) associated with a business.
  - c. The repeated repair of vehicles, which are not owned by the occupant of the property.
  - d. The repeated sale of merchandise, other than a sale licensed by the City, which has not been approved by the Board.
  - e. The providing of a service on a repeated basis not approved by the Board.
3. In accordance with the Development Regulations of the City of Newark, the Planning Commission shall review and approve all such developments.
4. In calculating the gross acreage of the entire property being platted, any acreage located in the floodway shall be excluded.
5. Intentionally left blank.
6. The maximum density on a single acre of development may be exceeded by clustering lots, provided the maximum density of the gross acreage of the entire development does not exceed the maximum density allowed by this Code.
7. The maximum density per gross acre for subdivisions in which the original parcel being platted or subdivided exceeds one acre shall be:  
 RZLL District – 4.5 lots per gross acre

18.7 HEIGHT RESTRICTIONS

No principle building or structure shall exceed two stories or thirty feet in height. No accessory building or structure shall exceed 1.5 stories or twenty feet in height. Flagpoles, television and radio antennas shall not exceed the height of existing buildings on the property by more than feet.

18.8 LOT AREA & SETBACKS

The following minimum requirements shall apply, except as provided in Article 80 and 82.

Lot Area	Lot Frontage	Front Yard	Side Yard		Rear Yard
			Zero Lot Line Side	Opposite Side	
5400	45	25	0	15	25

18.9 OFF-STREET PARKING AND LOADING

Off street parking and loading spaces shall be provided in accordance with Article 125.

18.10 CORNER LOTS

Corner lots shall meet the requirements of Section 6.11.

18.11 LANDSCAPING, BUFFERING, GREEN SPACE

Landscaping, buffering, and green space shall be provided in accordance with Article 130.

18.12 PUBLIC AND PRIVATE ROADWAYS

Front yard setbacks from public and private roadways shall be modified in accordance with the thoroughfare maps maintained in the office of the City Engineer.  
Lots with no legal access to an adequate public right-of-way shall obtain approval from the Planning Commission for the proposed access prior to issuance of a zoning certificate. Approval of a lot split by the Planning Commission is evidence of an acceptable legal access.

18.13 OTHER STANDARDS/REGULATIONS

Deed restrictions and covenants may establish additional restrictions.

18.14 RESIDENTIAL USES

1. In this district, a single family dwelling and related accessory structures on a single lot or parcel in existence at the time of the adoption of this Code may be repaired, altered or enlarged in accordance with Article 7, 16, 18 or 22 as determined by the Zoning Inspector.
2. Construction of a new single family dwelling on a Lot-of-Record may be per Article 7 as determined by the Zoning Inspector.

18.15 INTENTIONALLY BLANK

18.16 SITING OF ZERO LOT LINE WALL

One wall of the single-family dwelling unit may be constructed against the lot line on one side of a lot. Footings for the dwelling and foundation walls shall be located entirely within the lot.

18.17 PROHIBITION AGAINST OPENING

There shall be no windows, doors, penetrations, or other openings in the wall constructed against the side lot line.

18.18 REQUIRED ADJACENT MAINTENANCE EASEMENT

A perpetual ten foot building maintenance easement shall be provided on the lot adjacent to the zero lot line property line which shall be kept clear of structures, except as provided in this section. The easement shall be shown on the plat and incorporated into each deed transferring title to the property. Roof overhangs may penetrate the easement on the adjacent lot a maximum of twelve inches, but the roof, gutters and downspouts shall be so designed that water runoff from the dwelling unit is discharged onto the same lot.

Wooden or concrete decks or stoops located within the building maintenance easement area shall not be deemed to be a prohibited structure for purposes of this section so long as the design, construction, or maintenance of the same does not interfere with or impede the use the building maintenance easement for its intended purpose. Fences, walls or hedges may be located within the building maintenance easement area except within that portion of the building maintenance easement area which is adjacent to, and contiguous with, the wall of the dwelling unit located on the lot line.

18.19 SEPARATION BETWEEN STRUCTURES ON ADJACENT LOTS

There shall be a separation between structures on adjacent lots of not less than fifteen feet.



ARTICLE 20

RMH SINGLE FAMILY MANUFACTURED HOME DISTRICT

20.1 PURPOSE

The purpose of this district is to provide an area for the development of a manufactured home park.

20.2 PERMITTED USES

1. Single-Family Manufactured Homes and Industrialized Units.
2. Day Care in the home of the provider for not more than six.
3. Public Parks.
4. Golf Courses.

20.3 ACCESSORY USES

Uses which are customary in the course of or associated with a permitted or conditional use are allowed.

Flagpoles, television and radio antennas for the exclusive use of the property owner

Within any dwelling the occupant may have an office provided there are (is):

1. No visible signs of any type.
2. No goods of any type sold or exchanged from inventory on site.
3. No customers coming to the dwelling.
4. No employees working at the dwelling other than members of the occupant's immediate family.
5. Not more than one delivery per day in addition to the regular daily mail delivery from the U.S. Postal Service.
6. No parking or storage of vehicles related to the business, which exceed a Gross Vehicle Weight Rating (GVWR) of 12,000 lbs.
7. No more than one vehicle related to the business may be parked outside an enclosed structure.
8. No space used for the office shall be outside the dwelling.

20.4 CONDITIONAL USES

The following uses are permitted as conditional uses when authorized by the Board in accordance with the provisions of Article 150.

1. Home Business.

20.5 ACCESSORY STRUCTURES

A structure, not exceeding 2,500 square feet housing any of the following uses is permitted, provided such structure is located at least 100 feet from any property line:

1. Manager's office.
2. Laundry facility used exclusively by the residents of the RMH District.
3. Recreation or meeting room used exclusively by the residents of the RMH District.
4. A storage facility not exceeding one thousand square feet, used by the management in the operation of the park.

20.6

DISTRICT STANDARDS

1. All uses in this district shall comply with the applicable requirements of Article 140.
2. The following activity is prohibited on a lot in this district:
  - a. The sale or display for sale of more than five vehicles in any twelve-month period.
  - b. The long-term parking or storage of vehicle(s) associated with a business.
  - c. The repeated repair of vehicles, which are not owned by the occupant of the property.
  - d. The repeated sale of merchandise, other than a sale licensed by the City, which has not been approved by the Board.
  - e. The providing of a service on a repeated basis not approved by the Board.
3. In accordance with the Development Regulations of the City of Newark, the Planning Commission shall review and approve all such developments.
4. In calculating the gross acreage of the entire property, any acreage located in the floodway shall be excluded.
5. through 8. Intentionally left blank.
9. There shall be a maximum of six dwellings per acre.
10. All streets within the District shall be privately built and maintained and shall not be dedicated to the City.
11. Ownership of the land shall remain with one person or company. Lots may not be sold individually.
12. Intentionally left blank.
13. Applicant shall comply with the requirements of Chapter 3701-27 of the Ohio Administrative Code which is in effect at the time of application. and provide evidence of such compliance from the appropriate Health Department.

20.7

HEIGHT RESTRICTIONS

No structure shall exceed two stories or twenty-five feet in height.  
 Flagpoles, television and radio antennas shall not exceed by the height of existing buildings on the property by more than four feet.

20.8

LOT AREA & SETBACKS

The following minimum requirements shall apply, except as provided in Article 80 and 82.

Use	Lot Area (acre)	Lot Frontage (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)
Manufactured Home Park	5	100	35	50	50

20.9

OFF-STREET PARKING AND LOADING

Off street parking and loading spaces shall be provided in accordance with Article 125.

20.10

CORNER LOTS

Corner lots shall meet the requirements of Section 6.11.

20.11 LANDSCAPING, BUFFERING, GREEN SPACE

The landscape, buffering and green space plan for a manufactured home park shall be reviewed and approved by the Planning Commission.

20.12 PUBLIC AND PRIVATE ROADWAYS

Front yard setbacks from public and private roadways shall be modified in accordance with the thoroughfare maps maintained in the office of the City Engineer.

Lots with no legal access to an adequate public right-of-way shall obtain approval from the Planning Commission for the proposed access prior to issuance of a zoning certificate. Approval of a lot split by the Planning Commission is evidence of an acceptable legal access.

20.13 OTHER STANDARDS OR REGULATIONS

Manufactured home parks may have additional restrictions.

20.14 RESIDENTIAL USES

1. In this district, a single family dwelling and related accessory structures on a single lot or parcel in existence at the time of the adoption of this Code may be repaired or altered in accordance with Article 7, 16, 18 or 22 as determined by the Zoning Inspector.
2. New construction, including an enlargement, shall comply with all of the applicable provisions of this Article.
3. Construction of a new single family dwelling on a Lot-of-Record may be per Article 7 as determined by the Zoning Inspector.

20.15 INTENTIONALLY BLANK

20.16 PARKING AND OCCUPANCY OF MANUFACTURED HOMES

No person shall occupy any manufactured home on any premises in the City of Newark outside an approved manufactured home park without first obtaining a zoning permit for such use from the Zoning Inspector. The parking or storage of an unoccupied manufactured home shall not be permitted for more than ten days other than on a lot approved for sale of such units.





ARTICLE 22

SFC SINGLE FAMILY CONDOMINIUM DISTRICT

22.1 PURPOSE

The purpose of this condominium district is to provide an area for single-family condominium development as outlined and described in the Ohio Revised Code Chapter 5311.

22.2 PERMITTED USES

1. Single-family dwelling design in accordance with ORC Chapter 5311.
2. Day Care in the home of the provider for not more than six.
3. Golf Courses.

22.3 ACCESSORY USES

Uses which are customary in the course of or associated with a permitted or conditional use are allowed.

Flagpoles, television and radio antennas for the exclusive use of the property owner.

Within any dwelling the occupant may have an office provided there are (is):

1. No visible signs of any type.
2. No goods of any type sold or exchanged from inventory on site.
3. No customers coming to the dwelling.
4. No employees working at the dwelling other than members of the occupant's immediate family.
5. Not more than one delivery per day in addition to the regular daily mail delivery from the U.S. Postal Service.
6. No parking or storage of vehicles related to the business, which exceed a Gross Vehicle Weight Rating (GVWR) of 12,000 lbs.
7. No parking or storage more than one vehicle related to the business may be parked outside an enclosed structure.
8. No space used for the office shall be outside the dwelling.

22.4 CONDITIONAL USES

The following uses are permitted as conditional uses when authorized by the Board in accordance with the provisions of Article 150.

1. Small retail which are accessory uses to the main project.
2. Home Business.

22.5 ACCESSORY STRUCTURES

Structures, which are customarily used in the course of or associated with the permitted use of the subject property, are permitted. Such accessory structures for use only by the residents of the subject property and their guests shall include the following: garages, laundry facilities, swimming pools, clubhouses, recreation facilities, manager's office and storage shed for equipment used on the subject property. Accessory structures shall have a setback of 100' from any property line. Accessory structures shall comply with Article 86.

22.6

DISTRICT STANDARDS

1. All uses in this district shall comply with the applicable requirements of Article 140.
2. The following activity is prohibited on a lot in this district:
  - a. The sale or display for sale of more than five vehicles in any twelve-month period.
  - b. The long-term parking or storage of vehicle(s) associated with a business.
  - c. The repeated repair of vehicles, which are not owned by the occupant of the property.
  - d. The repeated sale of merchandise, other than a sale licensed by the City, which has not been approved by the Board.
  - e. The providing of a service on a repeated basis not approved by the Board.
3. In accordance with the Development Regulations of the City of Newark, the Planning Commission shall review and approve all such developments.
4. In calculating the gross acreage of the entire property, any acreage located in the floodway shall be excluded
5. For developments with more than one residential building on one lot see Article 110.

22.7

HEIGHT RESTRICTIONS

No principal building or structure shall exceed 2.5 stories or 30 feet in height. No accessory structure shall exceed 1.5 stories or 20 feet in height. Flagpoles, television and radio antennas shall not exceed the height of existing buildings on the property by more than four feet.

22.8

LOT AREA & SETBACKS

The following minimum requirements shall apply, except as provided in Article 80 and 82.

Use	Lot Area <sup>1</sup> (Sq. Ft.)	Lot Frontage Yard (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)
<u>Single Family &amp; Other Permitted Uses</u>					
1 & 1 ½ stories	9,000	80	30	30	40
2 & 2 ½ stories	9,000	80	30	30	40
3 or more stories	9,000	80	30	30	40

<sup>1</sup> The lot area required per unit is determined by the table below, with a minimum lot area of 9,000 square feet:

Efficiency/ One Bdrm	Two Bdrm	Three or more Bdrm
9000	9000	9000

22.9 OFF-STREET PARKING AND LOADING

Off street parking and loading spaces shall be provided in accordance with Article 125.

22.10 CORNER LOTS

Corner lots shall meet the requirements of Section 6.11.

22.11 LANDSCAPING, BUFFERING, GREEN SPACE

Landscaping, buffering, and green space shall be provided in accordance with Article 130.

22.12 PUBLIC AND PRIVATE ROADWAYS

Front yard setbacks from public and private roadways shall be modified in accordance with the thoroughfare maps maintained in the office of the City Engineer.

Lots with no legal access to an adequate public right-of-way shall obtain approval from the Planning Commission for the proposed access prior to issuance of a zoning certificate. Approval of a lot split by the Planning Commission is evidence of an acceptable legal access.

22.13 OTHER STANDARDS OR REGULATIONS

Deed restrictions and covenants may establish additional restrictions.

22.14 RESIDENTIAL USES

1. In this district, a single family dwelling and related accessory structures on a single lot or parcel in existence at the time of the adoption of this Code may be repaired, altered or enlarged in accordance with Article 7, 16, 18 or 22, as determined by the Zoning Inspector.
2. Construction of a new single family dwelling on a Lot-of-Record may be per Article 7 as determined by the Zoning Inspector.



ARTICLE 24

TFR TWO FAMILY RESIDENCE DISTRICT

24.1 PURPOSE

The purpose of this residential district is to provide an area for two family residential uses and those public and semi-public uses normally considered an integral part of the neighborhood they serve.

24.2 PERMITTED USES

1. Two-Family dwellings and twin single dwellings.
2. Day Care in the home of the provider for not more than six.
3. Boarding house or bed and breakfast for up to two lodgers.
4. Public Parks.
5. Assisted living facilities with a gross floor area not exceeding six thousand square feet.

24.3 ACCESSORY USES

Uses which are customary in the course of or associated with a permitted or conditional use are allowed.

Flagpoles, television and radio antennas for the exclusive use of the property owner

Within any dwelling the occupant may have an office provided there are (is):

1. No visible signs of any type.
2. No goods of any type sold or exchanged from inventory on site.
3. No customers coming to the dwelling.
4. No employees working at the dwelling other than members of the occupant's immediate family.
5. Not more than one delivery per day in addition to the regular daily mail delivery from the U.S. Postal Service.
6. No parking or storage of vehicles related to the business, which exceed a Gross Vehicle Weight Rating (GVWR) of 12,000 lbs.
7. No more than one vehicle related to the business may be parked outside an enclosed structure.
8. No space used for the office shall be outside the dwelling.

24.4 CONDITIONAL USES

The following uses are permitted as conditional uses when authorized by the Board in accordance with the provisions of Article 150.

1. Home Business.

24.5 ACCESSORY STRUCTURES

Accessory structures including, but not limited to garages, sheds or pools customarily used in the course of or associated with a permitted or conditional use; as permitted in accordance with Article 86.

24.6 DISTRICT STANDARDS

1. All uses in this district shall comply with the applicable requirements of Article 140.

2. The following activity is prohibited on a lot in this district:
  - a. The sale or display for sale of more than five vehicles in any twelve-month period.
  - b. The long-term parking or storage of vehicle(s) associated with a business.
  - c. The repeated repair of vehicles, which are not owned by the occupant of the property.
  - d. The repeated sale of merchandise, other than a sale licensed by the City, which has not been approved by the Board.
  - e. The providing of a service on a repeated basis not approved by the Board.
3. In accordance with the Development Regulations of the City of the Newark, the Planning Commission shall review and approve all such developments.
4. In calculating the gross acreage of the entire property being platted, any acreage located in the floodway shall be excluded.
5. Intentionally left blank.
6. The maximum density on a single acre of the development may be exceeded by clustering lots, provided the maximum density of the gross acreage of the entire development does not exceed the maximum density allowed by this Code. .
7. The maximum density per gross acre for subdivisions in which the original parcel being platted or subdivided exceeds one acre shall be:
  - Two Family – 3 lots per gross acre
  - Twin Single – 6 lots per gross acre.

24.7 HEIGHT RESTRICTIONS

No principle building or structure shall exceed three stories or forty feet in height. No accessory buildings or structure shall exceed 1.5 stories or twenty feet in height. Flagpoles, television and radio antennas shall not exceed the height of existing buildings on the property by more than four feet.

24.8 LOT AREA & SETBACKS

The following minimum requirements shall apply, except as provided in Article 80 and 82.

Use	Lot Area (sq. ft)	Lot Frontage (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)
<u>Two-Family</u>					
1 & 1 ½ stories	10,000	80	20	8	40
2 or more stories	10,000	80	20	10	40
<u>Twin Single</u>					
1 & 1 ½ stories	5000	40	20	8	40
2 or more stories	5000	40	20	10	40
<u>Assisted Living<sup>1</sup></u>					
1 to 3 stories	9000	100	25	15	45

(1) For assisted living facilities the minimum lot area shall be increased seven hundred fifty square feet for each bedroom exceeding the first three.

24.9 OFF-STREET PARKING AND LOADING

Off street parking and loading spaces shall be provided in accordance with Article 125.

24.10 CORNER LOTS

Corner lots shall meet the requirements of Section 6.11.

24.11 LANDSCAPING, BUFFERING GREEN SPACE

Landscaping, buffering, and green space shall be provided in accordance with Article 130.

24.12 PUBLIC AND PRIVATE ROADWAYS

Front yard setbacks from public and private roadways shall be modified in accordance with the thoroughfare maps maintained in the office of the City Engineer.

Lots with no legal access to an adequate public right-of-way shall obtain approval from the Planning Commission for the proposed access prior to issuance of a zoning certificate. Approval of a lot split by the Planning Commission is evidence of an acceptable legal access.

24.13 OTHER STANDARDS OR REGULATIONS

Deed restrictions and covenants may establish additional restrictions.

24.14 RESIDENTIAL USES

1. In this district, a single family dwelling and related accessory structures on a single lot or parcel in existence at the time of the adoption of this Code may be repaired, altered or enlarged in accordance with Article 7, 16, 18 or 22 as determined by the Zoning Inspector.
2. Construction of a new single family dwelling on a Lot-of-Record may be per Article 7 as determined by the Zoning Inspector.

24.15 INTENTIONALLY BLANK

24.16 THE FOLLOWING IS APPLICABLE TO TWIN-SINGLE DWELLINGS

PURPOSE

The purpose of a twin-single dwelling is to combine two one-family dwellings in a single structure, separated by a party wall, which is constructed across a property line.

DEFINITIONS

Fire Wall: A fire resistance rated wall, which restricts the spread of fire. The wall shall have sufficient structural stability under fire conditions to allow collapse of construction on either side without collapse of the wall.

The wall shall be continuous from foundation to 2 feet 8 inches above the roof surface, except as provided in 1 or 2 below. Firewalls shall be made smoke-tight at their junction with exterior walls. In exterior wall construction employing studs, the firewall shall extend through the stud space to the exterior sheathing.



1. Noncombustible roofs: The wall is permitted to terminate at the Underside of the roof deck where the roof is of noncombustible construction and is properly firestopped at the wall.
2. Combustible roofs: The wall is permitted to terminate at the underside of the roof deck where all of the following conditions are met.
  - 2.1 The wall is properly firestopped at the deck.
  - 2.2 The roof sheathing or deck is constructed of approved noncombustible materials, or fire-retardant treated wood, for a distance of 4 feet on either side of the wall.
  - 2.3 Combustible material does not extend through the wall.
  - 2.4 The roof covering has a minimum of Class C. rating.

Party Wall: A masonry or concrete two-hour rated firewall on an interior lot line used or adapted for joint service between two buildings.

Each wall built as a part of a twin-single and placed on the dividing line between lots, and any wall replacing the same, shall be built as a party wall. There shall be no windows, doors, openings or other penetrations in the party wall.

Twin-Single Dwelling: A structure with two single-family dwellings.

The one family dwellings are separated by a party wall. The structure is located so that each single-family dwelling is entirely on its own lot. Only a single one family dwelling may be erected or maintained on any lot. Each one family dwelling shall be attached to another one family dwelling. The one family dwellings may have common roofs, siding or both.

3. Detached Accessory Structures: Detached accessory structures shall comply with Article 86.

ARTICLE 26

MFR MULTI-FAMILY RESIDENCE DISTRICT

26.1 PURPOSE

The purpose of this residential district is to provide an area for multi-family residential uses and those public and semi-public uses normally considered an integral part of the neighborhood they serve.

26.2 PERMITTED USES

1. Two-family dwellings and twin single dwellings as permitted and regulated in the TFR District.
2. Multi-family dwellings for any number of families or housekeeping units.
3. Day Care in the home of the provider for not more than six.
4. Boarding house, bed and breakfasts, rooming houses.
5. Public Parks.
6. Nursing homes and assisted living facilities.

26.3 ACCESSORY USES

Uses which are customary in the course of or associated with a permitted or conditional use are allowed.

Flagpoles, television and radio antennas for the exclusive use of the property owner.

Within any dwelling the occupant may have an office provided there are (is):

1. No visible signs of any type.
2. No goods of any type sold or exchanged from inventory on site.
3. No customers coming to the dwelling.
4. No employees working at the dwelling other than members of the occupant's immediate family.
5. Not more than one delivery per day in addition to the regular daily mail delivery from the U.S. Postal Service.
6. No parking or storage of vehicles related to the business, which exceed a Gross Vehicle Weight Rating (GVWR) of 12,000 lbs.
7. No more than one vehicle related to the business may be parked outside an enclosed structure.
8. No space used for the office shall be outside the dwelling.

26.4 CONDITIONAL USES

The following uses are permitted as conditional uses when authorized by the Board in accordance with the provisions of Article 150.

1. Small retail which are accessory uses to the main project.
2. Home Business.

26.5 ACCESSORY STRUCTURES

Structures, which are customarily used in the course of or associated with the permitted use of the subject property, shall be permitted. Such accessory structures shall be for use only by the residents of the subject property and their guests. Such structures shall include, but not be limited to the following: garages, laundry facilities, swimming

pools, clubhouses, recreation facilities, manager’s offices and storage sheds. Accessory structures shall have a setback of 100 feet from any property line. Accessory structures shall comply with Article 86.

26.6 DISTRICT STANDARDS

1. All uses in this district shall comply with the applicable requirements of Article 140.
2. The following activity is prohibited on a lot in this district:
  - a. The sale or display for sale of more than five vehicles in any twelve month period.
  - b. The long-term parking or storage of vehicle(s) associated with a business.
  - c. The repeated repair of vehicles, which are not owned by the occupant of the property.
  - d. The repeated sale of merchandise, other than a sale licensed by the City, which has not been approved by the Board.
  - e. The providing of a service on a repeated basis not approved by the Board.
3. In accordance with the Development Regulations of the City of Newark, the Planning Commission shall review and approve all such developments.
4. In calculating the gross acreage of the entire property, any acreage located in the floodway shall be excluded.
5. For developments with more than one residential building on one lot see Article 110.
6. through 11. Intentionally left blank.
12. Condominium development and conversion of existing apartment units to condominiums is permitted within the MFR District.

26.7 HEIGHT RESTRICTIONS

No principal building or structure shall exceed three stories or forty feet in height. No accessory structure shall exceed 1.5 stories or twenty feet in height. Flagpoles, television and radio antennas shall not exceed the height of existing buildings on the property by more than four feet.

26.8 LOT AREA & SETBACKS

The following minimum requirements shall apply, except as provided in Article 80 and 82. Structures permitted in the TFR district may follow the guidelines of the TFR district.

Use	Lot Area <sup>1</sup> (Sq. Ft.)	Lot Frontage (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)
<u>Multi-Family &amp; Other Per- mitted Uses</u>					
1 & 1 ½ stories	12,000	75	25	15	45
2 & 2 ½ stories	12,000	75	25	17	45
3 or more stories	12,000	75	25	20	45

<sup>1</sup> The lot area required per unit is determined by the table below, with a minimum lot area of 12,000 square feet for a multi-family, 11,000 square feet for a three-family, and 10,000 square feet for a two-family:

Efficiency/ One Bdrm	Two Bdrm	Three or more Bdrm
3111	3630	4356

26.9 OFF STREET PARKING AND LOADING

Off street parking and loading spaces shall be provided in accordance with Article 125.

26.10 CORNER LOTS

Corner lots shall meet the requirements of Section 6.11.

26.11 LANDSCAPING, BUFFERING, GREEN SPACE

Landscaping, buffering, and green space shall be provided in accordance with Article 130.

26.12 PUBLIC AND PRIVATE ROADWAYS

Front yard setbacks from public and private roadways shall be modified in accordance with the thoroughfare maps maintained in the office of the City Engineer.

Lots with no legal access to an adequate public right-of-way shall obtain approval from the Planning Commission of the proposed access prior to issuance of a zoning certificate. Approval of a lot split by the Planning Commission is evidence of an acceptable legal access.

26.13 OTHER STANDARDS/REGULATIONS

Deed restrictions and covenants may establish additional restrictions.

26.14 RESIDENTIAL USES

1. In this district, a single family dwelling and related accessory structures on a single lot or parcel in existence at the time of the adoption of this Code may be repaired, altered or enlarged in accordance with Article 7, 16, 18 or 22 as determined by the Zoning Inspector.
2. Construction of a new single family dwelling on a Lot-of-Record may be per Article 7 as determined by the Zoning Inspector.



ARTICLE 28

MFC MULTI-FAMILY CONDOMINIUM DISTRICT

28.1 PURPOSE

The purpose of this condominium district is to provide an area for multi-family condominium development as outlined and described in the Ohio Revised Code Chapter 5311.

28.2 PERMITTED USES

1. Single and multi-family dwelling design in accordance with ORC Chapter 5311.
2. Day Care in the home of the provider for not more than six.
3. Golf Course.

28.3 ACCESSORY USES

Uses which are customary in the course of or associated with a permitted or conditional use are allowed.

Flagpoles, television and radio antennas for the exclusive use of the property owner.

Within any dwelling the occupant may have an office provided there are (is):

1. No visible signs of any type.
2. No goods of any type sold or exchanged from inventory on site.
3. No customers coming to the dwelling.
4. No employees working at the dwelling other than members of the occupant's immediate family.
5. Not more than one delivery per day in addition to the regular daily mail delivery from the U.S. Postal Service.
6. No parking or storage of vehicles related to the business, which exceed a Gross Vehicle Weight Rating (GVWR) of 12,000 lbs.
7. No more than one vehicle related to the business may be parked outside an enclosed structure.
8. No space used for the office shall be outside the dwelling.

28.4 CONDITIONAL USES

The following uses are permitted as conditional uses when authorized by the Board in accordance with the provisions of Article 150.

1. Small retail which are accessory uses to the main project.
2. Home Business.
3. Assisted Living Facilities.

28.5 ACCESSORY STRUCTURES

Structures, which are customarily used in the course of or associated with the permitted use of the subject property, are permitted. Such accessory structures shall be for use only by the residents of the subject property and their guests shall include but not limited to the following: garages, laundry facilities, swimming pools, clubhouses, recreation facilities, manager's offices and storage sheds. Accessory structures shall have a setback of 100' from any property line. Accessory structures shall comply with Article 86.

28.6

DISTRICT STANDARDS

1. All uses in this district shall comply with the applicable requirements of Article 140.
2. The following activity is prohibited on a lot in this district:
  - a. The sale or display for sale of more than five vehicles, in any twelve-month period.
  - b. The long-term parking or storage of vehicle(s) associated with a business.
  - c. The repeated repair of vehicles, which are not owned by the occupant of the property.
  - d. The repeated sale of merchandise, other than a sale licensed by the City, which has not been approved by the Board.
  - e. The providing of a service on a repeated basis not approved by the Board.
3. In accordance with the Development Regulations of the City of Newark, the Planning Commission shall review and approve all such developments.
4. In calculating the gross acreage of the entire property, any acreage located in the floodway shall be excluded.
5. For developments with more than one residential building on one lot see Article 110.

28.7

HEIGHT RESTRICTIONS

No principal building or structure shall exceed three stories or forty feet in height. No accessory structure shall exceed 1.5 stories or twenty feet in height. Flagpoles, television and radio antennas shall not exceed the height of existing buildings on the property by more than four feet.

28.8

LOT AREA & SETBACKS

The following minimum requirements shall apply, except as provided in Article 80 and 82.

Use	Lot Area <sup>1</sup> (Sq. Ft.)	Lot Frontage (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)
<u>Multi-Family &amp; Other Per- mitted Uses</u>					
1 & 1 ½ stories	9,000	80	30	30	40
2 & 2 ½ stories	9,000	80	30	30	40
3 or more stories	9,000	80	30	30	40

<sup>1</sup> The lot area required per unit is determined by the table below, with a minimum lot area of 9,000 square feet:

Efficiency/ One Bdrm	Two Bdrm	Three or more Bdrm
7260	7260	7260

28.9 OFF-STREET PARKING AND LOADING

Off street parking and loading spaces shall be provided in accordance with Article 125.

28.10 CORNER LOTS

Corner lots shall meet the requirements of Section 6.11.

28.11 LANDSCAPING, BUFFERING, GREEN SPACE

Landscaping, buffering, and green space shall be provided in accordance with Article 130.

28.12 PUBLIC AND PRIVATE ROADWAYS

Front yard setbacks from public and private roadways shall be modified in accordance with the thoroughfare maps maintained in the office of the City Engineer.

Lots with no legal access to an adequate public right-of-way shall obtain approval from the Planning Commission for the proposed access prior to issuance of a zoning certificate. Approval of a lot split by the Planning Commission is evidence of an acceptable legal access.

28.13 OTHER STANDARDS/REGULATIONS

Deed restrictions and covenants may establish additional restrictions.

28.14 RESIDENTIAL USES

1. In this district, a single family dwelling and related accessory structures on a single lot or parcel in existence at the time of the adoption of this Code may be repaired, altered or enlarged in accordance with Article 7, 16, 18, 22 as determined by the Zoning Inspector.
2. Construction of a new single family dwelling on a Lot-of-Record may be per Article 7 as determined by the Zoning Inspector.





ARTICLE 30

MFH MULTI-FAMILY HIGH RISE

30.1 PURPOSE

The purpose of this residential district is to provide an area for high-rise residential uses and those public and semi-public uses normally considered an integral part of the neighborhood they serve.

30.2 PERMITTED USES

1. Multi-family buildings for any number of families or housekeeping units.
2. Day Care in the home of the provider for not more than six.
3. Public Parks.

30.3 ACCESSORY USES

Uses which are customary in the course of or associated with a permitted or conditional use are allowed.

Flagpoles, television and radio antennas for the exclusive use of the property owner.

Within any dwelling the occupant may have an office provided there are (is):

1. No visible signs of any type.
2. No goods of any type sold or exchanged from inventory on site.
3. No customers coming to the dwelling.
4. No employees working at the dwelling other than members of the occupant's immediate family.
5. Not more than one delivery per day in addition to the regular daily mail delivery from the U.S. Postal Service.
6. No parking or storage of vehicles related to the business, which exceed a Gross Vehicle Weight Rating (GVWR) of 12,000 lbs.
7. No more than one vehicle related to the business may be parked outside an enclosed structure.
8. No space used for the office shall be outside the dwelling.

30.4 CONDITIONAL USES

The following uses are permitted as conditional uses when authorized by the Board in accordance with the provisions of Article 150.

1. Small retail which are accessory uses to the main project.
2. Home Business.

30.5 ACCESSORY STRUCTURES

Structures, which are customarily used in the course of or associated with the permitted use of the subject property, are allowed. Such accessory structures shall be for use only by the residents of the subject property and their guests and shall include, but not be limited to the following: garages, laundry facilities, swimming pools, clubhouses, recreation facilities, manager's offices and storage sheds. Accessory structures shall have a setback of 100' from any property line. Accessory structures shall comply with Article 86.

30.6 DISTRICT STANDARDS

1. All uses in this district shall comply with the applicable requirements of Article 140.
2. The following activity is prohibited on a lot in this district:
  - a. The sale or display for sale of more than five vehicles in any twelve-month period.
  - b. The long-term parking or storage of vehicle(s) associated with a business.
  - c. The repeated repair of vehicles, which are not owned by the occupant of the property.
  - d. The repeated sale of merchandise, other than a sale licensed by the City, which has not been approved by the Board.
  - e. The providing of a service on a repeated basis not approved by the Board.
3. In accordance with the Development Regulations of the City of Newark, the Planning Commission shall review and approve all such developments.
4. Intentionally left blank.
5. For developments with more than one residential building on one lot see Article 110.

30.7 HEIGHT RESTRICTIONS

No height limitations on any principal building or structure. No accessory structure shall exceed 1.5 stories or twenty feet in height. Flagpoles, television and radio antennas shall not exceed the height of existing buildings on the property by more than four feet.

30.8 LOT AREA & SETBACKS

The following minimum requirements shall apply, except as provided in Article 80 and 82.

Use	Lot Area <sup>1</sup> (Sq. Ft.)	Lot Frontage (ft)	Front Yard (ft)	Side Yard <sup>2</sup> (ft)	Rear Yard (ft)
<u>Multi-Family &amp; Other Per- mitted Uses</u>	100,000	100	35	30	50

- (1) The multi family buildings shall not cover more than 33% of the lot. Accessory structures including parking garages shall not cover more than 33% of the lot. There shall be a minimum of 34% of the lot open with no building or structure.
- (2) For buildings or structures exceeding 30 feet in height, the side yard set back shall be one foot additional for each foot of height exceeding 30 feet.

30.9 OFF-STREET PARKING AND LOADING

Off street parking and loading spaces shall be provided in accordance with Article 125.

30.10 CORNER LOTS

Corner lots shall meet the requirements of Section 6.11.

30.11 LANDSCAPING, BUFFERING, GREEN SPACE

Landscaping, buffering, and green space shall be provided in accordance with Article 130.

30.12 PUBLIC AND PRIVATE ROADWAYS

Front yard setbacks from public and private roadways shall be modified in accordance with the thoroughfare maps in the office of the City Engineer.

Lots with no legal access to an adequate public right-of-way shall obtain approval from the Planning Commission for the proposed access prior to issuance of a zoning certificate. Approval of a lot split by the Planning Commission is evidence of an acceptable legal access.

30.13 OTHER STANDARDS/REGULATIONS

Deed restrictions and covenants may establish additional restrictions.

30.14 RESIDENTIAL USES

In this district, a single family dwelling and related accessory structures on a single lot or parcel in existence at the time of the adoption of this Code may be repaired, altered or enlarged in accordance with Article 7, 16, 18 or 22 as determined by the Zoning Inspector.



ARTICLE 34

CSI CHURCH SCHOOL INSTITUTIONAL DISTRICT

34.1 PURPOSE

The purpose of the Church, School, Institutional District is to provide areas for the development and use of structures and amenities related to religious, educational, cultural and recreational buildings both private and public.

34.2 PERMITTED USES

1. Churches and other places of religious worship and study.
2. Private and public educational buildings and campuses.
3. Museums, art galleries, and other cultural attractions.
4. Theaters with live theatrical presentations or performances.
5. Indoor or outdoor recreational facilities.
6. Parks.
7. Flagpoles, television and radio antennas for the exclusive use of the property owner.
8. Assisted Living facilities.
9. Day Care.
10. Residential uses per Section 34.14.
11. Recycle Collection Points.

34.3 ACCESSORY USES

1. Uses, customary in the course of or associated with specified permitted uses.
2. Cemeteries, only to churches and places of religious worship.

34.4 CONDITIONAL USES

1. Outdoor lighting for recreational facilities.
2. Outdoor live music venues.
3. Campgrounds as an accessory use.

34.5 ACCESSORY STRUCTURES

1. Including, but not limited to, parking garages, stadiums, bell towers, shelters, public or private swimming pools when used in the course of or associated with a permitted or conditional use.
2. Accessory structures shall comply with Article 86.

34.6 DISTRICT STANDARDS

1. The floor area in this District is unlimited.
2. The combined square footage of the footprint of all buildings and structures on a given lot shall not be more than twenty five percent of the lot area, exclusive of any lot area in the floodway.
3. New construction, including additions, shall be reviewed by Planning Commission for compliance with the City's current Development Regulations. Items to be reviewed by the Planning Commission in determining compliance include, but are not limited to, the following items: roadway improvements, access management or traffic congestion prevention, storm water management, floodplain management, public utility connections, FAA requirements and landscaping requirements.
4. All uses in this district shall comply with the applicable requirements of Article 140.

5. There shall be a maximum of four Recycling Collection Point containers allowed on lots less than five acres; maximum of eight Recycling Collection Point containers allowed on lots of five acres or more.
6. through 9. Intentionally left blank.
10. There shall be no retail business conducted in this District, except as per Section 34.3(1).
11. There shall be an evergreen buffer between a use in this district and any residential (R) district. The buffer shall consist of a strip of land not less than 15 feet in width, planted with an evergreen hedge, or planting of evergreen shrubs not less than 4 feet in height, providing a continuous 75% opaque buffer.

34.7 HEIGHT RESTRICTIONS

Church spires, bell towers or ancillary structures shall not exceed a height of eight feet higher than the building or structure it is attached or adjacent to.  
 Flagpoles, television and radio antennas shall not exceed the height of existing buildings on the property by more than four feet.

34.8 LOT AREA & SETBACKS

The following minimum requirements shall apply, except as provided in Article 80 and 82.

Use <sup>4</sup>	Lot Area (acre)	Lot Frontage at Bldg. Line <sup>1</sup> (ft)	Front Yard (ft)	Side Yard <sup>5</sup> (ft)	Rear Yard		Distance between any Two Buildings (ft)
					Primary Bldgs. (ft)	Accessory Bldgs. (ft)	
Church <sup>3</sup>	2 <sup>3</sup>	200	50	25	60	15	25
Day Care	2	200	50	25	60	15	25
Live Theater <sup>2</sup>	200	50	25	60	15	25	
Museum	2	200	50	25	60	15	25
Indoor Rec	2	200	50	25	60	15	25
Outdoor Rec	2	200	50	25	60	15	25
School	10	300	50	25	60	15	25

- (1) There shall be a minimum of sixty feet of lot frontage on a public street.
- (2) Additional lot area of one acre per one hundred theatre seats or fraction thereof over two hundred
- (3) Additional lot area of one acre per one hundred sanctuary seats or fraction thereof over two hundred
- (4) These district standards apply to new construction. For alterations or additions to existing structures see Article 7.
- (5) Side yard setback shall be increased one foot for each foot of height a principal building exceeds 30 feet.

34.9 OFF STREET PARKING AND LOADING

Off street parking and loading spaces shall be provided in accordance with Article 125.

34.10 CORNER LOTS

Corner lots shall meet the requirements of Section 6.11.

34.11 LANDSCAPING, BUFFERING, GREEN SPACE

130. Landscaping, buffering, and green space shall be provided in accordance with Article

34.12 PUBLIC AND PRIVATE ROADWAYS

Front yard setbacks from public and private roadways shall be modified in accordance with the thoroughfare maps maintained in the office of the City Engineer.

Lots with no legal access to an adequate public right-of-way shall obtain approval from the Planning Commission for the proposed access prior to issuance of a zoning certificate. Approval of a lot split by the Planning Commission is evidence of an acceptable legal access.

34.13 OTHER STANDARDS/REGULATIONS

Deed restrictions and covenants may establish additional restrictions.

34.14 RESIDENTIAL USES

1. In this district, a one family dwelling and related accessory structures on a single lot or parcel in existence at the time of the adoption of this Code may be repaired, altered or enlarged in accordance with Article 7, 16, 18 or 22 as determined by the Zoning Inspector.  
New residential uses shall not be permitted within this district except as an accessory use to a permitted use including, but not limited to:
  - a. a parsonage on a church property
  - b. dormitories on an educational campus, providing that the residents of the dorms are enrolled in the school or
  - c. a caretaker of the residence.





ARTICLE 38

LO LIMITED OFFICE DISTRICT

38.1 PURPOSE

The purpose of the Limited Office District is to provide areas for the development and use of low intensity office use. The Limited Office District may serve as a buffer between residential uses and more intensive commercial uses.

38.2 PERMITTED USES

1. Administrative, professional, and business offices not carrying on retail trade with the public and having no stock of goods maintained for sale to customers, including, but not limited to:
  1. Brokers and dealers in securities, investments and associated services, including financial planning.
  2. Insurance agents and brokers and associated services.
  3. Real estate sales and associated services.
  4. Attorneys and law practices, including title companies.
  5. Engineering and architectural services, not including the outside storage of equipment.
  6. Accounting, auditing, and other bookkeeping services
  7. Social Service Agencies and Governmental Offices.
2. Professional offices engaged in providing health services to the general public with incidental retail trade, for example:
  1. Medical and medical related activities, but not including veterinary offices or animal hospitals.
  2. Dentists, orthodontists, optometrists and opticians.  
Day Care for not more than six  
Residential uses per Section 38.14.

38.3 ACCESSORY USES

Uses which are customary in the course of or associated with specified permitted use are allowed.

38.4 CONDITIONAL USES

Veterinary Offices and animal hospitals.

38.5 ACCESSORY STRUCTURES

Flagpoles, television and radio antennas for the exclusive use of the property owner.

Accessory structures shall comply with Article 86.

38.6 DISTRICT STANDARDS

1. The gross floor area devoted to business use in this district shall not exceed 2,400 square feet. A basement used exclusively as a mechanical space or an abandoned upper floor level is not a part of the gross floor area.

2. The combined square footage of the footprint of all buildings and structures on a given lot shall not be more than fifty percent of the lot area, exclusive of any lot area in the floodway.
3. New construction, including additions, shall be reviewed by City Engineer for compliance with the City's current Development Regulations. These items to be considered in determining compliance include, but not limited to, the following items: roadway improvements, access management, traffic congestion prevention, storm water management, floodplain management, public utility connections, FAA requirements and landscaping requirements.
4. All uses in this district shall comply with the applicable requirements of Article 140.
5. Intentionally left blank.
6. There shall not be more than one principal building per lot.
7. Existing residential structures being used as a business may be returned to residential use.
8. There shall be no drive through business conducted in this district.
9. There shall be no outside storage located in this district.
10. There shall be no retail business conducted in this district except as per Section 38.3.

38.7 HEIGHT RESTRICTIONS

No structure shall exceed three stories or 30 feet.  
 Flagpoles, television and radio antennas shall not exceed the height of existing buildings on the property by more than four feet.

38.8 LOT AREA & SETBACKS

The following minimum requirements shall apply, except as provided in Article 80 and 82.

Use	Lot Area (Sq. Ft.)	Lot Frontage (ft)	Front Yard (ft)	Side <sup>1</sup> Yard (ft)	Rear <sup>2</sup> Yard (ft)	Distance
						between any two Buildings (ft)
All Uses	None	50	30	10	25	25

- (1) Except when adjoining an R District then 25.
- (2) Except when adjoining an R District then 40.

38.9 OFF-STREET PARKING AND LOADING

Off street parking and loading spaces shall be provided in accordance with Article 125

38.10 CORNER LOTS

Corner lots shall meet the requirements of Section 6.11.

38.11 LANDSCAPING, BUFFERING, GREEN SPACE

Landscaping, buffering, and green space shall be provided in accordance with Article 130.

38.12 PUBLIC AND PRIVATE ROADWAYS

Front yard setbacks from public and private roadways shall be modified in accordance with the thoroughfare maps maintained in the office of the City Engineer.

Lots with no legal access to an adequate public right-of-way shall obtain approval from the Planning Commission for the proposed access prior to issuance of a zoning certificate. Approval of a lot split by the Planning Commission is evidence of an acceptable legal access.

38.13 OTHER STANDARDS/REGULATIONS

Deed restrictions and covenants may establish additional restrictions.

38.14 RESIDENTIAL USES

1. In this district, a one family dwelling and related accessory structures on a single lot or parcel in existence at the time of the adoption of this Code may be repaired, altered or enlarged in accordance with Article 7, 16, 18 or 22 as determined by the Zoning Inspector.
2. While solely new one family residences and related accessory structures are not a permitted use in this district, one dwelling unit is permitted on an upper level of a building when the use of the story at grade level is a permitted use in this district.



ARTICLE 40

GO GENERAL OFFICE DISTRICT

40.1 PURPOSE

The purpose of the General Office District is to provide areas for the development of high intensity office use. The General Office District may serve as a buffer between residential uses and more intensive commercial uses.

40.2 PERMITTED USES

1. Administrative, professional, and business offices not carrying on retail trade with the public and having no stock of goods maintained for sale to customers, including, but not limited to:
  1. Brokers and dealers in securities, investments and associated services, including financial planning.
  2. Insurance agents and brokers and associated services.
  3. Real estate sales and associated services.
  4. Attorneys and law practices, including title companies.
  5. Engineering and architectural services, not including the outside storage of equipment.
  6. Accounting, auditing, and other bookkeeping services.
  7. Social Service Agencies and Governmental Offices.
  8. Hospitals and clinics.
2. Professional offices engaged in providing health services to the general public with incidental retail trade including, but not limited to:
  1. Medical and medical related activities, but not including veterinary offices or animal hospitals.
  2. Dentists, orthodontists, optometrists and opticians.
  3. Day Care.
  4. Residential Uses per Section 40.14.
  5. Places of assembly or meeting halls.
  6. Assisted living facilities.
  7. Private and public educational buildings and campuses using the standards of the CSI District.
  8. Recycle Collection Points.

40.3 ACCESSORY USES

Uses which are customary in the course of or associated with specified permitted use are allowed..

Flagpoles, television and radio antennas for the exclusive use of the property owner.

40.4 CONDITIONAL USES

1. Veterinary Offices and animal hospitals.
2. Radio Broadcasting Stations.

40.5 ACCESSORY STRUCTURES

Accessory structures shall comply with Article 86.

40.6 DISTRICT STANDARDS

1. The floor area in this district is unlimited.
2. The combined square footage of the footprint of all buildings and structures on a given lot shall not be more than thirty-five percent of the lot area, exclusive of any lot area in the floodway.
3. New construction, including additions, shall be reviewed by Planning Commission for compliance with the City's current Development Regulations. The items to be considered in determining compliance shall include, but are not limited to, the following items: roadway improvements, access management or traffic congestion prevention, storm water management, floodplain management, public utility connections, FAA requirements and landscaping requirements.
4. All uses in this district shall comply with the applicable requirements of Article 140.
5. Maximum of four Recycling Collection Point containers allowed per lot.
6. Intentionally left blank.
7. Existing residential structures being used as a business may be returned to residential use.
8. There shall be no drive through business conducted in this district.
9. There shall be no outside storage located in this district.
10. There shall be no retail business conducted in this district, except as per Section 40.3.

40.7 HEIGHT RESTRICTIONS

On lots less than two acres, adjoining a residential district, no structure shall exceed three stories or 40 feet in height. For all other lots there are no height restrictions. Flagpoles, television and radio antennas shall not exceed the height of existing buildings on the property by more than four feet.

40.8 LOT AREA & SETBACKS

The following minimum requirements shall apply, except as provided in Article 80 and 82

Use	Lot Area (Sq. Ft.)	Lot Frontage (ft)	Front Yard (ft)	Side <sup>1</sup> Yard (ft)	Rear <sup>2</sup> Yard (ft)	Distance between any two Buildings (ft)
All Uses	None	75	30	10	25	25

- (1) Except when adjoining an R District then 25.
- (2) Except when adjoining an R District then 40.

40.9 OFF-STREET PARKING AND LOADING

Off street parking and loading spaces shall be provided in accordance with Article 125.

40.10 CORNER LOT

Corner lots shall meet the requirements of Section 6.11.

40.11 LANDSCAPING, BUFFERING, GREEN SPACE

Landscaping, buffering, and green space shall be provided in accordance with Article 130.

40.12 PUBLIC AND PRIVATE ROADWAYS

Front yard setbacks from public and private roadways shall be modified in accordance with the thoroughfare maps maintained in the office of the City Engineer.

Lots with no legal access to an adequate public right-of-way shall obtain approval from the Planning Commission for the proposed access prior to issuance of a zoning certificate. Approval of a lot split by the Planning Commission is evidence of an acceptable legal access.

40.13 OTHER STANDARDS/REGULATIONS

Deed restrictions and covenants may establish additional restrictions.

40.14 RESIDENTIAL USES

1. In this district, a one family dwelling and related accessory structures on a single lot or parcel in existence at the time of the adoption of this Code may be repaired, altered or enlarged in accordance with Article 7, 16, 18 or 22 as determined by the Zoning Inspector.
2. While solely new one family residences are not a permitted use in this district, one dwelling unit is permitted on an upper level of a building when the use of the story at grade level is a permitted use in this district.
3. While solely new multi-family residences are not a permitted use in this district, dwelling units are permitted on a maximum of two upper levels of a building when the use of the story at grade level is a permitted use in this district and the dwelling units are approved by the Newark Planning Commission.





ARTICLE 44

LB LIMITED INTENSITY BUSINESS DISTRICT

44.1 PURPOSE

The purpose of the Limited Intensity Business District is to provide for the orderly development of retail and office land uses of limited size. This District may serve as a buffer between residential uses and more intensive commercial uses.

44.2 PERMITTED USES

1. Uses permitted in Section 40.2, except that for this district only, Day Care is limited to six clients and Assisted Living Facilities are not permitted. (GO)
2. Retail businesses, including, but not limited to:
  1. Convenience stores
  2. Meat, Grocery or Pharmacy stores
  3. Beer, Wine, or Food carryouts
  4. Card or Gift shops
  5. Antique or Craft shops
  6. Rental stores with small or large household furnishings
  7. General and specialty merchandising stores
3. Service establishments involving care of the person or of personal effects for residents of the community on a regular basis, including, but not limited to:
  1. Dry Cleaning drop-off or pick-up only, no cleaning on site.
  2. Barber and Beauty shops.
  3. Tanning and Nail Salons.
  4. Physical Fitness, Therapy Facility or Dance Studio.
4. Veterinary office.
5. Bed and Breakfast, provided that there shall be no on street parking.
6. Residential uses per Section 44.14

44.3 ACCESSORY USES

Uses which are customary in the course of or associated with a specified permitted use are allowed.

Flagpoles, television and radio antennas for the exclusive use of the property owner.

44.4 CONDITIONAL USES

Day care facilities and pre-schools, provided that there are no more than 40 children.

44.5 ACCESSORY STRUCTURES

Accessory structures shall comply with Article 86.

44.6 DISTRICT STANDARDS

1. The gross floor area devoted to business use in this district shall not exceed 2,400 square feet. A basement used exclusively as a mechanical space or an abandoned upper floor level is not a part of the gross floor area.
2. The combined square footage of the footprint of all buildings and structures on a given lot shall not be more than fifty percent of the lot area, exclusive of any lot area in the floodway.
3. New construction, including additions, shall be reviewed by City Engineer for compliance with the City’s current Development Regulations. The items to be considered in determining compliance include, but are not limited to, the following items: roadway improvements, access management, traffic congestion prevention, storm water management, floodplain management, public utility connections, FAA requirements and landscaping requirements.
4. All uses in this district shall comply with the applicable requirements of Article 140.
5. Intentionally left blank.
6. There shall not be more than one principal building per lot.
7. Existing residential structures being used as a business may be returned to residential use.
8. There shall be no drive through business conducted in this District.
9. There shall be no outside storage located in this District.

44.7 HEIGHT RESTRICTIONS

No structure shall exceed 3 stories or 40 feet in height.  
 Flagpoles, television and radio antennas shall not exceed the height of existing buildings on the property by more than four feet.

44.8 LOT AREA AND SET BACKS

The following minimum requirements shall apply, except as provided in Article 80 and 82.

<u>Use</u>	<u>Lot Area (sq. ft)</u>	<u>Lot Frontage (ft)</u>	<u>Front Yard (ft)</u>	<u>Side Yard<sup>1</sup> (ft)</u>	<u>Rear Yard<sup>2</sup> (ft)</u>	<u>Distance between any two Buildings</u>
All Uses	None	50	30	10	25	25

- (1) Except when adjoining an R District then 25.
- (2) Except when adjoining an R District then 40.

44.9 OFF-STREET PARKING AND LOADING

Off street parking and loading spaces shall be provided in accordance with Article 125.

44.10 CORNER LOTS

Corner lots shall meet the requirements of Section 6.11

44.11 LANDSCAPING ,BUFFERING, GREEN SPACE

Landscaping, buffering, and green space shall be provided in accordance with Article 130.

44.12 PUBLIC AND PRIVATE ROADWAYS

Front yard setbacks from public and private roadways shall be modified in accordance with the thoroughfare maps maintained in the office of the City Engineer.

Lots with no legal access to an adequate public right-of-way shall obtain approval from the Planning Commission for the proposed access prior to issuance of a zoning certificate. Approval of a lot split by the Planning Commission is evidence of an acceptable legal access.

44.13 OTHER STANDARDS/REGULATIONS

Deed restrictions and covenants may establish additional restrictions.

44.14 RESIDENTIAL USES

1. In this district, a one family dwelling and related accessory structures on a single lot or parcel in existence at the time of the adoption of this Code may be enlarged, repaired or altered in accordance with Article 7, 16, 18 or 22 as determined by the Zoning Inspector.
2. While solely new one family residences and related accessory structures are not a permitted use in this district, one dwelling unit is permitted on an upper level of a building when the use of the story at grade level is permitted use in this district.



ARTICLE 46

MB MEDIUM INTENSITY BUSINESS DISTRICT

46.1 PURPOSE

The purpose of the Medium Intensity Business District is to provide for the orderly development of retail and office land uses of limited size.

46.2 PERMITTED USES

1. Uses permitted in Section 44.2. (LB, GO)
2. Uses permitted in Section 34.2. (CSI)
3. General and service offices, including those carrying on retail trade with the public and having stock of goods maintained for sale to customers, including, but not limited to:
  1. Advertising agencies
  2. Employment services and agencies
  3. Photographic and commercial art studios
  4. Radio, television or video production facilities
  5. Quick printing businesses
  6. Music businesses
  7. Computer, internet services
  8. Home health care services
4. Municipal, governmental, public utility offices and facilities
5. Health and medical clinics.
6. Banks, Savings and Loans, Credit Unions, Check Cashing
7. Restaurant or other eating or drinking establishment with a maximum seating capacity of twenty-four.
8. Furniture and home furnishing sales
9. Laundromats
10. Automobile minor repairs, including, but not limited to:
  1. Gas stations, with or without convenience stores
  2. Quick lubes
  3. Tire stores
  4. Car washes
  5. Muffler or Brake shop
  6. Detailing

There shall be screening along any property line adjoining an “R” district in accordance with the standards outlined in Section 125.3(1) regardless of the number of vehicles

11. Automobile sales or leasing lots with a lot area not exceeding 20,000 square feet gross area.
12. Veterinary office, animal hospital or kennels.
13. Funeral homes
14. Outside display of ice, food, beverage and similar dispensing equipment or machinery.
15. Drive-in, drive thru sales or services.
16. Pawn shops.
17. Residential uses per Section 46.14.
18. Recycle Collection Points.

46.3 ACCESSORY USES

Uses which are customary in the course of or associated with a specified permitted use are allowed

Flagpoles, television and radio antennas for the exclusive use of the property owner.

46.4 CONDITIONAL USES

N/A

46.5 ACCESSORY STRUCTURES

Accessory structures shall comply with Article 86.

46.6 DISTRICT STANDARDS

1. The gross floor area devoted to business use in this district shall not exceed 6,000 square feet. A basement used exclusively as a mechanical space or an abandoned upper floor level is not a part of the gross floor area.
2. The combined square footage of the footprint of all buildings and structures on a given lot shall not be more than thirty-five percent of the lot area, exclusive of any lot area in the floodway.
3. New construction, including additions, shall be reviewed by City Engineer for compliance with the City's current Development Regulations. These items to be considered in determining compliance include, but are not limited to, the following items: roadway improvements, access management, traffic congestion prevention, storm water management, floodplain management, public utility connections, FAA requirements and landscaping requirements.
4. All uses in this district shall comply with the applicable requirements of Article 140.
5. There shall be a maximum of four Recycling Collection Point containers allowed per lot.
6. There shall be no more than one principle building per lot.
7. Existing residential structures being used as a business use may be returned to residential use.

46.7 HEIGHT RESTRICTIONS

No structure shall exceed 2 stories or 30 feet in height.

Flagpoles, television and radio antennas shall not exceed the height of existing buildings on the property by more than four feet.

46.8 LOT AREA AND SET BACKS

The following minimum requirements shall apply, except as provided in Article 80 and 82.

Use	Lot Area (sq. ft)	Lot Frontage (ft)	Front Yard (ft)	Side Yard <sup>1</sup> (ft)	Rear Yard <sup>2</sup> (ft)	Distance between any two Buildings
All Uses	None	75	30	15	25	25

(1) Except when adjoining an R District then 25.

(2) Except when adjoining an R District then 40.

46.9 OFF-STREET PARKING AND LOADING

Off street parking and loading spaces shall be provided in accordance with Article 125.

46.10 CORNER LOTS

Corner lots shall meet the requirements of Section 6.11.

46.11 LANDSCAPING, BUFFERING, GREEN SPACE

Landscaping, buffering, and green space shall be provided in accordance with Article 130.

46.12 PUBLIC AND PRIVATE ROADWAYS

Front yard setbacks from public and private roadways shall be modified in accordance with the thoroughfare maps maintained in the office of the City Engineer.

Lots with no legal access to an adequate public right-of-way shall obtain approval from the Planning Commission for the proposed access prior to issuance of a zoning certificate. Approval of a lot split by the Planning Commission is evidence of an acceptable legal access.

46.13 OTHER STANDARDS/REGULATIONS

Deed restrictions and covenants may establish additional restrictions.

46.14 RESIDENTIAL USES

1. In this district, a one family dwelling and related accessory structures on a single lot or parcel in existence at the time of the adoption of this Code may be repaired, altered or enlarged in accordance with Article 7, 16, 18 or 22 as determined by the Zoning Inspector.
2. While solely new one family or multi-family residences are not a permitted use in this district, dwelling units are permitted on a maximum of two upper levels of a building when the use of the story at grade level is a permitted use in this district. No more than two units are permitted without Planning Commission approval.





ARTICLE 48

HB HIGH INTENSITY BUSINESS DISTRICT

48.1 PURPOSE

The purpose of the High Intensity Business District is to provide for the orderly development of retail, hospitality, and office land uses of limited size.

48.2 PERMITTED USES

1. Uses permitted in Section 46.2. (MB, LB, GO, CSI)
2. Entertainment, Recreation or Places of Assembly, including, but not limited to:
  1. Bowling alley
  2. Pool hall
  3. Movie theatre
  4. Skating rink
  5. Golf driving range or miniature golf
  6. Indoor or Outdoor recreation facilities
  7. Bingo Hall
  8. Fraternal Organization
  9. Swimming pools
3. Hotels and motels
4. Tattoo shops
5. Greenhouses or Commercial nurseries.
6. Residential uses per Section 48.14.
7. Flagpoles, television and radio antennas up to twenty-five feet in height.
8. Recycle Collection Points.

48.3 ACCESSORY USES

Uses which are customary in the course of or associated with a specified permitted use are allowed.

48.4 CONDITIONAL USES

1. Water towers, observation towers, transmission towers
2. Flagpoles, television and radio antennas exceeding twenty-five feet in height.

48.5 ACCESSORY STRUCTURES

Accessory structures shall comply with Article 86.

48.6 DISTRICT STANDARDS

1. The gross floor area devoted to business use in this district shall not exceed 15,000 square feet. A basement used exclusively as a mechanical space or an abandoned upper floor level is not a part of the gross floor area.
2. The combined square footage of the footprint of all buildings and structures on a given lot shall not be more than thirty-five percent of the lot area, exclusive of any lot area in the floodway.
3. New construction, including additions, shall be reviewed by Planning Commission for compliance with the City's current Development Regulations. These items to be considered in determining compliance include, but are not limited to, the following

items: roadway improvements, access management or traffic congestion prevention, storm water management, floodplain management, public utility connections, FAA requirements and landscaping requirements.

4. All uses in this district shall comply with the applicable requirements of Article 140.
5. There shall be a maximum of four Recycling Collection Point containers allowed per lot.

48.7 HEIGHT RESTRICTIONS

No structure shall exceed 2 stories or 35 feet in height.

48.8 LOT AREA & SET BACKS

The following minimum requirements shall apply, except as provided in Article 80 and 82.

Use	Lot Area (sq. ft)	Lot Frontage (ft)	Front Yard (ft)	Side Yard <sup>1</sup> (ft)	Rear Yard <sup>2</sup> (ft)	Distance between any two Buildings
All Uses	None	75	30	15	25	25

- (1) Except when adjoining an R District then 25.
- (2) Except when adjoining an R District then 40.

48.9 OFF-STREET PARKING AND LOADING

Off street parking and loading spaces shall be provided in accordance with Article 125.

48.10 CORNER LOTS

Corner lots shall meet the requirements of Section 6.11.

48.11 LANDSCAPING, BUFFERING, GREEN SPACE

Landscaping, buffering, and green space shall be provided in accordance with Article 130.

48.12 PUBLIC AND PRIVATE ROADWAYS

Front yard setbacks from public and private roadways shall be modified in accordance with the thoroughfare maps maintained in the office of the City Engineer.

Lots with no legal access to an adequate public right-of-way shall obtain approval from the Planning Commission for the proposed access prior to issuance of a zoning certificate. Approval of a lot split by the Planning Commission is evidence of an acceptable legal access.

48.13 OTHER STANDARDS/REGULATIONS

Deed restrictions and covenants may establish additional restrictions.

48.14

RESIDENTIAL USES

1. In this district, a one family dwelling and related accessory structures on a single lot or parcel in existence at the time of the adoption of this Code may be repaired, altered or enlarged in accordance with Article 7, 16, 18 or 22 as determined by the Zoning Inspector.
  
2. While solely new one family or multi-family residences are not a permitted use in this district, dwelling units are permitted on a maximum of two upper levels of a building when the use of the story at grade level is a permitted use in this district.



ARTICLE 50

GB GENERAL BUSINESS DISTRICT

50.1 PURPOSE

The purpose of the General Business District is to provide for the orderly development of large-scale retail development.

50.2 PERMITTED USES

1. Uses permitted in Section 48.2. (HB, MB, LB, GO, CSI)
2. Wholesale and distribution warehouse businesses, less than or equal to 25,000 square feet.
3. Mini-warehouses.
4. Flagpoles, television and radio antennas.
5. Residential uses per Section 50.14.
6. Recycle Collection Points.

50.3 ACCESSORY USES

Uses which are customary in the course of or associated with a specified permitted use are allowed.

50.4 CONDITIONAL USES

1. Wholesale and distribution warehouses greater than 25,000 square feet.
2. Water towers, observation towers, and transmission towers.

50.5 ACCESSORY STRUCTURES

Accessory structures shall comply with Article 86.

50.6 DISTRICT STANDARDS

1. The floor area in this District is unlimited.
2. The combined square footage of the footprint of all buildings and structures on a given lot shall not be more than thirty-five percent of the lot area, exclusive of any lot area in the floodway.
3. New construction, including additions, shall be reviewed by Planning Commission for compliance with the City's current Development Regulations. The items to be considered in determining compliance include, but are not limited to, the following items: roadway improvements, access management or traffic congestion prevention, storm water management, floodplain management, public utility connections, FAA requirements and landscaping requirements.
4. All uses in this district shall comply with the applicable requirements of Article 140.
5. There shall be a maximum of eight Recycling Collection Point containers allowed per lot.

50.7 HEIGHT RESTRICTIONS

There are no height restrictions.

50.8 LOT AREA & SET BACKS

The following minimum requirements shall apply, except as provided in Article 80 and 82.

Use	Lot Area (sq. ft)	Lot Frontage (ft)	Front Yard (ft)	Side Yard <sup>1</sup> (ft)	Rear Yard <sup>2</sup>	Distance between any two Buildings
All Uses	None	None	30	15	25	25

- (1) Except when adjoining an R District then 25.
- (2) Except when adjoining an R District then 40.

50.9 OFF-STREET PARKING AND LOADING

Off street parking and loading spaces shall be provided in accordance with Article 125.

50.10 CORNER LOTS

Corner lots shall meet the requirements of Section 6.11.

50.11 LANDSCAPING, BUFFERING, GREEN SPACE

Landscaping, buffering, and green space shall be provided in accordance with Article 130.

50.12 PUBLIC AND PRIVATE ROADWAYS

Front yard setbacks from public and private roadways shall be modified in accordance with the thoroughfare maps maintained in the office of the City Engineer.

Lots with no legal access to an adequate public right-of-way shall obtain approval from the Planning Commission for the proposed access prior to issuance of a zoning certificate. Approval of a lot split by the Planning Commission is evidence of an acceptable legal access.

50.13 OTHER STANDARDS/REGULATIONS

Deed restrictions and covenants may establish additional restrictions.

50.14 RESIDENTIAL USES

- 2. In this district, a one family dwelling and related accessory structures on a single lot or parcel in existence at the time of the adoption of this Code may be enlarged, repaired or altered in accordance with Article 7, 16, 18 or 22 as determined by the Zoning Inspector.
  - a. While solely new one family or multi-family residences are not a permitted use in this district, dwelling units are permitted on a maximum of two upper levels of a building when the use of the story at grade level is a permitted use in this district.

ARTICLE 54

LC LIMITED COMMERCIAL DISTRICT

54.1 PURPOSE

The purpose of the Limited Commercial District is to provide for those businesses and services that are commercial, but not necessarily retail in nature. Further, the moderate size of the permitted use is intended to limit the intensity of the use.

54.2 PERMITTED USES

1. Uses permitted in Section 46.2. (MB, LB, GO, CSI).
2. Wholesale and distribution businesses.
3. Mini-warehouses.
4. General office and service businesses.
5. Municipal and public utility service facilities.
6. Monument and memorial shops.
7. Automobile major repairs, including, but not limited to:
  1. Vehicle engine rebuild.
  2. Vehicle body repair.
  3. Uses permitted in Section 46.2.10.

There shall be screening along any property line adjoining an “R” district in accordance with the standards outlined in Section 125.3(1) regardless of the number of vehicles.

8. Automobile sales or leasing lots with a lot area not exceeding 20,000 square feet gross area.
9. Low intensity retail, including, but not limited to:
  1. Small or large construction equipment rental or sales.
  2. Office equipment sales.
  3. Furniture sales.
  4. Animal feed sales.
10. Contracting and building trade business.
11. Printing business.
12. Mail order business.
13. Commercial Greenhouses and Nurseries.
14. Beverage and other retail drive throughs.
15. Places of assembly including, but not limited to fraternal organizations and bingo halls.
16. Restaurant or other eating or drinking establishment.
17. Residential uses per Section 54.14.
18. Recycle Collection Points.

54.3 ACCESSORY USES

Uses which are customary in the course of or associated with a specified permitted use are allowed.

Flagpoles, television and radio antennas for the exclusive use of the property owner.



54.4 CONDITIONAL USES

1. Recycle Transfer Points.
2. Water towers, observation towers, and transmission towers.

54.5 ACCESSORY STRUCTURES

Accessory structures shall comply with Article 86.

54.6 DISTRICT STANDARDS

1. The gross floor area devoted to business use in this district shall not exceed 6,000 square feet. A basement used exclusively as a mechanical space or an abandoned upper floor level is not a part of the gross floor area.
2. The combined square footage of the footprint of all buildings and structures on a given lot shall not be more than thirty-five percent of the lot area, exclusive of any lot area in the floodway.
3. New construction, including additions, shall be reviewed by City Engineer for compliance with the City's current Development Regulations. These items to be considered in determining compliance include, but are not limited to, the following items: roadway improvements, access management or traffic congestion prevention, storm water management, floodplain management, public utility connections, FAA requirements and landscaping requirements.
4. All uses in this district shall comply with the applicable requirements of Article 140.
5. There shall be a maximum of four Recycling Collection Point containers allowed per lot.
6. There shall not be more than one principle building per lot.

54.7 HEIGHT RESTRICTIONS

No structure shall exceed 3 stories or 40 feet in height.  
 Flagpoles, television and radio antennas shall not exceed the height of existing buildings on the property by more than four feet.

54.8 LOT AREA & SET BACKS

The following minimum requirements shall apply, except as provided in Article 80 and 82.

Use	Lot Area (sq. ft)	Lot Frontage (ft)	Front Yard (ft)	Side Yard <sup>1</sup> (ft)	Rear Yard <sup>2</sup> Buildings	Distance between any two
All Uses	None	75	30	15	25	25

- (1) Except when adjoining an R District then 25.
- (2) Except when adjoining an R District then 40.

54.9 OFF-STREET PARKING AND LOADING

Off street parking and loading spaces shall be provided in accordance with Article 125.

54.10 CORNER LOTS

Corner lots shall meet the requirements of Section 6.11.

54.11 LANDSCAPING, BUFFERING, GREEN SPACE

Landscaping, buffering, and green space shall be provided in accordance with Article 130.

54.12 PUBLIC AND PRIVATE ROADWAYS

Front yard setbacks from public and private roadways shall be modified in accordance with the thoroughfare maps maintained in the office of the City Engineer.

Lots with no legal access to an adequate public right-of-way shall obtain approval from the Planning Commission for the proposed access prior to issuance of a zoning certificate. Approval of a lot split by the Planning Commission is evidence of an acceptable legal access.

54.13 OTHER STANDARDS/REGULATIONS

Deed restrictions and covenants may establish additional restrictions.

54.14 RESIDENTIAL USES

3. In this district, a one family dwelling and related accessory structures on a single lot or parcel in existence at the time of the adoption of this Code may be repaired, altered or enlarged in accordance with Article 7, 16, 18 or 22 as determined by the Zoning Inspector.
4. While solely new one family or multi-family residences are not a permitted use in this district, dwelling units are permitted on a maximum of two upper levels of a building when the use of the story at grade level is a permitted use in this district.



ARTICLE 56

GC GENERAL COMMERCIAL DISTRICT

56.1 PURPOSE

The purpose of the General Commercial District is to provide for those businesses and services that are commercial, but not necessarily retail in nature.

56.2 PERMITTED USES

1. Uses permitted in Section 50.2. (GB, HB, MB, LB, GO, CSI).
2. Uses permitted in Section 54.2 (LC).
3. Building material yards, without production of materials.
4. Carpentry and other work shops for the assembly of parts manufactured at a different site (see Article 64).
5. Municipal or public utility facility.
6. Contracting and building trades business.
7. Moving, cartage, and storage businesses.
8. Truck and heavy vehicle sales.
9. Truck and heavy vehicle services.
10. Commercial laundry, dry cleaning operation.
11. Residential uses per Section 56.14.
12. Flagpoles, television and radio antennas.
13. Recycle Collection Points.

56.3 ACCESSORY USES

Uses which are customary in the course of or associated with a specified permitted use are allowed.

56.4 CONDITIONAL USES

1. Water towers, observation towers, and transmission towers.
2. Recycle Transfer Points.

56.5 ACCESSORY STRUCTURES

Accessory structures shall comply with Article 86.

56.6 DISTRICT STANDARDS

1. The floor area in this district is unlimited.
2. The combined square footage of the footprint of all buildings and structures on a given lot shall not be more than thirty-five percent of the lot area, exclusive of any lot area in the floodway.
3. New construction, including additions, shall be reviewed by Planning Commission for compliance with the City's current Development Regulations. The items to be considered in determining compliance include, but are not limited to, the following items: roadway improvements, access management, traffic congestion prevention, storm water management, floodplain management, public utility connections, FAA requirements and landscaping requirements.
4. All uses in this district shall comply with the applicable requirements of Article 140.
5. There shall be a maximum of eight Recycling Collection Point containers allowed per lot.
6. through 11. Intentionally left blank.

12. All equipment for the collection or capture of airborne particles shall be inside the building.

56.7 HEIGHT RESTRICTIONS

There are no height restrictions.

56.8 LOT AREA & SET BACKS

The following minimum requirements shall apply, except as provided in Article 80 and 82.

Use	Lot Area (sq. ft)	Lot Frontage (ft)	Front Yard (ft)	Side Yard <sup>1</sup> (ft)	Rear Yard <sup>2</sup> (ft)	Distance between any two Buildings
All Uses	None	None	30	15	25	25

- (1) Except when adjoining an R District then 25.
- (2) Except when adjoining an R District then 40.

56.9 OFF-STREET PARKING AND LOADING

Off street parking and loading spaces shall be provided in accordance with Article 125.

56.10 CORNER LOTS

Corner lots shall meet the requirements of Section 6.11.

56.11 LANDSCAPING, BUFFERING, GREEN SPACE

Landscaping, buffering, and green space shall be provided in accordance with Article 130.

56.12 PUBLIC AND PRIVATE ROADWAYS

Front yard setbacks from public and private roadways shall be modified in accordance with the thoroughfare maps maintained in the office of the City Engineer.

Lots with no legal access to an adequate public right-of-way shall obtain approval from the Planning Commission for the proposed access prior to issuance of a zoning certificate. Approval of a lot split by the Planning Commission is evidence of an acceptable legal access.

56.13 OTHER STANDARDS/REGULATIONS

Deed restrictions and covenants may establish additional restrictions.

56.14 RESIDENTIAL USES

- 1. In this district, a one family dwelling and related accessory structures on a single lot or parcel in existence at the time of the adoption of this Code may be repaired, altered or enlarged in accordance with Article 7, 16, 18 or 22 as determined by the Zoning Inspector.

2. While solely new one family or multi-family residences are not a permitted use in this district, dwelling units are permitted on a maximum of two upper levels of a building when the use of the story at grade level is a permitted use in this district.



ORDINANCE NO: 10-22 A

BY Wilmington, Uible, Stare, Houchshell, P. Proctor,  
Kennedy, Roth, Marmic, Floyd

**AN ORDINANCE AMENDING ARTICLE 60: DC DOWNTON DISTRICT OF THE ZONING CODE OF THE CITY OF NEWARK, OHIO ADOPTED MAY 5, 2009 BY ORDINANCE 08-33A**

**WHEREAS**, the City of Newark by and through action of Newark City Council adopting a new Zoning Code on May 5, 2009 with the passage of Ordinance 08-33A; and,

**WHEREAS**, no amendments have yet been made to said Code since its passage in May, 2009 by Newark City Council and implementation thereof by the Administration; and,

**WHEREAS**, changed circumstances in the downtown area of the City of Newark have created a need to revise the existing Zoning Code to address issues specific to future development and business regulation for the benefit of all and good zoning practice; and,

**WHEREAS**, this matter was considered by the Economic Development Committee of Council at a regularly scheduled meeting thereof and was passed on to Planning Commission for public hearing and recommendation and then to full Council pursuant to Charter Article 4.12.

**NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING AND STATE OF OHIO THAT THE ZONING CODE OF THE CITY OF NEWARK, OHIO IS HEREBY AMENDED TO READ AS SET FORTH HEREIN**

**SECTION 1:** Article 60: DC Downtown District of the Zoning Code of the City of Newark, Ohio is hereby amended to read as follows:

**ARTICLE 60  
DC DOWNTOWN DISTRICT**

**60.2 PERMITTED USES**

1. Any form of residential use, with no density limitations.
2. Uses permitted in Section 56.2 (GC, LC, GB, HB, MB, LB, GO, CSI).
3. Recycling Collection Points.
4. **Any use not in existence at the time of the enactment of this Amendment otherwise permitted herein which requires a valid license issued by the Ohio Department of Liquor Control if the business plan or model or other credible evidence indicates that sixty percent (60%) or more of gross revenue resulting from said use shall be from the sale of food and that no more than forty percent**



**(40%) of gross revenue resulting from said use shall be from the sale of alcohol, beer or intoxicating liquor.**

60.4 CONDITIONAL USES

1. Water towers, observation towers, transmission towers, flagpoles, television and radio antennas.
2. **Any use not in existence at the time of the enactment of this Amendment otherwise permitted herein which requires a valid license issued by the Ohio Department of Liquor Control if the business plan or model or other credible evidence indicates that less than sixty percent (60%) of gross revenue resulting from said use shall be from the sale of food and that more than forty percent (40%) of gross revenue resulting from said use shall be from the sale of alcohol, beer or intoxicating liquor.**

SECTION 2: That this Ordinance shall take effect upon full compliance with the procedures set forth at Article 4.12 and then on the earliest date allowed by Article 4.07 of the Charter of the City of Newark and remain in full force and effect thereafter.

Passed this 15th day of November, 2010.

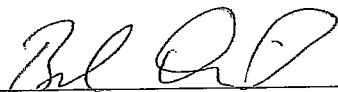


\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: Quana R. Hufford  
CLERK OF COUNCIL

DATE FILED WITH MAYOR: November 16, 2010

DATE APPROVED BY MAYOR: November 16, 2010



\_\_\_\_\_  
MAYOR

APPROVED AS TO FORM: Douglas E. Sassen  
DOUGLAS E. SASSEN  
DIRECTOR OF LAW

Prepared by the Office of the Director of Law

ORDINANCE NO: 10-22 B

BY ~~Winters, Little, Stare, Houshell, Rhodes, Kennedy, Roth,~~  
~~Floyd, Marzine~~

**AN ORDINANCE AMENDING ARTICLE 60: DC DOWNTON DISTRICT OF THE ZONING CODE OF THE CITY OF NEWARK, OHIO ADOPTED MAY 5, 2009 BY ORDINANCE 08-33A**

**WHEREAS**, the City of Newark by and through action of Newark City Council adopting a new Zoning Code on May 5, 2009 with the passage of Ordinance 08-33A; and,

**WHEREAS**, no amendments have yet been made to said Code since its passage in May, 2009 by Newark City Council and implementation thereof by the Administration; and,

**WHEREAS**, changed circumstances in the downtown area of the City of Newark have created a need to revise the existing Zoning Code to address issues specific to future development and business regulation for the benefit of all and good zoning practice; and,

**WHEREAS**, this matter was considered by the Economic Development Committee of Council at a regularly scheduled meeting thereof and was passed on to Planning Commission for public hearing and recommendation and then to full Council pursuant to Charter Article 4.12.

**NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING AND STATE OF OHIO THAT THE ZONING CODE OF THE CITY OF NEWARK, OHIO IS HEREBY AMENDED TO READ AS SET FORTH HEREIN**

**SECTION 1:** Article 60: DC Downtown District of the Zoning Code of the City of Newark, Ohio is hereby amended to read as follows:

ARTICLE 60  
DC DOWNTOWN DISTRICT

**60.2.1 PROHIBITED USES**

Notwithstanding the provisions of Article 60.2 Permitted Uses, the following uses listed uses shall be prohibited in the DC: Downtown District.

1. Pawn Shops

SECTION 2: That this Ordinance shall take effect upon full compliance with the procedures set forth at Article 4.12 and then on the earliest date allowed by Article 4.07 of the Charter of the City of Newark and remain in full force and effect thereafter.


Passed this 15th day of November, 2010.

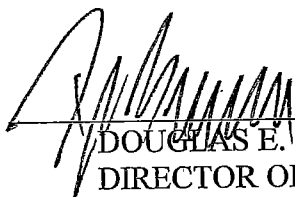
  
\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST:   
\_\_\_\_\_  
CLERK OF COUNCIL

DATE FILED WITH MAYOR: November 16, 2010

DATE APPROVED BY MAYOR: November 16, 2010

  
\_\_\_\_\_  
MAYOR

APPROVED AS TO FORM:   
\_\_\_\_\_  
DOUGLAS E. SASSEN  
DIRECTOR OF LAW

Prepared by the Office of the Director of Law

ORDINANCE NO: 10-22 C

BY Wilmington, Uible, Stone, Handshell, Rhodes, Kennedy,  
Raff, Boyd, Marnie,

**AN ORDINANCE AMENDING ARTICLE 60: DC DOWNTON DISTRICT OF THE ZONING CODE OF THE CITY OF NEWARK, OHIO ADOPTED MAY 5, 2009 BY ORDINANCE 08-33A**

**WHEREAS**, the City of Newark by and through action of Newark City Council adopting a new Zoning Code on May 5, 2009 with the passage of Ordinance 08-33A; and,

**WHEREAS**, no amendments have yet been made to said Code since its passage in May, 2009 by Newark City Council and implementation thereof by the Administration; and,

**WHEREAS**, changed circumstances in the downtown area of the City of Newark have created a need to revise the existing Zoning Code to address issues specific to future development and business regulation for the benefit of all and good zoning practice; and,

**WHEREAS**, this matter was considered by the Economic Development Committee of Council at a regularly scheduled meeting thereof and was passed on to Planning Commission for public hearing and recommendation and then to full Council pursuant to Charter Article 4.12.

**NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING AND STATE OF OHIO THAT THE ZONING CODE OF THE CITY OF NEWARK, OHIO IS HEREBY AMENDED TO READ AS SET FORTH HEREIN**

**SECTION 1:** Article 60: DC Downtown District of the Zoning Code of the City of Newark, Ohio is hereby amended to read as follows:

**ARTICLE 60  
DC DOWNTOWN DISTRICT**

**60.2.1 PROHIBITED USES**

**Notwithstanding the provisions of Article 60.2 Permitted Uses, the following uses listed uses shall be prohibited in the DC: Downtown District.**

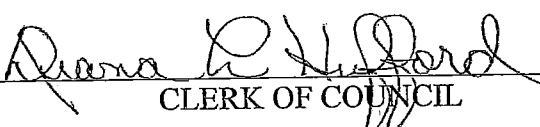
- 1. Tattoo Shops**

2. SECTION 2: That this Ordinance shall take effect upon full compliance with the procedures set forth at Article 4.12 and then on the earliest date allowed by Article 4.07 of the Charter of the City of Newark and remain in full force and effect thereafter.

Passed this 15th day of November, 2010.



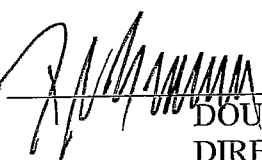
PRESIDENT OF COUNCIL

ATTEST:   
CLERK OF COUNCIL

DATE FILED WITH MAYOR: November 16, 2010

DATE APPROVED BY MAYOR: November 16, 2010

  
MAYOR

APPROVED AS TO FORM:   
DOUGLAS E. SASSEN  
DIRECTOR OF LAW

Prepared by the Office of the Director of Law

ORDINANCE NO: 10-22 

BY Ellington, White, Stare, Houdouell, Rhodes, Kennedy,  
Rate, Boyd, Monroe,

**AN ORDINANCE AMENDING ARTICLE 60: DC DOWNTOWN DISTRICT OF THE ZONING CODE OF THE CITY OF NEWARK, OHIO ADOPTED MAY 5, 2009 BY ORDINANCE 08-33A**

**WHEREAS**, the City of Newark by and through action of Newark City Council adopting a new Zoning Code on May 5, 2009 with the passage of Ordinance 08-33A; and,

**WHEREAS**, no amendments have yet been made to said Code since its passage in May, 2009 by Newark City Council and implementation thereof by the Administration; and,

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**WHEREAS**, this matter was considered by the Economic Development Committee of Council at a regularly scheduled meeting thereof and was passed on to Planning Commission for public hearing and recommendation and then to full Council pursuant to Charter Article 4.12.

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**ARTICLE 60  
DC DOWNTOWN DISTRICT**

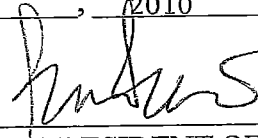
**60.2.1 PROHIBITED USES**

**Notwithstanding the provisions of Article 60.2 Permitted Uses, the following uses listed uses shall be prohibited in the DC: Downtown District.**

- 1. Automobile Major Repairs**

2. SECTION 2: That this Ordinance shall take effect upon full compliance with the procedures set forth at Article 4.12 and then on the earliest date allowed by Article 4.07 of the Charter of the City of Newark and remain in full force and effect thereafter.

Passed this 15th day of November, 2010.

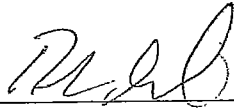


PRESIDENT OF COUNCIL

ATTEST:   
CLERK OF COUNCIL

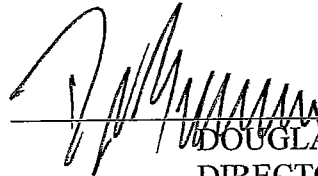
DATE FILED WITH MAYOR: November 16, 2010

DATE APPROVED BY MAYOR: November 16, 2010



MAYOR

APPROVED AS TO FORM:



DOUGLAS E. SASSEN  
DIRECTOR OF LAW

Prepared by the Office of the Director of Law

ORDINANCE NO: 10-22 E

BY Elimator, Wible, Stare, Houdeshell, Rhodes, Kennedy  
Patel, Floyd, Mazzoni

**AN ORDINANCE AMENDING ARTICLE 60: DC DOWNTON DISTRICT OF THE ZONING CODE OF THE CITY OF NEWARK, OHIO ADOPTED MAY 5, 2009 BY ORDINANCE 08-33A**

**WHEREAS**, the City of Newark by and through action of Newark City Council adopting a new Zoning Code on May 5, 2009 with the passage of Ordinance 08-33A; and,

**WHEREAS**, no amendments have yet been made to said Code since its passage in May, 2009 by Newark City Council and implementation thereof by the Administration; and,

**WHEREAS**, changed circumstances in the downtown area of the City of Newark have created a need to revise the existing Zoning Code to address issues specific to future development and business regulation for the benefit of all and good zoning practice; and,

**WHEREAS**, this matter was considered by the Economic Development Committee of Council at a regularly scheduled meeting thereof and was passed on to Planning Commission for public hearing and recommendation and then to full Council pursuant to Charter Article 4.12.

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**ARTICLE 60  
DC DOWNTOWN DISTRICT**

**60.2.1 PROHIBITED USES**

**Notwithstanding the provisions of Article 60.2 Permitted Uses, the following uses listed uses shall be prohibited in the DC: Downtown District.**


- 1. Truck and Heavy Vehicle Services**



2. SECTION 2: That this Ordinance shall take effect upon full compliance with the procedures set forth at Article 4.12 and then on the earliest date allowed by Article 4.07 of the Charter of the City of Newark and remain in full force and effect thereafter.

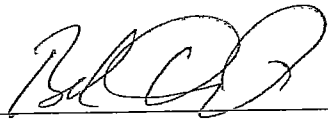
Passed this 15th day of November, 2010.

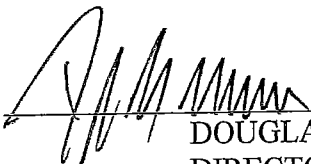
  
\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST:   
\_\_\_\_\_  
CLERK OF COUNCIL

DATE FILED WITH MAYOR: November 16, 2010

DATE APPROVED BY MAYOR: November 16, 2010

  
\_\_\_\_\_  
MAYOR

APPROVED AS TO FORM:   
\_\_\_\_\_  
DOUGLAS E. SASSEN  
DIRECTOR OF LAW

Prepared by the Office of the Director of Law

ARTICLE 60

DC DOWNTOWN DISTRICT

60.1 PURPOSE

The purpose of the Downtown Commercial District is to provide for the orderly development of downtown Newark.

60.2 PERMITTED USES

1. Any form of residential use, with no density limitations.
2. Uses permitted in Section 56.2 (GC<sup>DS 5</sup>, LC<sup>DS 5</sup>, GB<sup>DS 5</sup>, HB, MB, LB, GO, CSI).
3. Recycling Collection Points.

60.3 ACCESSORY USES

Uses which customary in the course of or associated with specified permitted use are allowed.

60.4 CONDITIONAL USES

Water towers, observation towers, transmission towers, flagpoles, television and radio antennas.

60.5 ACCESSORY STRUCTURES

Accessory structures shall comply with Article 86.

60.6 DISTRICT STANDARDS

1. The floor area in this District is unlimited.
2. The combined square footage of the footprint of all buildings and structures on a given lot shall not be more than one hundred percent of the lot area, exclusive of any lot area in the floodway.
3. New construction, including additions, shall be reviewed by Planning Commission for compliance with the City's current Development Regulations. The items to be considered in determining compliance include, but are not limited to, the following items: roadway improvements, access management, traffic congestion prevention, storm water management, floodplain management, public utility connections, FAA requirements and landscaping requirements.
4. All uses in this district shall comply with the applicable requirements of Article 140.
5. There shall be a maximum of four Recycling Collection Point containers allowed per lot. This district does not allow Recycle Transfer Points.

60.7 HEIGHT RESTRICTIONS

There are no height restrictions.

60.8 LOT AREA & SET BACKS

The following minimum requirements shall apply, except as provided in Article 80 and 82.

Use	Lot Area (sq. ft)	Lot Frontage (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard <sup>1</sup> (ft)	Distance between any two Buildings
All Uses	None	15	0	0	0	25

(1) Except when adjoining an R District then 40.

60.9 OFF-STREET PARKING AND LOADING

There shall be no parking or loading requirements for this district.

60.10 CORNER LOTS

There shall be no front yard setback requirements.

60.11 LANDSCAPING, BUFFERING, GREEN SPACE

There are no landscaping requirements in this District.

60.12 PUBLIC AND PRIVATE ROADWAYS

Front yard setbacks from public and private roadways shall be modified in accordance with the thoroughfare maps maintained in the office of the City Engineer.

Lots with no legal access to an adequate public right-of-way shall obtain approval from the Planning Commission for the proposed access prior to issuance of a zoning certificate. Approval of a lot split by the Planning Commission is evidence of an acceptable legal access.

60.13 OTHER STANDARDS/REGULATIONS

Deed restrictions and covenants may establish additional restrictions.

60.14 RESIDENTIAL USES

1. In this district, a one family dwelling and related accessory structures on a single lot or parcel in existence at the time of the adoption of this Code may be repaired or altered in accordance with Article 7, 16, 18 or 22 as determined by the Zoning Inspector.
2. New construction including an enlargement shall comply with all the applicable provisions of this Article.

ARTICLE 64

LI LIMITED INDUSTRIAL DISTRICT

64.1 PURPOSE

The purpose of the Light Industrial District is to allow for the development of business uses associated with the processing or combining of raw products or materials.

64.2 PERMITTED USES

1. Manufacturing
2. General offices and service businesses
3. Contracting and building trades businesses
4. Food processing, baking
5. Commercial laundry or dry cleaning
6. Molding, casting, fabricating
7. Printing, binding, publishing
8. Assemblage
9. Research and product development
10. Machine shops and metal working
11. Wood working shops
12. Warehousing, distribution and wholesaling
13. Moving, cartage, trucking, and storage
14. Building material yards
15. Heavy vehicle service and repair
16. Automotive repair, body shop
17. Places of incarceration
18. Veterinary hospitals, kennels
19. Crematory
20. Bottling or packaging facility
21. Public Utility Distribution Facilities
22. Water towers, observation towers, transmission towers, flagpoles, television and radio antennas.
23. Recycle Transfer Point.
24. Recycle Processing Point
25. Scrap Metal Transfer Facility.

64.3 ACCESSORY USES

One sleeping unit attached to a permitted use.

64.4 CONDITIONAL USES

1. Any other use that is determined by the Board, to be of the same general character as the above permitted uses, except for those uses first permitted in the GI District
2. Schools
3. Clinics and institutions for human care
4. Enlargement of an existing one family dwelling.

64.5 ACCESSORY STRUCTURES

Accessory structures shall comply with Article 86.

64.6

DISTRICT STANDARDS

1. The floor area in this District is unlimited.
2. The combined square footage of the footprint of all buildings and structures on a given lot shall not be more than twenty-five percent of the lot area exclusive of any lot area in the floodway.
3. New construction, including additions, shall be reviewed by Planning Commission for compliance with the City's current Development Regulations. The items to be considered in determining compliance include, but are not limited to, the following items: roadway improvements, access management or traffic congestion prevention, storm water management, floodplain management, public utility connections, FAA requirements and landscaping requirements.
4. All uses in this district shall comply with the applicable requirements of Article 140.
5. Intentionally left blank.
13. No building customarily used for night operation shall have any opening, other than stationary windows or required fire exits, within 200 feet of any R-District, and any space used for loading or unloading commercial vehicles in connection with such an operation shall not be within 150 feet of any R-District.
14. No residential uses shall be permitted in the LI District, except as accessory uses to a permitted use.
15. Intentionally left blank.
16. All work shall be conducted inside a building or structure.
17. No gaseous or liquid discharges, dust, ash, odors, noise, or vibration created from any process may be released into the environment.
18. The industrial processes involved may not carry the risk of explosion, or create an explosive product.
19. All outside storage of materials shall be screened from any adjacent R District in accordance with Section 125.3(1).
20. Intentionally left blank.
21. When a Recycle Transfer Point, Recycle Processing Point and/or Scrap Metal Transfer Facility is proposed, the applicant shall, in addition to meeting other provisions of this Code, submit a site plan, which has been approved by the Planning Commission. The site plan shall delineate site specific criteria including: location and square footage of existing and proposed buildings; existing and proposed vehicular circulation including access drives, parking and loading areas; existing and proposed landscaping, buffering, and fencing; yard dimensions; and any other information requested by the Planning Commission.

64.7

HEIGHT RESTRICTIONS

Within 200 feet of any R-District, no structure shall exceed three stories or 50 feet in height, and no structure otherwise shall exceed in height the distance measured to the centerline of any street.

Water towers, observation towers, transmission towers, flagpoles, television and radio antennas shall not be limited in height.

64.8

LOT AREA & SETBACKS<sup>1</sup>

The following minimum requirements shall apply, except as provided in Article 80 and 82.

Use	Lot Area (sq. ft)	Lot Frontage (ft)	Front Yard (ft)	Side Yard <sup>2</sup> (ft)	Rear Yard <sup>3</sup> (ft)	Distance between any two Building
All Uses	None	None	50	25	40 2 story 50 3 story	25

- (1) For residential uses on a lot of record see Article 105.
- (2) Except when adjoining an R District then 50.
- (3) The rear yard depth shall be increased 5 feet for each story above 3 stories.

64.9 OFF-STREET PARKING AND LOADING

Off street parking and loading spaces shall be provided in accordance with Article 125.

64.10 CORNER LOTS

Corner lots shall meet the requirements of Section 6.11.

64.11 LANDSCAPING ,BUFFERING, GREEN SPACE

Landscaping, buffering, and green space shall be provided in accordance with Article 130.

64.12 PUBLIC AND PRIVATE ROADWAYS

Front yard setbacks from public and private roadways shall be modified in accordance with the thoroughfare maps maintained in the office of the City Engineer.

Lots with no legal access to an adequate public right-of-way shall obtain approval from the Planning Commission for the proposed access prior to issuance of a zoning certificate. Approval of a lot split by the Planning Commission is evidence of an acceptable legal access.

64.13 OTHER STANDARDS/REGULATIONS

Deed restrictions and covenants may establish additional restrictions.

64.14 RESIDENTIAL USES

In this district, a one family dwelling and related accessory structures on a single lot or parcel in existence at the time of the adoption of this Code may be repaired or altered in accordance with Article 7, 16, 18 or 22 as determined by the Zoning Inspector.



ARTICLE 66

GI GENERAL INDUSTRIAL DISTRICT

66.1 PURPOSE

The purpose of the General Industrial District is to allow for the development of business uses associated with the processing or combining of raw products or materials in which the process may create noises, odors, or other objectionable attributes to neighboring districts.

66.2 PERMITTED USES

1. Uses permitted in Section 64.2 (LI)
2. Rail road yard or shop.
3. Sawmill.
4. Petroleum bulk plant.
5. Brewery.
6. Meat packing.
7. Concrete or asphalt plant.
8. Water towers, observation towers, transmission towers, flagpoles, television and radio antennas.
9. Recycle Process Points.

66.3 ACCESSORY USES

One sleeping unit attached to a permitted use.

66.4 CONDITIONAL USES

1. Any other use that is determined by the Board, to be of the same general character as the above permitted uses.
2. Adult Entertainment Businesses per Article 96 (see Section 66.8, exception #2).
3. Landfills.
4. Poultry houses, or other livestock feed operations, with aggregate buildings being larger than 20,000 square feet.
5. Vehicular race courses, drag strips.
6. Airport.
7. Enlargement of an existing one family dwelling.
8. Construction and Demolition Waste Disposal Facility.
9. Salvage Yard.
10. Junk Yard.
11. Scrap Metal Transfer Facility.
12. Scrap Metal Processing Facility.
13. Scrap Tire Yard.
14. Solid Waste Facility
15. Solid Waste Disposal Facility.
16. Solid Waste Transfer Facility

66.5 ACCESSORY STRUCTURES

Accessory structures shall comply with Article 86.



66.6

DISTRICT STANDARDS

1. The floor area in this District is unlimited.
2. The combined square footage of the footprint of all buildings and structures on a given lot shall not be more than twenty-five percent of the lot area exclusive of any lot area in the floodway.
3. New construction, including additions, shall be reviewed by Planning Commission for compliance with the City’s current Development Regulations. The items to be considered in determining compliance include, but are not limited to, the following items: roadway improvements, access management, traffic congestion prevention, storm water management, floodplain management, public utility connections, FAA requirements and landscaping requirements.
4. All uses in this district shall comply with the applicable requirements of Article 140.5 through 12. Intentionally left blank.
13. No building customarily used for night operation shall have any opening, other than stationary windows or required fire exits, within 200 feet of any R-District, and any space used for loading or unloading commercial vehicles in connection with such an operation shall not be within 150 feet of any R-District.
14. No residential uses shall be permitted in the GI District, except as accessory uses to a permitted use.
15. For permitted or conditional uses occurring out side of a building, no activity shall be permitted within fifty feet of any property line and not within two hundred feet of a residential district.
- 16 through 19. Intentionally left blank.
20. For uses permitted in Section 66.4, items 7 through 16, operations shall be conducted within and area enclosed on all sides with a solid wall or uniform fence not less than eight feet in height.
21. Intentionally left blank.
22. For all uses in this district which require a license from a separate agency, the applicant shall provide proof of such approval.
23. For uses in this district dealing in solid waste materials, construction and demolition materials, junk, salvage materials, recyclable household materials and scrap metal materials, the applicant shall comply with the relevant and appropriate Ohio Revised Code sections, in addition to other relevant City of Newark ordinances.

66.7

HEIGHT RESTRICTIONS

Within 200 feet of any R-District, no structure shall exceed three stories or 50 feet in height, and no structure otherwise shall exceed in height the distance measured to the centerline of any street.

Water towers, observation towers, transmission towers, flagpoles, television and radio antennas shall not be limited in height.

66.8

LOT AREA & SET BACKS <sup>1</sup>

The following minimum requirements shall apply, except as provided in Article 80 and 82.

Use	Lot Area <sup>2</sup> (sq. ft)	Lot Frontage (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard <sup>3</sup> (ft)	Distance between any two Buildings
All Uses	5 acres	None	100	50	40 2 story 50 3 story	25

- 1) For uses permitted in the LI District you may follow the standards of the LI District except that the front yard depth shall be a minimum of 100 feet.
- 2) The minimum lot area for an Adult Entertainment Business is one acre.
- 3) The rear yard depth shall be increased 5 feet for each story above three.

DISTANCE FROM R DISTRICTS

With the exception of uses occurring at the time of the enactment of this Zoning Code, and of those substitution uses considered by the Board to be of the same general character of the pre-existing uses, buildings in the General Industrial District shall be located no less than two hundred feet from any R District.

66.9 OFF-STREET PARKING AND LOADING

Off street parking and loading spaces shall be provided in accordance with Article 125.

66.10 CORNER LOTS

Corner lots shall meet the requirements of Section 6.11.

66.11 LANDSCAPING, BUFFERING, GREEN SPACE

Landscaping, buffering, and green space shall be provided in accordance with Article 130.

66.12 PUBLIC AND PRIVATE ROADWAYS

Front yard setbacks from public and private roadways shall be modified in accordance with the thoroughfare maps maintained by the office of the City Engineer.

Lots with no legal access to an adequate public right-of-way shall obtain approval from the Planning Commission for the proposed access prior to issuance of a zoning certificate. Approval of a lot split by the Planning Commission is evidence of an acceptable legal access.

66.13 OTHER STANDARDS/REGULATIONS

Deed restrictions and covenants may establish additional restrictions.

66.14 RESIDENTIAL USES

In this district, a one family dwelling and related accessory structures on a single lot or parcel in existence at the time of the adoption of this Code may be repaired or altered in accordance with Article 7, 16, 18 or 22 as determined by the Zoning Inspector.



ARTICLE 70

PLANNED UNIT DEVELOPMENT

70.1 OBJECTIVES FOR PLANNED UNIT DEVELOPMENT

It shall be the policy of the City of Newark to promote progressive development of land and construction thereon by encouraging planned unit development to achieve:

1. A maximum choice of living environments by allowing a variety of housing and building types.
2. A more useful pattern of open space and recreation areas and, if permitted as part of the project, more convenience in the location of accessory commercial uses and services.
3. A development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, and prevents the disruption of natural drainage patterns.
4. A more efficient use of land than is generally achieved through conventional development resulting in substantial savings through shorter utility lines and streets.
5. A development pattern in harmony with neighboring land uses, infrastructure and community facilities.

The City may accept greater density in the development than that allowed by other zoning options provided the developer can demonstrate that increased densities will be compensated for by the private amenities and public benefits to be achieved by the plan of development.

70.2 PROVISIONS GOVERNING PLANNED UNIT DEVELOPMENT

Because of the special characteristics of Planned Unit Developments, special provisions governing the development of land for this purpose are required. Whenever there is a conflict or difference between the provisions of this Article and those of the other Articles of this Code, the provisions of this Article shall govern.

70.3 USES PERMITTED

Compatible residential, commercial, industrial, public, and quasi-public uses may be combined in PUD Districts provided that the proposed location of the commercial or industrial uses will not adversely affect adjacent property or any residential component of the PUD, or the public health, safety, and general welfare of the development of the City.

70.4 MINIMUM PROJECT AREA

The gross area of the tract to be developed under the Planned Unit Development approach shall comply with the following schedule:

<u>Type of PUD</u>	<u>Minimum Area (Acres)</u>
Residential	20
Commercial	10
Industrial	30
Residential-Commercial	30
Commercial-Industrial	40
Residential-Commercial-Industrial	50

When the PUD is a mixture of residential and commercial uses, no more than 20 percent of the tract may be devoted to commercial activities. When the PUD is a mixture of residential and commercial or industrial uses, no more than 30 percent of the tract may be devoted to the commercial or industrial uses.

70.5 PROJECT OWNERSHIP

The project land may be owned, leased or controlled either by a single person or corporation, or by a group of individuals or corporations. Such ownership may be by a public or private corporation.

70.6 COMMON OPEN SPACE

A minimum of 20 percent of the land developed in any Planned Unit Development project shall be reserved for common open space and recreational facilities. Land located within any floodway shall not be considered as any part of the 20 percent open space. Land encumbered by public utility lines shall not account for more than 25 percent of the open space.

The required amount of common open space land reserved under Planned Unit Development shall either be held in corporate ownership by owners of the project area for the use of property owners within the development or be dedicated to the City and retained as common open space for parks, recreation, and related uses. All land dedicated to the City shall comply with the Planning Commission's requirements as to size, shape, and location. Public utility and similar easements and rights-of-way for water courses and other similar channels are not acceptable for common open space dedication to the City unless such land or right-of-way is usable as a recreation trail and paved by the developer, or for similar purpose and approved by the Planning Commission. The responsibility for the maintenance of all open spaces, including those dedicated to the City, shall be specified by the developer before approval of the final development plan.

Unless otherwise agreed to by the Planning Commission and City Council, the developer shall create a property owner association, which shall have the right and responsibility to assess property owners within the PUD to pay the cost for proper maintenance of the open space. Planning Commission and the Developer shall agree to the level of maintenance required before approval or the final development plan.

70.7 UTILITY REQUIREMENTS

Underground utilities, including telephone and electrical systems, shall be within the limits of all planned unit developments. Appurtenances to these systems, which can be effectively screened, may be exempt from this requirement if the Planning Commission finds that such exemption will not violate the intent or character of the proposed planned unit development.

70.8 MINIMUM LOT SIZES

Lot widths may be varied to allow for a variety of structural designs. Setbacks may also be varied within the development.

70.9 LOTS TO ABUT UPON COMMON OPEN SPACE

Seventy five percent of one family lots developed under the planned unit development approach should be designed to abut upon common open space or similar areas. The clustering of dwellings is encouraged. In areas where townhouses or other attached

dwellings are used, there shall be no more than eight townhouses in any contiguous group.

70.10            HEIGHT REQUIREMENTS

For each foot of building height over the maximum height regulations as specified for each District in the appropriate Article of this Code the distance between such buildings and the side and rear property lines of the planned unit development project area shall be increased by 3 feet..

70.11            PARKING

Off-street parking, loading, and service areas shall be provided in accordance with Article 125 of this Code. Off-street parking and loading areas shall not be permitted within 15 feet of any residential use.

70.12            ARRANGEMENT OF COMMERCIAL USES

When planned unit development districts include commercial uses, commercial buildings and establishments shall be planned as groups having common parking areas and common ingress and egress points at intersections with thoroughfares. Planting screens and mounding shall be provided on the perimeter of the commercial area abutting residential areas.

The plan of the project shall provide for the integrated and harmonious design of buildings, and for adequate and properly arranged facilities for internal traffic circulation, landscaping, and such other features and facilities as may be necessary to make the project attractive and efficient

All areas designed for future expansion or not intended for immediate improvement or development shall be landscaped or otherwise maintained in a neat and orderly manner as specified by the Planning Commission.

70.13            ARRANGEMENT OF INDUSTRIAL USES

Planned unit development districts may include industrial uses.

Industrial uses and parcels shall be developed in park-like surroundings utilizing landscaping and woodlands as buffers to screen lighting, parking areas, loading areas or docks, or outdoor storage of raw materials or products. A planned industrial area shall provide for the harmony of buildings and a compact grouping in order to economize in the provision of utility services. Thoroughfares shall be kept to a minimum throughout a planned industrial area.

Side yards of 40 feet and a rear yard of 50 feet shall be required if the project is located adjacent to any residential uses. All intervening spaces between the right-of-way line and the project building line and intervening spaces between buildings, drives, parking areas, and improved areas shall be landscaped with trees and plantings and properly maintained at all times.

70.14            PROCEDURE FOR APPROVAL OF PUD DISTRICTS

Planned unit development districts shall be approved in accordance with the procedures in Sections 70.15 through 70.27.

70.15 PRE-APPLICATION MEETING

The developer shall comply with the Zoning Inspector and Planning Commission prior to the submission of the preliminary development plan. At the meeting the parties shall discuss early and informally the purpose and effect of this Code and the criteria and standards contained herein, and familiarize the developer with the comprehensive development plan, the major thoroughfare plan, the parks and public open space plan, the subdivision regulations, and the drainage sewer, and water systems of the County and the City.

70.16 CONTENTS OF APPLICATION FOR APPROVAL OF PRELIMINARY DEVELOPMENT PLAN

An application for approval of preliminary plans for a planned unit development shall be filed with the Service Director's Office for submission to City Council in accordance with Section 155.2 by at least one owner or lessee of property for which the planned unit development is proposed. At a minimum, the application shall contain the following information filed in triplicate:

1. Name, address, and phone number of applicant.
2. Name, address, and phone number of registered surveyor, registered engineer, or urban planner assisting in the preparation of the preliminary development plan.
3. Legal description of property.
4. Description of existing use.
5. Current Zoning district(s).
6. A vicinity map at a scale approved by the Planning Commission, showing property lines, streets, utility lines, existing and proposed zoning, and such other items as the Planning Commission may require to show the relationship of the planned unit development to the comprehensive plan and to existing schools and other community facilities and services.
7. A preliminary development plan at a scale approved by the Planning Commission showing topography at two foot intervals; location and type including maximum density of residential, commercial, and industrial land uses; a sketch design of a possible layout of the proposed development, showing lots, proposed streets, rights-of-way, open spaces; approximate dimensions of lots and location of setback lines.
8. Proposed schedule for the development of the site.
9. Evidence that the applicant has sufficient control over the land in question and adequate financing to initiate the proposed development plan within five years.
10. List of all adjoining property owners and their mailing addresses who are within 200 feet of any portion of the property.

The application for preliminary planned unit developments shall be accompanied by a written statement by the developer setting forth the reasons why, the planned unit development would be in the public interest and would be consistent with the City's objectives for planned unit developments in Section 70.1 of this Code.

70.17 PUBLIC HEARING BY PLANNING COMMISSION

Within 30 days after referral of the preliminary development plan from City Council, the Planning Commission shall hold a public hearing, with notice per Section 155.2.7.

70.18 APPROVAL BY PLANNING COMMISSION OF PRELIMINARY PLAN

Within 30 days after the public hearing required by Section 70.17, the Planning Commission shall review the preliminary development plan to determine if it is consistent with the intent and purpose of this Code whether the proposed development

advances the general welfare of the community and neighborhood; and whether the benefits, combination of various land uses, and the interrelationships with the land uses in the surrounding area justify the deviation from standard district regulations. The Commission shall approve the preliminary development plan prior to submitting a recommendation to approve PUD Zoning to Council. The Planning commission may seek assistance in making its recommendation from any appropriate source.

70.19 PUD ZONING APPROVAL BY COUNCIL

1. Within two business days after the vote or Planning Commission, the Commission's written recommendation shall be forwarded to the Clerk of City Council.
2. City Council shall schedule at least one Public Hearing, with notice to the public in accordance with Section 155.2.7.1 and 155.2.7.2.
3. City Council shall complete all Public Hearings within 30 days after receipt of Planning Commission's written recommendation.
4. Within 60 days after receipt of Planning Commission's written recommendation, Council shall vote on the application. An affirmative vote of at least six council members shall be necessary to adopt a zoning district which the Planning Commission has approved. An affirmative vote of at least seven Council members shall be necessary to adopt a zoning district to which is against the recommendation of the Planning

70.20 FINAL DEVELOPMENT PLAN

After approval by City Council to change zoning to a PUD, the developer shall submit a final development plan to the Planning Commission. The final development plan shall be in general conformance with the preliminary development plan. Five copies of the final development plan shall be submitted and shall be endorsed by a qualified professional team which may include an urban planner, licensed architect, registered land surveyor, registered civil engineer, or registered landscape architect.

70.21 CONTENTS OF APPLICATION FOR APPROVAL OF FINAL DEVELOPMENT PLAN

An application for approval of the final development plan shall be filed with the Planning Commission by at least one owner or lessee of property for which the planned unit development. Each application shall be signed by the owner or lessee, attesting to the truth and exactness of all information supplied on the application. Each application shall clearly state that the approval shall expire or may be revoked if construction on the project has not begun within five years from the date of approval. At a minimum, the application shall contain the following information:

Name, address and phone number of the applicant.

Name, address and phone number of registered surveyor, registered engineer or urban planner assisting in the preparation of the preliminary development plan.

Legal description of the property.

1. A survey of the proposed development site, showing the dimensions and bearings of the property lines, area in acres, topography, existing features of the development site, including major wooded areas, structures, streets, easements, utility lines, and land uses.
2. All the information required on the preliminary development plan; the location and sizes of one family lots and setbacks, location of roadways, utilities, individual utility connections, storm water drainage and retention facilities, location and proposed density of non-one family dwelling units, and the location and maximum square footage of non-residential buildings.
3. A schedule for the development of units to be constructed and a description of the design principles for buildings and streetscapes; tabulation of the number of acres in the



proposed project for various uses, the number of housing units proposed by type; estimated residential population by type of housing; estimated non-residential population; anticipated timing for each unit; the standards for height, open space, building density, parking areas, population density and public improvements proposed for each unit of the development.

4. Engineering feasibility studies and plans showing, as necessary, water, sewer, drainage, electricity, telephone, and natural gas installations; waste disposal facilities, street improvements, and nature and extent of earth work required for site preparation and development.
5. Site plan(s), showing building(s), various functional use areas, circulation, and their relationship.
6. Building plans, including floor plans and exterior elevations.
7. Landscaping plans.
8. Deed restrictions, protective covenants, or other legal statements or devices to be used to control the use, development and maintenance of the land, and the improvements thereon, including those areas which are to be commonly owned and maintained.

70.22                    SECOND PUBLIC HEARING BY PLANNING COMMISSION

Within 30 days after submission of the final development plan, the Planning Commission shall hold a public hearing with notice in accordance with Section 155.2.7.

70.23                    DECISION BY PLANNING COMMISSION

Within 30 days after the second public hearing, the Planning Commission shall approve or disapprove the final development plan.

70.24                    CRITERIA FOR DECISION BY PLANNING COMMISSION

Before making its decision as required in Section 70.23, the Planning Commission shall find that the facts submitted with the application and presented at the public hearing establish that:

1. The proposed development can be initiated within five years of the date of approval.
2. Each individual unit of the development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained; the uses proposed will not be detrimental to present and potential surrounding uses.
3. The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the planned unit development.
4. Any proposed commercial development can be justified at the locations proposed.
5. Any exception from standard district requirements is warranted by the design and other amenities incorporated in the final development plan, in accordance with this Article and the policy of the Planning Commission and the City Council.
6. The area surrounding the development can be planned and zoned in coordination and substantial compatibility with the proposed development.
7. The existing and proposed utility services are adequate for the population densities and non-residential uses proposed.
8. The construction drawings are approved by the City Engineer as to the construction and installation of any roadways and utilities to be dedicated for public use.

70.25 COMMENCEMENT OF DEVELOPMENT

Upon receipt of the final approval of the final development plan from the Planning Commission, the applicant shall have the right to commence development under the terms and conditions of the approved final plan.

70.26 SUPPLEMENTARY CONDITIONS AND SAFEGUARDS

In approving any planned unit development district, the City Council may prescribe appropriate conditions and safeguards in conformity with this Code. Violation of such conditions or safeguards, when made a part of the terms under which the final development plan is approved, shall be deemed a violation of this Code and punishable under Section 145 of this Code.

70.27 EXPIRATION AND EXTENSION OF APPROVAL PERIOD

The approval of a final development plan for a planned unit development district shall be for a period not to exceed five years. If no construction has begun within five years after approval is granted, the final development plan shall be void and the land shall revert to the RS district. An extension of the time limit to begin construction or modification of the final development plan may be approved if the Planning Commission finds that such extension or modification is in the public interest. Any modification of the final development plan shall be made only after the property owner, or designated representative, submits to planning commission a written request to modify the original plan and proceeds through the steps outlined in Section 70.16, 70.17, 70.21, 70.22, 70.23 and 70.24.

No Zoning Code amendment passed during the time period the final development plan is in force and effect shall in any way alter the terms of the planned unit development plan.



ARTICLE 74

OVERLAY HISTORIC DISTRICT

74.1 PURPOSE

The purpose of the Overlay Historic District is to provide for residential uses and those public and semi-public uses normally considered an integral part of the historic or cultural heritage of the City. The foremost consideration in creating an overlay historic district shall be maintaining the integrity of the existing architecture and its placement within the boundaries of the designated district.

74.2 REQUIRED CONDITIONS

The Overlay Historic District may be designated for no fewer than six adjacent properties, provided that the following conditions are met:

1. For Historic Overlay Districts involving between 6 and 10 adjacent properties, a petition demonstrating support from 100% of the involved property owners.
2. For Historic Overlay Districts involving more than 10 adjacent properties, a petition demonstrating support from 90% of the involved property owners.
3. For properties within the Historic Overlay District, letters from two different architects or architectural firms, certifying that the properties within the proposed district represent historic properties of architectural significance.

74.3 APPLICATION PROCESS

The application process outlined in Article 155 shall be used to establish the Overlay Historic District. In addition to the requirements outlined in Section 155.3, the items in Section 74.2 shall also be provided.

74.4 ALTERATIONS, ENLARGEMENTS, NEW CONSTRUCTION

Once the Historic Overlay District has been designated, no exterior alterations, enlargements, fences or other exterior construction will be permitted without statements by two different architects or architectural firms indicating that such alterations are compatible with exiting architectural designs in the district.

74.5 ADMINISTRATION

The provisions of this Article shall be administered and enforced by a commission created by Council. The creation of an Overlay Historic District shall not become effective until Council has created the corresponding Commission to administer and enforce the provisions of the District.



ARTICLE 80

YARD AND FRONTAGE MODIFICATION IN R-DISTRICTS

80.1 CORNER LOTS

On lots fronting at the intersection of two streets, the setbacks along both frontages shall be the front yard set back. The lot owner shall have the right to determine which is the rear yard and which is the side yard for the purposes of establishing those setbacks. The front yard and side yard shall be determined by and opposite the street fronted by the entrance to any building located on the lot.

80.2 DOUBLE FRONTAGE LOTS

Buildings on lot sharing frontage on two nonintersecting streets need not have a rear yard if an equivalent open space is provided on the lot in lieu of a rear yard; the lot shall comply with the front yard requirement applicable to the District where the lot is located, on each non-intersecting streets.

80.3 FRONTAGE MODIFICATIONS

In the case of curvilinear streets and cul-de-sacs a reduction of the otherwise specified lot frontage shall be permitted in an R-District, provided that:

1. The lot width measured at the building line shall equal the frontage required in the district where located.
2. The front lot line shall not be less than 40 feet.
3. Such reduction of frontage shall not result in a reduction of the required lot area.



ARTICLE 82

YARD PROJECTIONS IN R-DISTRICTS

82.1 PROJECTIONS OF ARCHITECTURAL FEATURES

Certain architectural features may project into required yards or courts as follows:

1. Front and Side Yards: Into any required front yard, or required side yard adjoining a side street lot line.
  1. Cornices, canopies, eaves or other architectural features may project a distance not exceeding two feet, six inches.
  2. Fire escapes may project a distance not exceeding four feet, six inches.
  3. An uncovered stair and necessary landings may project a distance not to exceed six feet, provided such stair and landing shall not extend above the entrance floor of the building except for a railing not exceeding three feet in height.
  4. Bay windows, balconies and chimneys may project a distance not exceeding three feet, provided that such features do not occupy, in the aggregate more than 1/3 of the length of the building wall on which they are located.
  5. An uncovered porch may project a distance not to exceed six feet provided the floor surface shall not extend above the entrance floor of the building.
2. Interior Side Yards: The features listed in Section 82.1(1) may project into any required side yard adjoining an interior side lot line. Such projection shall not exceed 1/5 of the least width of such side yard required by the District in which the lot is located, but in no case shall the projections extend beyond three feet into the side yard. Gutters connected to the fascia board may project an additional 6 inches into the side yard.
3. Rear Yards: The features listed in Section 82.1(1) may project into any required rear yards the same distances they are permitted to project into a front yard except that an uncovered porch is not limited in size other than it may not be closer than six feet to any lot line.





ARTICLE 84

LOT AREA REQUIREMENTS – PRIVATE WATER OR SEWAGE DISPOSAL SYSTEM

84.1 EVIDENCE OF APPROVAL – COMMERCIAL AND RESIDENTIAL

When a private water or sewage disposal system is to be installed, the applicant shall include with his application evidence of approval by the authority exercising regulatory jurisdiction.

84.2 RESIDENTIAL

For a residential water or sewage disposal system, the applicant shall include with his application evidence of approval by the Health Department with jurisdiction over the location.

84.2.1 LOT OF RECORD (no minimum lot size)

Subject to Section 84.1, a private water or household sewage disposal system may be installed on any official lot of record.

84.2.2 LOT SPLIT (applicable to a maximum lot size of 10 acres)

Subject to Section 84.1, a private water or household sewage disposal system may be installed on a lot, which has been legally split from another lot when the new lot:

1. Is a minimum of 2 acres in size exclusive of easements and rights-of-way and
2. Has a minimum frontage of 175 feet

84.2.3 NEW DEVELOPMENT

Subject to Section 84.1, a private water or household sewage disposal system may be installed on lots in a newly developed subdivision when the lot:

1. Is a minimum of 5 acres in size and
2. Has a minimum frontage of 250 feet.

84.3 COMMERCIAL

For a commercial water or sewage disposal system, the applicant shall include with his application evidence of approval by the Health Department with jurisdiction over the location, the Ohio EPA or any other regulatory agency with jurisdiction



ARTICLE 86

ACCESSORY STRUCTURES

86.1 ACCESSORY STRUCTURES ALL DISTRICTS

For purposes of this Article, accessory structures are detached from the principal building.

Any structure connected to another is considered attached when it is joined by a common architectural feature such as a roof, which does not allow snow or rain

Buildings and structures are not considered attached when the connection is open such as a trellis.

When an accessory structure is attached to a principle building, the resulting combined structure shall comply with all setback requirements for the principle building.

86.2 ACCESSORY STRUCTURES IN THE CD, AD, RMH, SFC, MFR, MFC and MFH DISTRICTS

Accessory structures in these districts shall comply with the standards required in the applicable district.

86.3 ACCESSORY STRUCTURES IN THE RS, RL, RM, RH, RZLL AND TFR DISTRICTS

1. GENERAL

There shall be no more than two accessory structures per lot.

No accessory structure may be erected or constructed prior to the erection or construction of the principal or main building.

No accessory structure shall be located in any yard or court except the rear yard or as provided in Section 86.3.4.

Setback distances shall be measured to the wall or supporting elements of a structure with the limitation of a 12 inch maximum projection of items including, but not limited to overhangs. Gutters connected to the fascia board may project an additional 6 inches.

2. LOT AREA AND SETBACKS

No accessory structure or combination of structures shall occupy more than 35 percent of the rear yard.

Accessory structures shall be a minimum of 3 feet from any lot line of an adjoining lot, 5 feet from any lot line adjoining an alley along the rear of the lot, and 10 feet from any lot line adjoining an alley along the side of the lot.

3. CORNER LOTS

In the case of a corner lot the accessory structure shall be setback from the lot line adjoining the side street a distance equal to the front yard setback of the district plus 5 feet but in no case less than 25 feet.

4. STEEP SLOPES – FRONT YARD GARAGE

In any R-District where the natural grade of a lot within the front yard has a slope of such a degree that it is not practicable to provide a driveway to a private garage, such garage may be located within the front yard when authorized by the Board in accordance with Article 150.

86.4 ACCESSORY STRUCTURES IN THE CSI, LO, GO, LB, MB, GB, HB, LC, GC, LI, GI DISTRICTS

1. GENERAL

No accessory structure shall be located in the front or side yard. There shall be no more than one accessory structure for each principle structure.

2. SETBACKS

Accessory structures shall comply with the setback requirements of the district for principal buildings, unless otherwise allowed in the applicable District.

86.5

ACCESSORY STRUCTURES IN THE DC DISTRICT

1. GENERAL

No accessory structure shall be located in the front or side yard. There shall be no more than one accessory structure for each principle structure.

2. SETBACKS

No accessory structure shall be less than 25 feet from a property line adjoining a public street and there shall be a minimum of 3 feet from any lot line of an adjoining lot; 5 feet from any lot line adjoining an alley along the rear of the lot; and 10 feet from any lot line adjoining an alley along the side of the lot.

86.6

ACCESSORY STRUCTURES IN THE PUD DISTRICT

1. GENERAL

The size and location of all accessory structures shall be approved by the Planning Commission.

ARTICLE 88

FENCES, WALLS AND SIMILAR STRUCTURES

88.1 CD, AD AND R-DISTRICTS

Fences, walls and similar structures may be located in required yards as follows:

1. Any Yard: Not exceeding four feet above the adjacent ground.
2. Side and Rear Yard: Not exceeding six feet above the adjacent ground.
3. Corner Lot: Installation of a fence, wall, or similar structure shall comply with Section 6.11. For purposes of this section, a lot on the corner of any two public rights-of-way with vehicular traffic shall be considered a corner lot.
4. Barbed – Wire Fences: Fences, walls and similar structures having wire, metal prongs, spikes or cutting points or edges of any kind whatsoever, shall be prohibited.
5. Electric Fences: Fences charged with electricity shall be prohibited.

88.2 CSI AND OBCI DISTRICTS (except LI & GI per Section 88.3)

Fences, walls and similar structures may be located in required yards as follows:

1. Any Yard: Not exceeding four feet above the adjacent ground
2. Side and Rear Yard: Not exceeding six feet above the adjacent ground.
3. Corner Lot: Installation of a fence, wall, or similar structure shall comply with Section 6.11. For purposes of this section, a lot on the corner of any two public rights-of-way with vehicular traffic shall be considered a corner lot.
4. Barbed Wire Fences: When approved by the Board, a fence using wire, metal prongs, spikes, cutting points or edges may be installed per the approval.
5. Electric Fences: When approved by the Board, an electric fence may be installed per the approval.

88.3 LI AND GI DISTRICTS

1. Any Yard: Fences not exceeding eight feet in height may be located in any yard.
2. Barbed Wire: A portion of a fence with wire, metal prongs, spikes, cutting points or edges shall be a minimum of seven feet above ground level.
3. Electric Fences: When approved by the Board, an electric fence may be installed subject to any limitations established in the approval

88.4 TRAFFIC VISIBILITY ACROSS CORNER LOTS

See Section 6.11.



ARTICLE 90

HEIGHT MODIFICATIONS

90.1 HEIGHT LIMITATIONS

Intentionally left blank.





ARTICLE 96

ADULT ENTERTAINMENT BUSINESSES

96.1

DEFINITIONS

ADULT ENTERTAINMENT BUSINESS: One or a combination of more than one of the following types of businesses: adult bookstore, adult motion picture theater, adult novelty business, adult personal service business, and adult services business.

ADULT BOOK STORE: An establishment which utilizes twenty percent or more of its rental or sales area for the display of, books, magazines, or other periodicals, films, tapes, cassette tapes and video discs which materials have as their major or dominant theme matter depicting, describing or relating to 'specified sexual activities' or specified anatomical areas' as defined herein. ( See Section 96.2.)

ADULT MOTION PICTURE THEATRE: An establishment which utilizes twenty percent or more of its total viewing time per month for presentation of materials for viewing by its patrons which have as their major or dominant theme matter depicting, describing, or relating to 'specified sexual activities' or 'specified anatomical areas' as defined herein.

ADULT NOVELTY BUSINESS: A business, which has as a principal activity the sale of devices of simulated human genitals, devices designed for sexual stimulation or other items customarily considered as adult novelties.

ADULT PERSONAL SERVICE BUSINESS: A business having as a principal activity one person, while nude or partially nude, providing personal services for hire for another person on an individual basis in a closed room. Such businesses include, but are not limited to, the following activities and services: massage parlors, exotic rubs, modeling studios, body painting studios, wrestling studios, individual theatrical performances. It does not include activities or services performed by persons licenses issued to such persons licensed by the State of Ohio.

ADULT SERVICES BUSINESS: A business having as a principal activity one or more persons, while nude or partially nude, providing services and or entertainment for one or more persons on an individual or group basis in a closed or open room or space. Such businesses include, but are not limited to, the following activities and services: massage parlors, exotic rubs, modeling studios, body painting studios, wrestling studios, individual or group theatrical performances. It does not include activities or services performed by persons licensed by the State of Ohio.

PARTIALLY NUDE: Having any or all of the following bodily parts exposed: buttocks, genitals, pubic area or female breasts.

PRINCIPAL ACTIVITY: A use accounting for twenty percent (20%) or more of the business' novice display time per month, stock in trade, display space, or floor space.

SPECIFIED ANATOMICAL AREAS: Less than completely or opaquely covered human genitals, pubic regions, buttocks, and female breasts below a point immediately above the top of the areola and human male genitals, in a discernibly turgid state, even if completely and opaquely covered.

SPECIFIED SEXUAL ACTIVITIES: Human genitals in a state of sexual stimulation or arousal, acts of real or simulated masturbation, sexual intercourse, sodomy, fondling or other erotic touching of human genitals, pubic region, buttocks, or female breasts, cunnilingus, fellatio, or sadomasochistic sexual abuse.

SADOMASOCHISTIC SEXUAL ABUSE: Actual or simulated flagellation, rape, torture, or other physical or sexual abuse, by or upon a person who is nude or partially nude, fettered or bound for sexual gratification, abuse or otherwise in the context of a sexual relationship.

96.2

PROHIBITION

1. Any business meeting the definition of an adult book store regardless of the percentage of its rental or sales area devoted to the display of adult material shall limit access to such area to persons 18 years of age and older.
2. No adult entertainment business shall be established within any CD, AD, RS, RL, RM, RH, RZLL, RMH, SFC, TFR, MFR, MFC, MFH, CSI, LO, GO, LB, MB, HB, GB, LC, GC, DC, LI, or PUD District.
3. No adult entertainment shall be established within five hundred feet of any RS, RL, RM, RH, RZLL, RMH, SFC, TFR, MFR, MFC, MFH, CSI or PUD District.
4. Adult entertainment businesses may be established in a GI District upon securing a conditional use approval from the Board pursuant to Article 150 of this Code. The Board shall grant the conditional use permit provided all other applicable provisions of the zoning code are met and subject to the following limitations:
  1. No adult entertainment business shall be established within fifteen hundred feet of another adult entertainment establishment, any school, library, or teaching facility, which is attended by persons less than 18 years of age.
  2. No adult entertainment business shall be established within fifteen hundred feet of any park or recreational facility attended by persons less than 18 years of age.
  3. No adult entertainment business shall be established within fifteen hundred feet of any church, synagogue, or permanently established place of religious worship attended by persons less than 18 years of age.

96.3

PENALTIES

1. It shall be unlawful to locate, erect, construct, reconstruct, enlarge, change, maintain or use any building or land in violation of any of the provisions of this Code or any amendment or supplement thereto adopted by the City Council. Any person, firm, or corporation, violating any of the provisions of this Code, or any amendment or supplement thereto, shall be deemed guilty of an unclassified misdemeanor and upon conviction thereof, shall be fined not more than \$500.00. Each and every day during which such illegal location, erection, construction, reconstruction, enlargement, change, maintenance, or use continues, shall be deemed to be a separate offense.
2. In case any building is or is proposed to be located, erected, constructed, reconstructed, enlarged, changed, maintained or used, or any land is or is proposed to be used in violation of this Code or any amendment or supplement thereto, the City Council, the Law Director, the Zoning Inspector or Code Administrator or any adjacent or neighboring property owner who would be specially damaged by such violation, may in addition to other remedies, provided by law, institute appropriate action or proceedings to prevent such unlawful location, erection construction, reconstruction, alteration, conversion, maintenance, or use to restrain, correct or abate such violation; to prevent the occupancy of the building, structure or land; or to prevent any illegal act, conduct, business or use in or about such premises.

ARTICLE 105

LOTS OF RECORD

105.1 DWELLING ON ANY LOT OF RECORD

In any district where dwellings are permitted, a one-family detached dwelling may be erected on any lot of official record in existence at the effective date of this Code. The requirements of Section 7.3 shall apply to such lots



ARTICLE 110

DWELLING GROUPS

110.1 APPLICABILITY

The provisions of this Article are applicable to a lot with more than one building containing a dwelling unit or dwelling units in the SFC, MFR, MFC, and MFH Districts.

110.2 SETBACKS AND DISTANCE BETWEEN BUILDINGS

110.2.1 SFC, MFR AND MFC DISTRICTS

In addition to the lot area and setback requirements of the applicable district, each building on the lot shall have open space on each side in accordance with the following:

1. Each side of a building, which has a primary entrance into the building/dwelling unit, shall have a minimum of 25 feet of open space.
2. Each side of a building not included in 1 above shall have a minimum of 18 feet of open space.
3. In 1 and 2 above, the space provided for each building may serve as the minimum open space required for the adjacent building.

110.2.2 MFH DISTRICT

In the MFH District, the development of a single lot with more than one building containing dwellings shall require the approval of the Planning Commission.

110.3 ACCESS ROAD – DISTANCE

Every entrance to a dwelling in the dwelling group shall be within 60 feet of a public street or a private access roadway or drive, having a minimum width of 20 feet, providing vehicular access from a public street, and the building containing the dwelling shall be within 500 feet, measured along the route of vehicular access, from a public street, and providing an adequate turn around.

110.4 COMPLIANCE – OTHER REQUIREMENTS

Except as modified in this Article, buildings or dwelling groups shall comply with all the requirements for the district where the building or dwelling groups are located.

110.5 FIRE DEPARTMENT REVIEW

The plan shall be for buildings or dwelling groups reviewed by the Fire Department to provide for adequate emergency vehicle access and fire hydrant location.



ARTICLE 115

PUBLIC & PRIVATE SWIMMING POOLS

115.1 PURPOSE

The purpose of this Article is to provide requirements for the installation and siting of swimming pools.

1. Swimming Pools

A swimming pool as regulated by this Article shall be any in-ground or above ground structure built to contain water for recreational purposes having a depth at any point greater than 24 inches. The provisions of this Article do not apply to swimming pools which are in a completely enclosed building. For purposes of this Article, hot tubs, lakes, streams, channels, ponds, storm water detention or retention basins are not swimming pools.

1. Private Pool

A private pool is permitted in any district. The pool shall be an accessory use and as such shall be used solely by the owner or occupants of the approved principal building

The pool may be located anywhere on the premises except in a required front yard, provided it shall not be located closer than ten feet to any property line provided further that the pump and filter equipment shall be located not closer than eighteen feet to any property line.

2. Public Pool

A public pool is permitted in those districts which permit outdoor recreational facilities. Any pool not meeting the accessory use requirements of a private pool is a public pool.

2. Barrier

Swimming pools shall be completely enclosed by a fence or physical barrier, which shall be a minimum of forty-eight inches in height. The height shall be measured on the side of the barrier which faces away from the swimming pool.

Where the top of the pool structure is above the ground level, such as an aboveground pool, the barrier may be built from ground level and the pool structure shall serve as a component of the barrier or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be four inches, measured on the side of the barrier which faces away from the swimming pool.

When the pool structure is in-ground, the maximum vertical clearance between the ground and the bottom of the barrier shall be two inches, measured on the side of the barrier which faces away from the swimming pool.

All gates or doors in a barrier surrounding a in-ground swimming pool shall be self-closing, self-latching and lockable. When the release mechanism of the self-latching device is located less than fifty-four inches from the bottom of the gate, the release mechanism shall be located on the pool side of the gate at least three inches



below the top of the gate, and the gate and barrier shall have no opening greater than one-half inch within eighteen inches of the release mechanism.

On the side of the barrier facing away from the pool, the barrier shall be constructed without members that would create a ladder or otherwise permit or facilitate climbing up the barrier. Openings in the barrier shall not allow passage of a 4-inch-diameter sphere.

Where the aboveground pool structure is used as a barrier, or the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, the ladder or steps shall be capable of being secured, locked or removed to prevent access, and shall not create an opening that allows the passage of a four inch diameter sphere. Otherwise, the ladder or steps shall have a surround which complies with the barrier requirements above. The ladder or steps shall be secured, locked, or removed when the pool is not in use.

Electronic detection devices shall not be used in place of the barrier.

3. Drainage

There shall be adequate provision for drainage of water from the swimming pool so as not to adversely affect any adjacent property.

4. Lighting

Any lighting used to illuminate the pool area shall be so arranged as to deflect the light away from adjacent properties.

5. Permit Required

No person, firm or corporation shall construct or install a swimming pool or make any alteration to property without first obtaining a zoning certificate.

## ARTICLE 120

### REGULATION OF SATELLITE SIGNAL RECEIVING ANTENNAS

#### 120.1 DEFINITIONS

GROUND STATION: Also known as “earth station” or “satellite signal receiving antenna” shall consist of either of the following:

A signal receiving device, antenna, dish antenna, or dish type antenna, the purpose of which is to receive communication, radio, television, video or other signals from satellites in orbit and other extraterrestrial sources, or

A low noise amplifier (LNA) which is situated at focal point of the receiving component to magnify, store, transfer or transmit electronic or light signals.

RECEIVER: A television set or radio receiver.

DISH: That part of a satellite signal receiving antenna usually, but not necessarily, shaped like a saucer or dish.

#### 120.2 PERMIT REQUIRED

No person, firm, partnership, corporation, trust or other legal entity shall commence construction of a ground station without a zoning certificate issued pursuant to the Code. A zoning certificate shall not be required for the installation of a ground station on a lot for use solely by a residence. The installation shall meet all other requirements of this Code.

#### 120.3 SIZE, HEIGHT, LOCATION AND INSTALLATION,.

1. The maximum size of any ground station shall not exceed 3 feet in length or diameter except for licensed television or radio broadcasters.
2. The maximum height above ground level for any ground station not attached to the primary structure shall be 6 feet.
3. No ground station may be located in any front or side yard.  
A ground station located in a rear yard shall comply with the setback requirements of the applicable district as established for accessory structures. A ground station attached to an accessory building or structure shall not be attached to a side of the structure which is within ten feet of a property line other than a property line adjoining an alley.  
A ground station attached to a primary building may be located on the rear or side of the structure does not project over a property line.
4. Construction of the structural support base of any earth station shall be in accordance with accepted engineering practice. Electrical accessories shall be installed in accordance with the applicable edition of the National Electrical Code.

#### 120.4 VARIANCES

Subject to the provisions of Article 150, the Board may, upon application, grant a variance from the requirements of this Article relating to the location and size of ground stations.

120.5

EXEMPTIONS

Individuals, partnerships, corporations, or associations engaged in the wholesale or retail sale of ground stations shall be exempt from the provisions of this Article to the extent necessary to reasonably display merchandise held for sale; provided, however, that the foregoing exemption is limited to merchandise displayed for sale on the premises of the individual, partnership, corporation or association and; provided further, that no ground station shall be installed in such a manner as to constitute a traffic hazard or otherwise constitute a nuisance.

ARTICLE 125

OFF-STREET PARKING AND LOADING REGULATIONS

125.1 OFF-STREET PARKING

Off-street vehicle parking shall be provided on any lot subject to the requirements of Section 125.2. All parking areas shall be have vehicular access to a street or alley. Other than parking areas for one and two family dwellings not located on major thoroughfares, the design of all parking areas shall ensure that vehicles do not back-up into, onto or over a public right-of-way.

125.2 NUMBER OF OFF-STREET PARKING SPACES REQUIRED

For the purpose of computing the gross off-street parking area required for other than one and two family dwellings, the ratio of 250 square feet per parking space shall be used.

The number of off-street parking spaces required is set forth in the following table. Where the use of the premises is not specifically mentioned in the table, the requirements of the most similar use shall apply.

When the use is not known, the use in the table requiring the largest number of parking spaces shall apply.

When a new use replaces an existing use and the new use requires more spaces than the previous use, the new use shall create additional parking spaces to comply with the requirements of the new use.

When there is a mixed-use development such as a strip shopping center, the applicant shall identify the various potential uses, and number of required parking spaces shall be determined by the use requiring the largest number of spaces which shall apply to the total square footage of the development.

Parking spaces within an open or enclosed structure may be included when determining the number of spaces provided.

<u>USE</u>	<u>PARKING SPACES REQUIRED</u>
All Uses	- In the DC District no off street parking spaces shall be required
All Non-Residential Uses	- In all Districts except DC a minimum of 4 off street parking spaces are required regardless of floor area with the LB District requiring a minimum of 5.
Automobile or Machinery Sales and Services Garages	- 1 for each 600 sq. ft. of floor area
Business and Professional Offices	- 1 for each 300 sq. ft. of floor area
Banks	- 1 for each 250 sq. ft. of floor area
Bowling Alleys	- 7 for each lane
Churches	- 1 for each 5 seats in an auditorium or 1 for each 12 classroom seats; which-ever is greater

Dance Halls and Assembly Halls without fixed seats, exhibition halls except church assembly rooms in conjunction with auditorium	- 1 for each 100 sq. ft. of floor area used for assembly or dancing
Residential:	
Single Family Residence or Condominiums	- up to 1100 sq ft 2 spaces over 1100 sq ft 4 spaces
Multi Family Dwellings and Units attached to another use	- one bedroom and efficiency units 2 spaces per unit - two bedroom units 2.5 spaces per unit - 3 or more bedroom units 3.5 spaces per unit
Funeral Homes, Mortuaries	- 1 for each 50 sq. ft. of floor area
Convenience Store	- 1 for each 200 sq. ft. floor area
Colleges, Universities, Adult Ed. Facilities, K-12 Schools	- As required by Planning Commission approved site plan.
Furniture & Appliance Stores,	- 1 for each 400 sq. ft. of floor area
Hospitals:	
Area with beds	- 1 for each bed
Area without beds	- 1 for each 200 sq ft of floor area
Hotels	- 1 for each bedroom, plus 10
Libraries	- 1 for each 250 sq. ft. of floor area
Mfg. Plants, Research or Testing Laboratories	- 1 for each 3 employees in the maximum working shift, or 1,200 sq. ft. of floor area, whichever is greater. Minimum of 12 with one space added for every 1,000 sq. ft. over 10,000 sq. ft.
Medical or Dental Offices	- 1 for each 200 sq. ft. of floor area
Motel and Motor Hotels	- 1 for each living or sleeping unit, plus 10
Public Recreation:	
Public Swimming Pool Recreation Facilities	- 1 for each 250 q. ft. of pool area - 1 for each 250 sq ft of floor area
Restaurants, Beer Parlors and Night clubs, of over 1,000 sq. ft. in area	- 1 for each 100 sq. ft. of floor area

Retail Stores:	
2,000-6,000	- 1 for each 150 sq. ft. of floor area, accessory structures and adjacent premises.
6,001-15,000	- 40 + 1 space for each additional 250 sq. ft.
15,001-unlimited	- 76 + 1 space for each additional 300 sq.ft. over 15,000.
Sanitariums, Convalescent Homes, Children's Homes, Nursing Homes, Assisted Living	- 1 for each 4 beds
Sports Arenas, Auditoriums, Theaters, Assembly Halls, Other than schools	- 1 for each 3 seats
Wholesale Establishments, Warehouses	- 1 for each 3 employees on maximum shift or for each 3,000 sq. ft. of floor area, whichever is greater; minimum of 5, with one space being added for each 3,000 sq. ft. over 10,000 sq. ft.
Veterinarians	- 1 for each 300 sq. ft. of floor area
Museum, Art Galleries	- 1 for each 400 sq. ft. of display area

125.3

DEVELOPMENT AND MAINTANCE OF PARKING AREAS

Every parcel of land used for off-street parking, shall be developed and maintained in accordance with the following requirements:

1. SCREENING AND LANDSCAPING: Off-street parking areas for more than 4 vehicles shall be effectively screened on each side which adjoins premises situated in any R-District by a masonry wall, solid fence, or earthen mound of acceptable design. Such screening shall be between 4 and 6 feet in height and shall be maintained in good condition. Landscaping provided in lieu of such screening shall consist of a strip of land not less than 15 feet in width planted with an evergreen hedge, or planting of evergreen shrubs not less than 4 feet in height, providing a continuous 75% opaque buffer.
2. SURFACING: Any off-street parking area for more than 4 vehicles shall be graded for proper drainage and surfaced so as to provide a durable and dustless surface.
3. LIGHTING: Any lighting used to illuminate any off-street parking area shall be so arranged as to reflect the light away from adjoining premises in any "R" District
4. JOINT USE OF PARKING AREAS: Parking spaces may be located on a lot other than that containing the principal building with approval of the Board provided a written agreement establishing the terms of use, approved by the Law Director and accepted by the Planning Commission, shall be filed with the application for a zoning permit

125.4

OFF-STREET LOADING

In any district, in connection with every building or part thereof erected and having a gross floor area of 5,000 square feet or more, which is to be occupied by manufacturing, storage, warehouse, goods display, retail store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning or other uses similarly requiring the delivery of material or merchandise by truck or other vehicle, there shall be provided and maintained, on the same lot with such building, at least 1 off-street loading space, plus 1 additional such loading space for each 10,000 square feet or fraction thereof in excess of 10,000 square feet

Each off street loading space shall meet the following requirements:

1. LOADING SPACE - DIMENSIONS: Each loading space shall be not less than 10 feet in width, 60 feet in length, and 14 feet in height.
2. LOADING SPACE - OCCUPY YARD: Subject to the limitations in Section 125.4 such space may occupy all or any part of any required yard.
3. LOADING SPACE - DISTANCE FROM "R" DISTRICTS: No loading space shall be closer than 50 feet to any other lot located in any "R" District, unless wholly within a completely enclosed building or unless enclosed on all sides by a wall or earthen mound not less than 6' in height with additional evergreen screening in accordance with Section 125.3.1.

125.5

PARKING AREAS MODIFIED

The Board may authorize on appeal a modification, reduction or waiver of the requirements of this Article, upon proof satisfactory to the Board of the peculiar nature of the residential, business, trade, industrial or other use, or that the exceptional shape or size of the property or other exceptional situation or condition.

ARTICLE 130

LANDSCAPING, BUFFERING, GREEN SPACE

130.1 PURPOSE

The purpose of this Article is to promote the public health, safety and general welfare through the preservation, replacement and planting of trees and other plants in order to lessen air pollution, intercept airborne particulate matter, reduce noise and light glare, moderate storm water runoff, reduce erosion and sedimentation, maintain wildlife habitats, provide visual screening, provide natural shading, and enhance the natural beauty of the community.

130.2 DEFINITIONS

BUFFERING: a visual screen installed to provide a barrier where an uncomplimentary use abuts another use.

CROWN SPREAD: the distance measured across the greatest diameter of the branch mass of a plant.

DECORATIVE WALLS AND FENCES: barriers constructed of wood, masonry or other appropriate material.

DEVELOPED AREA: that portion of a lot, plat or parcel of land upon which a building, structure, pavement, landscape material or other improvement, excluding public rights of way, has been placed.

DRIP LINE: the outer perimeter of the crown spread of a plant.

ENCROACH: any protrusion of a vehicle outside of a parking space, display area, storage area, and access way or access aisle into a landscaped area.

GREEN SPACE: Ground which has been covered with landscape material for 100 percent of the area and ground cover for 25 percent of the area.

GROUND COVER: natural low growing evergreen perennial plants other than trees or lawn grass installed in such a manner so as to form a continuous cover over the ground.

LANDSCAPING: the placement of landscape material in the planting area in accordance with the requirements of this Article.

LANDSCAPE MATERIAL: landscaping consisting of material including, but not limited to, living trees; shrubs; vines; lawn grass; ground cover; landscape water feature; and nonliving durable material commonly used in landscaping, including but not limited to, mulch, rocks, pebbles, sand, decorative walls, fences, brick pavers, sculpture and earthen mounds, but excluding pavement for vehicular use. Artificial plants shall be prohibited.

LARGE TREE CLASS SPECIES: trees that reach forty-five feet or greater in height at maturity.

MEDIUM TREE CLASS SPECIES: trees that reach from twenty-five feet to forty-five feet in height at maturity.

OWNER: the owner of the premises, a lessee of the premises, or an agent or any other person, firm, corporation or fiduciary directly in control of the premises.

PROPERTY LINE: See "Lot Line" in Article 4.

PUBLIC PLACES: includes all grounds other than streets and highways owned by the City.

PUBLIC TREES: all shade and ornamental trees now or hereafter growing along any street, highway or any public place.

STREET AND HIGHWAY: the entire width of every public way, easement or right-of-way when any part thereof is open to use by the public, as a matter of right, for the purposes of vehicular and pedestrian traffic, and shall include alleys.

D.B.H.: Diameter at Breast Height.



130.3 APPLICABILITY

The regulations of this Article shall apply to all lands in the City except as exempted in Section 130.4

All new construction and additions shall comply with the requirements of this Article. Plans with sufficient information to determine compliance with this Article shall be submitted for approval.

No zoning permit shall be issued for the construction of or addition to a building, without compliance with the provisions of this Article. In the case of an appeal in accordance with Section 130.10, the Zoning Inspector may issue a partial approval pending the decision of the Board and full approval shall be issued upon compliance with the requirements of the Board.

130.4 EXEMPTIONS

The following activities and properties are exempt from the regulations in this Article.

1. Properties in RS, RL, RM, RH, RZLL, TFR.
2. The removal of a tree on public property or within the street right-of-way.
3. The removal of trees necessary for the construction, operation and maintenance of drainage facilities, sanitary and storm sewers.
4. The removal of trees for construction of public roadways and improvements.
5. The removal of trees required for the installation, maintenance and repair of underground and overhead utilities.
6. Properties in the DC District except that the provisions of Section 130.7(3) shall be applicable.

130.5 BUFFERING OF LAND USES WITH A VISUAL SCREEN

In the case of new construction or a building addition, a visual screen, in addition to the provisions in Section 125.3, shall be required in accordance with Section 130.6.

The visual screen shall be a masonry wall, solid fence, earthen mound or landscaping. Such screening shall be between 4 and 6 feet in height and shall be maintained in good condition. When landscaping is used as the visual screen, it shall consist of a strip of land not less than 15 feet in width planted with an evergreen hedge, or evergreen shrubs not less than 4 feet in height providing a continuous 75% opaque buffer.

MINIMUM REQUIREMENTS OF VISUAL SCREENS AND LANDSCAPING

<u>Types of Use or District</u>	<u>Buffering</u> <sup>1</sup>	<u>Square Feet of Required Green Space</u> <sup>2</sup>	<u>Minimum Total Number of Trees</u> <sup>3,4 &amp; 5</sup>	<u>Minimum Caliper of Trees (inches)</u> <sup>5</sup>	<u>OR</u>	<u>Minimum Height of Each Tree (feet)</u> <sup>5</sup>
CD District	RMH, CSI, OBCI, PUD	N/A	N/A	N/A		N/A
AD District	RMH, CSI, OBCI, PUD	N/A	N/A	N/A		N/A
R Districts	RMH, CSI, OBCI, PUD	N/A	N/A	N/A		N/A
Manufactured Home Park	CSI, OBCI, PUD	SEE	ARTICLE 20	SECTION 20.11		
Two or Multi Family Lot	CSI, OBCI, PUD	see 6 below	see 6 below	2		6
CSI	OBCI, PUD	see 7 below	1 per 5,000 sq. ft. of building area (min. of 3)	2		8
OBCI	N/A	see 7 below	1 per 5,000 sq. ft. of building area (min. of 3)	2		8
PUD	OBCI	SEE	ARTICLE 70	SECTION 70.21		

1. When a use in a district in this second column is adjacent to a use or district in the first column, the use in this second column shall provide visual screening in accordance with Section 130.5 to buffer it from the use in the first column.
2. All green space shall be in the front or side yard in all districts except in a PUD.
3. All trees shall be in the front or side yard in all R-Districts and in the front yard in all CSI & OBCI Districts.
4. Any trees required to fulfill the buffering requirements of this Article shall not be counted in meeting the minimum tree requirements of this column.
5. At the time construction is completed the landscaping shall meet or exceed both the minimum number of trees and either the minimum caliper or the minimum height.

Continued on next page...

6. See Table 130.6.6

Table 130.6.6 Multi Family Tree and Green Space Requirements		
Unit number(s)	Square Feet of Green Space*	Number of Trees*
3	4500	5
4	add 500 per unit	add 1 per unit
beyond 4	add 500 per four units or fraction thereof	add 1 per four units or fraction thereof

\* numbers in these columns are cumulative  
 Example: 12 family = 8 trees and 10,000 sq. ft. of green space.

7. See Table 130.6.7

Table 130.6.7 Non-Residential Tree & Green Space Requirements		
Building Area (square feet)	Ratio of Square Feet of Green Space to Square Feet of Building Area*	Resulting Square Feet of Green Space
Up to 5,000	1 to 1	1 to 5000
5,000 to 10,000	1 to 2	5,001 to 7,500
10,000 to 20,000	1 to 3	7,501 to 10,800
20,000 and above	1 to 4	10,800 plus balance above 20,000

\* numbers in these columns are cumulative  
 Example: 60,000 sq. ft. bldg. = 20,800 sq. ft. green space.

130.7

TREES

1. All trees, shrubs and vegetation planted shall be native or common to Central Ohio or similar climates, in good condition and planted using accepted planting procedures.
2. New trees planted to meet the minimum tree standards and buffering requirements shall be at least two inches in caliper and at least six feet in height.
3. Prohibited trees:

Silver Maple, Soft Maple, White Maple, River Maple – Acer saccharinum  
 Honey Locust – Gleditsia triacanthos  
 Eastern Poplar, Eastern Cottonwood, Aspen – Populus deltoids  
 Boxelder, Ash-leaved Maple – Acer negundo  
 Basswood, American Linden – Tilia Americana

Willows, Osiers – Salix  
Tree of Heaven – Ailanthus altissima  
Common Horsechestnut, Euroean Chestnut – Aesculus hippocastrum  
Carapla, Northern Catalpa, Western Catalpa, Hardy Catalpa – Catalpa speciosa  
White of Common Mulberry – Morus alba  
Ash – Fraxinus  
Ginko – Ginkgoaceae  
Any other tree which is known to be similar to species above.

130.8 INSTALLATION COMPLETE

Required landscaping, buffering and green space shall be in place in accordance with the approved plan prior to final inspection and occupancy of the building. If the weather season makes planting impractical, a certified letter of credit from a banking institution covering the full cost of landscape materials and installation may be posted, or a letter from the construction lender stating the funds will be held until the landscape material installation is complete and providing for release of such funds should the developer fail to install the required landscape material within six months thereafter. Failure to do so shall result in forfeiture to the City of the funds, which funds will be used for the installation of the required landscape material.

130.9 TREE PRESERVATION

All trees required by this Article shall be maintained in a healthy and living condition. Any tree required herein that dies or is removed for any reason shall be replaced with a new tree or trees to comply with the minimum schedule in Section 130.6.

130.10 APPEALS

When it is determined by the Zoning Inspector that a proposed plan does not comply with the requirements of this Article, the determination may be appealed to the Board in accordance with Section 150.9.



ARTICLE 135

DISPLAY SIGNS AND OUTDOOR ADVERTISING

135.1

DEFINITIONS

For the purposes of this Article the following definitions shall apply:

ALTERED SIGN: A sign that has been modified in some way other than by maintenance.

APARTMENT COMPLEX SIGN: A sign used solely to identify the name of an apartment complex with no additional information on the sign. [See 135.7]

AWNING: See Article 4.

AWNING SIGN: Any sign forming a part of or attached to an awning. [See 135.7]

BUILDING SIGN: A sign on or attached to a building or portion thereof including, but not limited to, an awning, canopy, hanging, projecting, roof or wall sign.

CANOPY: See Article 4.

CANOPY SIGN: Any sign forming a part of or attached to a canopy or marquee. [See 135.7]

DIRECTIONAL SIGN: A sign used to direct vehicular or pedestrian traffic. [See 135.7]

FREESTANDING SIGN: Any sign not attached to or forming a part of a building, including but not limited to pole and monument signs.

HANGING SIGN: A sign that hangs from an overhang, soffit, marquee, awning, canopy or similar structure and is above a walking or driving surface. [See 135.7]

HOST LOT: A lot upon which an off-premises, rear lot, or similar type sign is located.

ILLUMINATED SIGN: Any sign illuminated by electricity, gas or other artificial light.

ILLUMINATED SIGN, EXTERNALLY: A sign illuminated primarily by light directed toward it, across it or by backlighting from a source not from within.

ILLUMINATED SIGN, INTERNALLY: A sign whose light source is located in the interior of the sign, so that the light projects through the face of the sign, or which is attached to the face of the sign and is a design element of the sign.

JOINT IDENTIFICATION SIGN: A sign that displays advertising or information of more than one business, person or activity. [See 135.7]

MAINTENANCE OF SIGNS: Work performed on a sign face, cabinet or supporting structure, which is necessary to maintain the structural integrity of the structure, or the painting or changing of the sign face without changing the size or shape of the sign face.

MENU BOARD: A sign, which typically displays a list of items available for sale including but not limited to “Presell Menu Boards”, “Drive Thru Signs”, “Custom Order Sign” and other similar signs. [See 135.7.2.5]

MONUMENT SIGN: A freestanding sign with a maximum height of five and a half feet and having less than fifty percent of the sign separated from the ground by air. [See 135.5 and 135.7]

MULTIPLE MESSAGE ADVERTISING DEVICE: SEE DEFINITION FOR VARIABLE MESSAGE SIGN.

OFF-PREMISES SIGN: Any sign unrelated to a business or profession conducted, or to a commodity or service sold or offered upon or within fifty feet of the premises where such sign is located. [See 135.10]

ON-PREMISES SIGN: Any sign related to a business or profession conducted, or to a commodity or service sold or offered upon or within fifty feet of the premises where such sign is located. [See 135.8]

PERMANENT SIGN: Any sign except designated temporary signs.

POLE SIGN: A freestanding sign with a height exceeding five and a half feet or a freestanding sign having more than fifty percent of the sign separated from the ground by air.

PROJECTING SIGN: Any sign which projects from the exterior of a building more than eight inches. [See 135.7]

REAR LOT: See Article 4.

REAR LOT SIGN: A sign located on a lot, where the lot on which the sign is located is adjacent to a rear lot, and the display information, advertisement, announcement, or directions on the sign serves the business or activity on the adjacent rear lot. [See 135.9]

ROOF SIGN: Any sign erected upon the roof or parapet of a building or a building sign, which extends above the eave, overhang, gable end or parapet of the building to which it is attached. [See 135.7]

SIGN: A device that is self supporting or is attached to a structure and is arranged, intended, designed or used as an advertisement, announcement, menu board, or to give direction, including a billboard or advertising device of any kind.

SIGN FACE: The portion of a sign available for display of information, announcements, directions or other advertisements, which directs attention to any object, product, place, activity, person, institution, organization or business.

SIGN FACE AREA: The area of the geometric figure that comprises the sign face. [See 135.4 and 135.7]

SIGN HEIGHT: The vertical distance measured from the average grade surrounding the sign, excluding any mounding, to the highest portion of the sign, including the frame. [See 135.5]

SIGN SETBACK: The distance measured from the sign structure to the nearest adjacent property line. [See 135.6]

SUBDIVISION SIGN: A sign used solely to identify the name of a residential subdivision. [See 135.7]

TEMPORARY SIGN: Any sign placed in or on the ground, attached to or supported by a structure, or attached to which is not a permanent sign.

VARIABLE MESSAGE ELECTRONIC SIGN: A sign that changes the message shown on the face of the sign by means of an electronic system including, but not limited to, VARIABLE MESSAGE LIGHT EMITTING DEVICE SIGN and VARIABLE MESSAGE PROJECTION SIGN type systems. For purposes of this code, the largest individual face available for display at any one time determines the area of the sign. [See 135.7]

VARIABLE MESSAGE SIGN: A sign that changes the message shown on the face of the sign and includes, but is not limited to, a VARIABLE MESSAGE MECHANICAL SIGN, VARIABLE MESSAGE LIGHT EMITTING DEVICE SIGN, VARIABLE MESSAGE PROJECTION SIGN or MULTIPLE MESSAGE ADVERTISING DEVICE,. (For purposes of this code, the largest individual face available for display at any one time determines the area of the sign.) [See 135.7]

VARIABLE MESSAGE MECHANICAL SIGN: A sign that changes the sign face by mechanical means, including but not limited to rotating cubes or rotating vertical triangular slats.

VARIABLE MESSAGE LIGHT EMITTING DEVICE SIGN: A sign that changes the sign face by electronic means, including but not limited to turning lights on and off, remote numeric displays, scrolling messages, glow cubes, light emitting diodes, cathode ray tubes, or other similar technology.

VARIABLE MESSAGE PROJECTION SIGN: A sign that changes the sign face by electronic means, including, but not limited to projection, digital or similar technology.

WALL SIGN: Any sign on the exterior of the building that does not project more than eight inches from the face of the building to which it is affixed, painted, or attached. [See 135.7]

WINDOW SIGN: Any sign not exceeding 16 square feet and that is affixed to the interior surface of a window. [See 135.3, exception 5 and 135.11.11]

135.2 EXISTING SIGNS: Existing signs shall comply with sections 135.3, 135.7, 135.12, 135.13 and other applicable sections of this Article.

135.3 PERMIT REQUIRED

No sign shall be installed, erected, constructed, altered, enlarged, extended, replaced or relocated by any person, firm or corporation until a permit for the same has been issued. The permit shall be issued to the owner of the property, on which the sign is or is to be located, who shall be known as the permittee. See Section 135.11 for temporary signs.

Exceptions:

1. A sign with only the address of the building or structure.
2. A sign not exceeding one square foot of display surface, on a residence building stating the name of the occupant.
3. A sign of not more than one square foot on or over a show window or door of a store or business establishment, announcing without display or elaboration, only the name of the proprietor and the nature of his business.



4. A sign, not exceeding ten square feet of a display surface, on a public building or institution giving the name and nature of the occupancy and information as to the admission to.
5. Window signs.
6. The repainting of an existing sign.
7. The changing of a sign face without changing the sign face size or shape.
8. A sign or graphics on a piece of equipment or machinery, describing the product or contents contained within the piece of equipment or machinery, including but not limited to an ice, food or beverage dispensing machine, a gasoline dispensing unit, or other similar devices.
9. A sign in the public right-of-way which sign shall be approved by the Service Director.

135.4 MEASUREMENT OF SIGN FACE AREA

A. BUILDING SIGNS:

The sign face area shall be computed as the area of the geometric figure, which encompasses the display information, announcement, direction, or other advertisement including a logo or similar symbol. In computing the sign face area, the area of a design feature, which is not part of a logo, a symbol or the lettering of the sign shall not be included in the sign face area.

B. FREESTANDING SIGNS:

The sign face area shall be computed as the area of the geometric figure, which encompasses the entire surface available for display information, announcement, direction, or other advertisement. In computing the sign face area, the area of the structural members shall not be included in the sign face area. The area between two sign faces is not considered a part of the sign face area when the two sign faces are not physically connected.

135.5 MEASUREMENT OF SIGN HEIGHT

The height of the sign shall be determined by measuring vertically from the average grade surrounding the sign, excluding any mounding, to the highest portion of the sign including the frame or structure surrounding the sign. In the case of a directional sign, the height is measured from the nearest driving surface.

135.6 MEASUREMENT OF SIGN SETBACK

The setback of the sign shall be determined by measuring from the closest property line or the property line adjoining the public right-of-way to the portion of the sign, including the frame or structure surrounding the sign, which is closest to the property line. The setback is measured on a line perpendicular to the property line.

When the location of the property line adjoining the public right-of-way is not known, the following alternate method for measuring the setback from the public right-of-way may be used: when approved by the Zoning Inspector, the measurement may be made from the improved road surface of the public right-of-way adding twenty feet to the minimum setback required by this Article.

GENERAL

## A. ALLOWABLE NUMBER OF SIGNS PER LOT

1. Only one sign is permitted per lot in a CD, AD, R, LO and LB Districts.
2. In CSI, GO, MB, HB, GB, LC, GC, DC, LI and GI Districts:
  - a. BUILDING SIGNS: Each building on a lot is permitted to have one or more building signs. The combined sign face area of all signs on a given wall shall not exceed that which is allowed by 135.8.
  - b. FREESTANDING SIGNS: Each lot adjoining a public street is permitted to have one on-premises freestanding sign per lot. A rear lot may have one on-premises freestanding sign. For monument sign exception, see MONUMENT SIGN below. Note: Multiple occupants of a given lot may share the freestanding sign(s) allowed by this section.
  - c. REAR LOT/OFF-PREMISES SIGNS: A host lot shall be limited to having one rear-lot sign per 135.9, or one off-premises sign per 135.10.
  - d. REAR LOT: A rear lot shall not have more than one rear lot sign on a given host lot and shall not have more than one host lot.
  - e. MENU BOARD: In addition to the signs permitted in a-d above, a business with a drive thru facility may have one menu board.
3. Signs in a PUD District shall be approved by the Planning Commission.

## B. REQUIREMENTS FOR DESIGN OF ALL SIGNS

Signs shall not closely resemble or approximate the shape, form or color of official traffic signs, signals or devices.

Signs shall not be placed so as to obstruct or interfere with a required doorway, or other required means of ingress or egress.

Signs shall not be placed so as to obstruct or interfere with the visibility of pedestrian or vehicular traffic on a public right-of-way.

A sign in or hanging over the public right-of-way shall be approved by the Service Director.

A sign that is not specifically permitted by this Code is prohibited.

## C. REQUIREMENTS FOR CERTAIN TYPES OF SIGNS

The following standards are for specific types of signs. When there is a conflict between the standards set forth in this section and any other standards in this Code, the standards of this section shall apply.

APARTMENT COMPLEX SIGNS: In all districts a sign used to display the name and or address of an apartment building or complex is permitted. The maximum height of such signs shall be four and one-half feet. The maximum sign face area shall be based on the number of dwelling units as follows; one to three units – zero square feet; four to eleven units – four square feet; twelve to twenty-four units – eight square feet; twenty five or more units – twelve square feet. The sign shall not be internally illuminated. There shall not be more than one sign per

complex. The sign may be two sided with each side equal to the allowable areas set forth above. The sign shall be setback a minimum of fifteen feet from any property line or the public right-of-way.

AWNING SIGN: An awning sign shall not project beyond the horizontal width or vertical height of the awning on which the sign is located.

CANOPY SIGN: A canopy sign shall not project beyond the horizontal width or vertical height of the canopy on which the sign is located.

DIRECTIONAL SIGN: Directional signs, other than those approved to be placed in the public right-of-way, shall be on private property. Directional signs shall be not more than three feet in height above the adjacent driving surface and no more than two square feet in area. Directional signs may be illuminated. Directional signs in the public right-of-way shall be approved by the Service Director.

HANGING SIGN: Signs hanging above a private exterior walking surface shall be a minimum of eight feet above the walking surface measured to the bottom edge of the sign. Signs hanging above a public right-of-way shall be approved by the Service Director.

JOINT IDENTIFICATION SIGN: Any number of businesses, persons or activities may be displayed on such sign. The size, height and setback of the sign are limited to that which is permitted in the district in which the sign is located.

MONUMENT SIGN: Multiple monument signs may be installed on a lot and shall not be subject to the provisions of Section 135.7.A.2. All monument signs shall be spaced such that no monument sign is within a five hundred foot radius of another monument sign on the same lot, and shall be landscaped on all sides, for a minimum distance of five feet around the sign.

PROJECTING SIGN: Projecting signs shall allow a clear space of not less than ten feet below all parts of such signs over any walking or driving surface. Projecting signs shall not extend beyond the horizontal width or the vertical height of the wall on which the sign is attached. Signs projecting into the public right-of-way shall be approved by the Service Director.

ROOF SIGN: Roof signs shall be approved by the Board.

SIGN FACE AREA – MULTI-: The area of any double-sided or “V” shaped sign shall be the area of the largest single face. The area of a sphere shall be computed as the area of a circle. The area of all other multiple-sided signs shall be computed as fifty percent of the sum of the area of all faces of the sign. In the case of a multi-sided sign, no single face may exceed the allowable sign face area for the district in which it is located.

SUBDIVISION SIGN: In all districts a sign used solely to display the name of a residential subdivision is permitted. The maximum height shall be six feet; the maximum sign face area shall be ninety square feet. The sign shall not be internally illuminated. There shall be no more than one sign at each entrance to the subdivision. The material used to construct the base of the sign shall be brick or stone. The use of any other type of material to construct the base shall be approved by the Board. All portions of the sign shall be setback a minimum of fifteen feet from any property line or the public right-of-way.

VARIABLE MESSAGE ELECTRONIC SIGNS:

1. A Variable Message Electronic Sign proposed to be located within one hundred feet of an R-District shall be approved by the Board.
2. The operation of all signs utilizing a variable electronic message, including those in existence at the time of adoption of this Code, shall not have any animated or moving video.

WALL SIGN: Wall signs less than ten feet above a walking surface may project no more than eight inches from the building. A wall sign more than ten feet above a walking surface and projecting more than eight inches from the building shall be a projecting sign. A wall sign shall not extend beyond the horizontal width or the vertical height of the wall or surface on which it is located. A wall sign extending into or over a public right-of-way shall be approved by the Service Director.

135.8

ON-PREMISES SIGN LOCATION/SIZE/HEIGHT/SETBACK:

A. ON-PREMISES SIGNS

1. NON-VARIABLE MESSAGE SIGNS

All on-premises signs shall comply with this Code.

2. VARIABLE MESSAGE SIGNS

In addition to what may otherwise be required by this Code, on-premises signs shall also comply with the following:

- a. An on-premises variable message projection sign shall be approved by the Board, except as provided in 135.8(D)(6). Written notice by mail to property owners within two hundred feet is not required.

B. ON-PREMISES BUILDING SIGNS

1. ON-PREMISES BUILDING SIGN SIZE [See 135.4]

Except as may otherwise be provided by this Code, building signs shall comply with the following. [See 135.7]

- a. In the R Districts, the maximum sign face area permitted is one square foot.
- b. In the CD, AD, LO and LB Districts, the maximum sign face area permitted is sixteen square feet and the allowable sign face area may be divided between two or more signs.
- c. In the CSI, GO, MB, LC and DC Districts the maximum combined sign face area permitted is thirty-two square feet and the allowable sign face area may be divided between two or more signs.
- d. In the HB, GB, GC, LI and GI Districts, the maximum sign face area permitted is based on the length of the building and the allowable sign face area may be divided between two or more signs.

The maximum combined sign face area permitted on a given side of a building is, based on the length of that side of the building.

135.8 cont...

Each side of a building shall be permitted to have a building sign which is in compliance with this section.

When a building is divided into individual tenant spaces, the length used to determine the allowable sign face area for each tenant will be the length of that portion of the building occupied by that tenant.

The maximum sign face area permitted, based on the length of a building is:  
[see Table 135.8(A)(1)(d)]

1. Buildings up to fifteen feet in length shall have a maximum combined sign face area of twenty square feet.
2. Buildings of more than fifteen and not more than twenty feet in length shall have a maximum combined sign face area of thirty-six square feet.
3. Buildings of more than twenty feet in length may have a maximum combined sign face area of thirty-six square feet plus additional area determined as follows:
  - 3.1 0.3 square feet for each lineal foot of building length more than twenty and not more than one hundred,
  - 3.2 0.6 square feet for each lineal foot of building length more than one hundred and not more than two hundred,
  - 3.3 0.9 square feet for each lineal foot of building length more than two hundred and not more than four hundred,
  - 3.4 0.6 square feet for each lineal foot of building length more than four hundred and not more than eight hundred, plus
  - 3.5 0.3 square feet for each lineal foot of building length more than eight hundred.
  - 3.6 The sign face area determined in 1-5 above is rounded up to the first whole number.

- e. In the PUD Districts, the maximum sign face area shall be approved by the Planning Commission.

TABLE 135.8(A)(1)(d)

The following table illustrates the percentages listed in 1-5 above:

Building Length in Feet	Maximum Combined Sign Face Area
0-15	20 square feet
15-20	36 square feet
20-100	36 sq.ft. plus 0.3 sq.ft. per foot of building length beyond 20
100	60 square feet
100-200	60 sq.ft. plus 0.6 sq.ft. per foot of building length beyond 100
200	120 square feet
200-400	120 sq.ft. plus 0.9 sq.ft. per foot of building length beyond 200
400	300 square feet
400-800	300 sq.ft. plus 0.6 sq.ft. per foot of building length beyond 400
800	540 square feet
800+	540 sq.ft. plus 0.3 sq.ft. per foot of building length beyond 800

Example: A building wall 267 feet in length:  
 (120 sq.ft.) plus (0.9 X 67) = 180.3 square feet  
 The allowable combined sign face area for a 267-foot building wall is 181 square feet.

C. ON-PREMISES FREESTANDING SIGNS

1. ON-PREMISES FREESTANDING SIGN SIZE: [See 135.4]

Except as may otherwise be provided by this Code<sup>1</sup>, freestanding signs shall comply with the following:

- a. Each freestanding sign shall comply with the following maximum sign face area.
- b. When there are two opposing sign faces, each may have the following maximum sign face area.

CD District-16 sq ft	CSI District-32 sq ft
AD District-16 sq ft	LO District-16 sq ft
RS District-1 sq ft	GO District-32 sq ft
RL District-1 sq ft	LB District-16 sq ft
RM District-1 sq ft	MB District-32 sq ft
RH District-1 sq ft	HB District-64 sq ft
RZLL District-1 sq ft	GB District-64 sq ft
RMH District-1 sq ft	LC District-32 sq ft
SFC District-1 sq ft	GC District-64 sq ft
TFR District-1 sq ft	DC District-16 sq ft
MFR District-1 sq ft	LI District-64 sq ft
MFC District-1 sq ft	GI District-64 sq ft
MFH District-1 sq ft	PUD District-Per Planning Commission

<sup>1</sup> Some sign face area sizes are addressed in Section 135.7.

2. ON-PREMISES FREESTANDING SIGN HEIGHT: [See 135.5]

Except as may otherwise be provided by this Code<sup>2</sup>, freestanding signs shall comply with the following maximum height requirement:

CD District-5 feet	CSI District-8 feet
AD District-5 feet	LO District-5 feet
RS District-5 feet	GO District-8 feet
RL District-5 feet	LB District-5 feet
RM District-5 feet	MB District-20 feet
RH District-5 feet	HB District-20 feet
RZLL District-5 feet	GB District-20 feet
RMH District-5 feet	LC District-20 feet
SFC District-5 feet	GC District-20 feet
TFR District-5 feet	DC District-20 feet
MFR District-5 feet	LI District-20 feet
MFC District-5 feet	GI District 20 feet
MFH District-5 feet	PUD District-Per Planning Commission

<sup>2</sup> Freestanding monument signs are limited to 5.5 feet in height per definition. Some sign heights are addressed in Section 135.1 and 135.7.

3. ON-PREMISES FREESTANDING SIGN SETBACK: [See 135.6]

Except as may otherwise be provided by this Code, on-premises signs shall comply with the following minimum setback requirements from front, side and rear property line:

- a. Freestanding signs shall be setback a minimum of twenty feet.
- b. Monument signs shall be setback a minimum of fifteen feet.
- c. Directional signs are not required to comply with a minimum setback.  
[See 135.7(c)]

D. ON-PREMISES MENU BOARD:

Except as may otherwise be provided by this Code, on-premises menu boards shall comply with the following requirements:

1. Menu boards are only permitted where there is a permitted vehicular drive thru.
2. Each lot shall be limited to two menu boards.
3. Each menu board shall have a maximum sign face area of thirty-two square feet.
4. Each menu board shall have a maximum sign height of eight feet.
5. Each menu board shall have a minimum setback of twenty-five feet from all property lines.
6. The menu boards may be a variable message electronic sign and does not require approval by the Board.

135.9

REAR LOT SIGN LOCATION, SIZE, HEIGHT, SETBACK:

Except as may otherwise be provided by this Code, rear lot signs shall comply with the following requirements:

1. Rear lot signs shall only be permitted in the HB, GB, GC, LI and GI Districts.
2. A rear lot shall not have more than one rear lot sign on any host lot and shall not have more than one host lot.
3. A host lot shall be limited to one rear-lot sign or one off-premises sign.
4. The size, height and setback requirements of a rear lot sign shall be the same as those for on-premises signs.
5. A rear lot variable message projection sign shall be approved by the Board.

135.10

OFF-PREMISES SIGN LOCATION/SIZE/HEIGHT/SETBACK:

A. NEW OFF-PREMISES SIGNS

Except as may otherwise be provided by this Code, off-premises signs shall comply with the following requirements:

1. Off-premises signs shall only be located on lots identified on the off-premises sign map.
2. A host lot shall be limited to having one rear-lot sign or one off-premises sign, but not both.
3. There shall be a minimum of 1000 feet between off-premises signs measured along the centerline of the right-of-way and applies on both sides of the right-of-way.
4. An off-premises sign shall not advertise a product which is sold by a business on the same lot as the off premises sign or when the business is located on a lot which is within fifty feet of the sign.

135.10 cont...

5. No person, entity or business shall utilize an off-premises sign as an on-premises sign.
6. An off-premises sign used to advertise a business or a product for sale on the same lot where the sign is located or on a lot within fifty feet of the sign is a violation of the size limitations of Section 135.8.
7. A sign located on a vacant or unimproved lot shall be regulated as an off-premises sign, unless the sign complies with all of the requirements of a temporary sign or a rear lot sign.
8. An off-premises sign may have two opposing faces, but may not be a triangular shape with three faces, or a box shape with four faces.
9. No single side of an off-premises sign shall exceed a sign face area of three hundred seventy six square feet.
10. The lot on which an off-premises sign is located shall have a minimum of one hundred feet of lot frontage on a public right-of-way.
11. The off-premises sign height shall not exceed thirty feet.
12. Off-premises signs, whether freestanding or attached to a building, shall comply with the following setbacks:
  - a. Front setback: minimum twenty-five feet and maximum fifty feet.
  - b. Side setback: minimum thirty-five feet.
  - c. Rear setback: minimum one hundred feet.
13. Off-premises signs attached to a building shall lay flat against the building, be fully supported by securely attached to the building and shall not extend beyond the horizontal width or the vertical height of the wall or surface on which it is located.
14. An off-premises variable message projection sign shall be approved by the Board. Written notice by mail to property owners within two hundred feet is not required.

#### B. EXISTING OFF-PREMISES SIGNS

1. In an area where the off-premises signs map does permit off- premises signs:
  - a. An off-premises sign in existence at the time of the adoption of this Code shall establish an area in which no new signs may be installed. The area is indicated on the overlay map as an area extending 1000 feet on either side of such sign and parallel to the area in which signs are permitted. The area established by each such sign shall not change or be moved for any reason including the relocation of an existing sign in accordance with Section 135.10(B)(2)
  - b. The relocation of an existing off-premises sign is permitted under the following conditions:
    1. The sign is relocated along the same side of the public right-of way.
    2. The sign is relocated within five hundred feet of its location at the time of adoption of this Code.
    3. The relocation does not create an area where a new sign may be located.
    4. The sign may not exceed its current size or the size which is permitted by this Code whichever is less.
    5. The height of the sign may not exceed its current height or that which is permitted by this Code whichever is less.
    6. The sign shall comply with the setback requirements of this Code established for new signs.
    7. The off-premises sign may be replaced with a variable message electronic sign upon approval of the Board. Written notice by mail to property owners within two hundred feet is not required.



8. The construction of the relocated sign shall not begin until the existing sign has been removed.
  9. The relocation shall be completed within 365 days of the removal of the existing sign.
  10. An off-premises sign used to advertise a business or a product for sale on the same lot where the sign is located or on a lot within fifty feet of the sign is a violation of the size limitations of Section 135.8.
2. In an area where the off-premises sign map does not permit off premises signs:
- a. A sign may be maintained in its present location as long as it is not altered, enlarged or extended.
  - b. A sign may be replaced with one of the exact same size, height, shape, type, and in the same location, except that the replacement of any type of off-premises sign with a variable message electronic sign shall be approved by the Board.
  - c. A proposed modification to the size, height, shape, type or location of the sign shall be approved by the Board.
  - d. An off-premises sign used to advertise a business or a product for sale on the same lot where the sign is located or on a lot within feet of the sign is a violation of the size limitations of Section 135.8.

135.11

TEMPORARY SIGNS

GENERAL PROVISIONS

No temporary signs in a residential district shall be illuminated.

All temporary signs shall comply with Section 135.7 (B) and (C).

Any sign which does not comply with the provisions of this Section shall comply with all other provisions of this Article.

The provisions of this Section are not applicable to Federal, State, County and City governmental entities.

The Zoning Inspector may authorize the installation of temporary signs in accordance with the requirements of this Section.

For certain temporary signs an approval letter shall be required prior to installation. The height of a temporary sign, when the sign is installed flat against a building, shall not exceed the height of the building on the lot or the building height limitation of the district which ever is less, unless otherwise allowed.

Temporary signs as defined in this Code are not subject to fees.

Temporary signs shall include but are not limited to those described in 1-11 below:

1. POST SIGN: A sign installed on a post or structure (other than a building) and constructed of paper, cardboard, plastic, laminated cardboard, wood, metal or similar material shall not be permitted.

Upon written notification to the property owner, tenant, or a representative of either party of the existence of a post sign in violation of this Code, the Zoning Inspector is authorized to remove such post sign. Where a post sign is located on a vacant lot,

no notification is necessary. Personal service upon the owner, tenant or employee at the premises shall be sufficient to satisfy the notification requirements of this Code.

2. **BANNER SIGN:** A sign normally fabricated of a flexible material such as a coated fabric, which is suspended between two or more poles or structures or attached to a building or other structure.

Prior to the installation of a banner sign, an approval letter shall be obtained from the Zoning Inspector. The approval letter may be issued to the property owner, tenant, or a representative of either party. No more than two approval letters shall be issued in a calendar year to a given address or business location with a minimum of 90 days between approval letters. The approval letter shall be displayed on the same property as the banner and shall be visible from the street.

Upon written notification to the property owner, tenant, or a representative of either party of the existence of a banner sign in violation of this Code the Zoning Inspector is authorized to remove such banner sign. In the case of a vacant lot, no notification is necessary. Personal service upon the owner, tenant, or employee at the premises shall be sufficient to satisfy the notification requirements of this Code.

A banner sign shall comply with all applicable Sections of this Code and:

1. Must be removed within thirty days of placement.
2. Must not exceed six square feet in area in any R District or thirty square feet in any OBCI Districts.
3. Signs not exceeding six square feet in area must be placed at least ten feet back from the improved road surface. Any sign exceeding six square feet in area shall be placed at least 20 feet back from the improved road surface
4. Must not have any flashing, blinking, intermittent or moving lights.
5. Must not interfere with traffic visibility.

This Section shall not be applicable to signs of similar material attached to a sign frame permitted under other Sections of this code.

3. **INFLATABLE STRUCTURE:** A structure inflated with air or gas, which rests on the ground or another structure, or floats in the air and is affixed to the ground or a structure.

Prior to the installation of an inflatable structure, an approval letter shall be obtained from the Zoning Inspector. The approval letter may be issued to the property owner, tenant, or a representative of either party. No more than two approval letters shall be issued in a calendar year to a given address or business location with a minimum or ninety days between approval letters. The approval letter shall be displayed on the same property as the inflatable structure and shall be visible from the street.

Upon written notification to the property owner, tenant, or a representative of either party of the existence of an inflatable structure in violation of this Code, the Zoning Inspector is authorized to remove such inflatable structure. Where the inflatable structure is located on a vacant lot, no notification is necessary. Personal service upon the owner, tenant or employee at the premises shall be sufficient to satisfy the notification requirements of this Code. An inflatable structure shall comply with all applicable Sections of this Code and:

1. Must be removed within fourteen days of placement, except as in 6 below.
  2. Inflatable structures shall not be permitted in R Districts. In all OBCI Districts, inflatable structures shall be placed at least twenty feet back from the improved road surface. An inflated structure shall be affixed to the ground or a structure at a location that should the inflated structure fall to the ground it will not fall onto an improved road surface or public right-of-way.
  3. Must comply with the sign height limitation of the District in which it is placed. The size of the structure is not limited.
  4. Must not have any flashing, blinking, intermittent or moving lights.
  5. Must not interfere with traffic visibility.
  6. Inflatable holiday decorations are permitted in OBCI & R Districts without a permit. There is no time limitation on holiday decorations.
4. PORTABLE SIGN: Any sign that is designed to be or is readily portable which does not match the description of one of the other Temporary Signs in this Section.

Prior to the installation of a portable sign, an approval letter shall be obtained from the Zoning Inspector. The approval letter may be issued to the property owner, tenant, or a representative of either party. No more than two approval letters shall be issued in a calendar year to a given address or business location with a minimum of ninety days between approval letters. The approval letter shall be displayed on the same property as the portable sign and shall be visible from the street.

Upon written notification to the property owner, tenant, or a representative of either party of the existence of any portable sign in violation of this Code, the Zoning Inspector is authorized to remove such portable sign. Where a portable sign is located in a vacant lot, no notification is necessary. Personal service upon the owner, tenant or employee at the premises shall be sufficient to satisfy the notification requirements of this Code.

A portable sign shall comply with all applicable Sections of this Code and:

1. Must be removed within thirty days of placement
  2. Must not exceed six square feet in area in any R District or thirty two square feet in any OBCI Districts.
  3. Signs not exceeding six square feet in area must be placed at least 10 feet from the improved road surface. Any sign exceeding six square feet in area shall be placed at least twenty feet back from the improved road surface
  4. Must not have any flashing, blinking, intermittent or moving lights.
  5. Must not interfere with traffic visibility.
  6. Top of the sign shall not be more than five feet above grade in any R District, and not more than seven feet above grade in any OBCI District.
5. PROMOTIONAL SIGN: A sign promoting a community activity, event or opportunity which does not comply with the description of other Temporary Signs found in this Section. Prior to the installation of a promotional sign, an approval letter shall be obtained from the Zoning Inspector. The approval letter may be issued to the property owner, tenant, or a representative of either party. No more than two approval letters shall be issued in a calendar year to a given address or business location with a minimum of ninety days between approval letters. The approval letter shall be displayed on the same property as the portable sign and shall be visible from the street.

Upon written notification to the property owner, tenant, or a representative of either party of the existence of any promotional sign in violation of this Code, the Zoning Inspector is authorized to remove such promotional sign. Where the promotional sign is located in a vacant lot, no notification is necessary. Personal service upon the owner, tenant or employee at the premises shall be sufficient to satisfy the notification requirements of this Code.

A promotional sign shall comply with all applicable Sections of this Code and:

1. Must be removed within thirty days of placement.
  2. Must not exceed six square feet in area in any R District or thirty two square feet in any OBCI Districts.
  3. Signs not exceeding six square feet in area must be placed at least ten feet from the improved road surface. Any sign exceeding six square feet in area shall be placed at least twenty feet back from the improved road surface
  4. Must not have any flashing, blinking, intermittent or moving lights.
  5. Must not interfere with traffic visibility.
  6. Top of the sign shall not be more than five feet above grade in any R District, and not more than seven feet above grade in any OBCI District.
6. **FRAMED SIGN:** A sign enclosed in a frame attached to the exterior surface of a building and constructed of a material such as paper, cardboard or similar material, which can be removed from its frame without the use of a tool. The size of a single framed sign shall be a maximum of six square feet. All signs on a single wall combined together shall be a maximum of twelve square feet. All signs on a building combined together shall be a maximum of eighteen square feet. Signs with interchangeable letters or messages are not framed signs and do require a permit.

No permit or approval letter is required for a framed sign.

Upon written notification to the property owner, tenant, or a representative of either party of the existence of any framed sign in violation of this Code the Zoning Inspector is authorized to remove such framed sign. Where a framed sign is located in a vacant lot, no notification is necessary.

Personal service upon the owner, tenant or employee at the premises shall be sufficient to satisfy the notification requirements of this Code.

A framed sign shall comply with all applicable Sections of this Code and:

1. A framed sign in compliance with this Code may remain without time limits.
2. Must be placed flat against the wall of the building.
3. Must not have any flashing, blinking, intermittent or moving lights.
4. Must not be an illuminated sign.
5. Must have a maximum allowable projection of two inches beyond the face of the wall in which it is attached.

7. **CONTRACTOR SIGNS:** Signs announcing the name of contractors, subcontractors, material suppliers and others participating in the construction or design of a building.

No permit or approval letter is required for a contractors' sign.

Upon written notification to the property owner, tenant, or a representative of either party of the existence of any contractors' sign in violation of this Code, the Zoning Inspector is authorized remove such contractors' sign. Where a contractors' sign is located in a vacant lot, no notification is necessary. Personal service upon the owner, tenant or employee at the premises shall be sufficient to satisfy the notification requirements of this Code.

A contractors' sign shall comply with all applicable Sections of this Code and:

1. Must be removed within fourteen days of completion of construction or when the structure is occupied which ever comes first.
2. Must not exceed thirty two square feet in area for all signs combined.
3. Signs not exceeding six square feet in area shall be placed at least ten feet from the improved road surface. Any sign exceeding six square feet in area shall be placed at least twenty feet from the improved road surface.
4. Shall not have any flashing, blinking, intermittent or moving lights.
5. Must not interfere with traffic visibility.
6. Top of the sign shall not be more than five feet above grade in any R District, and not more than seven feet above grade in any OBCI District.

8. **POLITICAL AND ANNOUNCEMENT SIGNS:** Signs announcing the names of candidates for political office and signs regarding issues on a ballot to be voted on by the general public.

No permit or approval letter is required for a political or announcement sign.

Upon written notification to the property owner, tenant, or a representative of either party of the existence of any political or announcement sign in violation of this Code, the Zoning Inspector is authorized to remove such political or announcement sign. Where a political or announcement sign is located on a vacant lot, no notification is necessary. Personal service upon the owner, tenant or employee at the premises shall be sufficient to satisfy the notification requirements of this Code.

A political or announcement sign shall comply with all applicable Sections of this Code and:

1. No political sign shall exceed six square feet in area.
2. No political sign shall be placed within ten feet of the improved road surface
3. Must not have any flashing, blinking, intermittent or moving lights.
4. Must not interfere with traffic visibility.
5. Top of the sign shall not be more than five feet above grade in any R District and not more than seven feet above grade in any OBCI District.

9. **REAL ESTATE SIGNS:** Signs announcing real property for lease, rent or sale and signs announcing the development of commercial, industrial, and apartment sites.

No permit or approval letter is required for a real estate sign.

Upon written notification to the property owner, tenant, or a representative of either party of the existence of any real estate sign in violation with this Code, the Zoning Inspector is authorized to remove of such real estate sign. Where the real estate sign is located on a vacant lot, no notification is necessary. Personal service upon the owner, tenant or employee at the premises shall be sufficient to satisfy the notification requirements of this Code.

A real estate sign shall comply with all applicable Sections of this Code and:

1. Signs announcing real property for lease, rent, sale or development shall be removed within ten days of the closing of the transaction or completion of the project.
2. Must not exceed six square feet in area in any R District or thirty two square feet in any OBCI Districts.
3. Signs not exceeding six square feet in area must be placed at least ten feet from the improved road surface.-Any sign exceeding six square feet in area shall be placed at least twenty feet from the improved road surface.
4. Must not have any flashing, blinking, intermittent or moving lights.
5. Must not interfere with traffic visibility.
6. Top of the sign shall not be more than five feet above grade in any R District, and not more than seven feet above grade in any OBCI District.

10. **DEVELOPMENT SIGNS:** A sign identifying a subdivision and the sale of lots within that subdivision.

No permit or approval letter is required for a development sign.

Upon written notification to the property owner, tenant, or a representative of either party of the existence of any development sign in violation of this Code, the Zoning Inspector is authorized to remove such development sign. Where a development sign is located in a vacant lot, no notification is necessary. Personal service upon the owner, tenant or employee at the premises shall be sufficient to satisfy the notification requirements of this Code.

A development sign shall comply with all applicable Sections of this Code and:

1. Must be removed when eighty five percent of the lots in the subdivision for which such sign is installed have been built upon
2. Must be set back at least twenty feet from the improved road surface, shall be within the subdivision being advertised, and not more than one sign per builder may be placed on any one street.
3. Must not exceed thirty-two square feet in area and may have two opposing faces of thirty-two square feet each.
4. Must not have any flashing, blinking, intermittent or moving lights.
5. Must not interfere with traffic visibility.
6. Top of the sign shall not be more than five feet above grade in any R District, and not more than seven feet above grade in any OBCI District.

11. WINDOW SIGN: The installation and display of a window sign, does not require a permit or an approval letter.

135.12 MODIFICATIONS REQUIRED OR BEING PERFORMED

All permanent and temporary signs and sign structures shall be kept in good repair and in a proper state of preservation. When the Zoning Inspector determines that a sign or sign structure is unsafe, has been or is being installed, erected, constructed, altered, enlarged, extended, replaced, relocated, or maintained in violation of the provisions of this Code, he shall give written notice of such condition to the permittee or the property owner on whose property such sign is located. If the permittee or property owner fails to comply with the terms and conditions of the notice such sign structure may be removed, altered by the Inspector at the expense of the owner of the property. The Inspector may cause any sign that is an immediate danger to persons or property to be removed summarily and without notice.

135.13 ABANDONED AND NONFUNCTIONAL SIGNS

Signs, which are abandoned, no longer functional, or which are located where no products are being sold, no service is being provided, or no legitimate business activity is being conducted, shall be removed by the tenant, permittee, or owner of the premises. Where a sign that is painted directly on the wall of a building, it is acceptable to paint over the sign.

Compliance with these provisions shall be completed within fourteen days after written notice from the Zoning Inspector or within thirty days of the cessation of the business, whichever comes first. Upon failure to comply with such notice, the Zoning Inspector is authorized to remove such sign. The owner of the property shall pay any expense incurred in the removal of the sign. If the owner fails to make payment of the amount due, the Zoning Inspector may certify such amount to Newark City Council who may, by Resolution, certify the amount due to the County Auditor to secure a lien upon the property. Personal service upon the tenant, an employee, the permittee or owner shall be sufficient to satisfy the notification requirements of this Article.

135.14 PENALTY

A violation of any provision of Article 135, as amended, shall be punished by a minor misdemeanor on the first offense. A second offense by the same permittee or owner, whether or not the second offense involves the same property as the first offense, shall be a misdemeanor of the fourth degree. Subsequent offenses by the same permittee or owner, whether or not such subsequent offenses involve the same property as the prior offenses, shall be a misdemeanor of the third degree.

ARTICLE 140

PERFORMANCE STANDARDS

140.1 COMPLIANCE REQUIRED

Subject to the provisions of this Article, no land or building in any District shall be used or occupied in a manner that creates for neighboring properties any dangerous, noxious, or otherwise objectionable condition.

Even though compliance with the performance standards may not be expressly required for a particular use, initial and continued compliance with performance standards is required of every use.

140.2 FIRE OR EXPLOSION HAZARD

Any activity involving the use of flammable or explosive materials shall require adequate fire-fighting and fire-suppression equipment and safety devices normally used in the handling of any such material. Rules and regulations for handling and storing of flammable or explosive materials, promulgated and enforced by Federal, State or City Ordinances shall be followed. The Newark City Fire Department shall regulate the burning of waste materials in an open fire.

140.3 RADIOACTIVITY

No activity shall be permitted which emits dangerous radioactivity at any point.

140.4 ELECTRICAL DISTURBANCE

No use shall be permitted which creates an electrical disturbance which adversely affects the operation of any equipment located on adjoining or surrounding property.

140.5 NOISE

Noise, which is objectionable, as determined by Code due to volume, frequency, or beat shall be muffled or otherwise controlled so as not to affect adjoining and surrounding property. This provision shall not apply to fire alarms, sirens, tornado warning systems, and noise generated by temporary construction operations, provided that such temporary construction operations take place only during daylight working hours.

140.6 VIBRATION

No vibration shall be permitted which is discernible, without instruments, on any adjoining or surrounding property. This provision shall not apply to vibration generated by temporary construction operations, provided that such temporary construction operations take place only during daylight working hours.

140.7 SMOKE AND AIR POLLUTION

Any discharge of smoke or other identified air pollutant into the air shall be controlled and regulated by any appropriate State and Federal rules and regulations, specifically including those promulgated by the Environmental Protection Agencies, and by City Code.



140.8 ODOR

No malodorous gas or matter shall be permitted which is discernible on any adjoining or surrounding property, with the exception of appropriate use of agricultural fertilizer in an agricultural or conservation district. This Section includes odors including, but not limited to those from paint spraying and similar operations.

140.9 GLARE

No direct or reflected glare shall be created which is visible from any adjoining or surrounding property or from any public street, road, or highway. This includes glare from security lighting which the Zoning Inspector has determined to be objectionable.

140.10 EROSION BY WATER OR WIND

All property shall be graded and maintained so as to prevent the discharge of water onto adjoining or surrounding property. All sources of water shall be arranged so as to not discharge water or other substances onto adjoining or surrounding property. No water drainage caused by, or resulting from, any construction, excavation, or topological modification, shall be permitted onto adjoining or surrounding properties, unless the discharge exists prior to construction, in which case drainage shall not be increased in the rate of discharge as determined by the City Engineer or Planning Commission. Any erosion, whether by wind or water, onto adjoining or surrounding properties shall be corrected and mitigated by the Owner of the property causing the erosion.

140.11 WATER POLLUTION

Discharge of pollutants into water shall be subject to the requirements and regulations established by appropriate Federal, State, and Local regulatory bodies and enforced by same.

140.12 PERMITTED AND CONDITIONAL USES WITHIN THE GI DISTRICT

Uses that are permitted by Sections 66.2 and 64.2 of this Code may not be required to meet the standard of Article 140, provided that those uses are in conformity with all other City Ordinances, and State and Federal laws and regulations; and provided that the Board has determined that the uses are appropriate considering the characteristics of the use, the property being used, and the neighboring properties.

140.13 PRE-EXISTING CONDITIONS

Uses existing on the effective date of this Code not in conformity with these Performance Standards shall be brought into compliance within twelve months after receipt of written notice of non-compliance from the Zoning Inspector. An extension, or waiver, maybe granted by the Board if the Owner, or Operator of the use, can demonstrate that compliance would create an unreasonable hardship without providing benefit to adjoining and surrounding properties.

ARTICLE 145

ADMINISTRATION

145.1 ZONING INSPECTOR

There is hereby established the office of Zoning Inspector and for the purpose of this Code. The Code Administrator of the City of Newark is hereby designated as the Zoning Inspector.

It shall be the duty of the Zoning Inspector to enforce this Code. In the performance of his duties, he shall act in accordance with the provisions of this Code.

When there is uncertainty as to the meaning or intent of a provision of this Code, or when this Code fails to address an issue, the Zoning Inspector shall interpret the intent and purpose of this Code, or submit a request to the Board in accordance with Section 150.6 of this Code.

An approval shall be null and void, if the Zoning Inspector grants the approval, acting outside the authority of this Code.

145.2 ZONING CERTIFICATE OF PLAN APPROVAL

145.2.1 APPLICATION

Every application for a Zoning Certificate shall be accompanied by plans in duplicate, drawn to scale, showing the actual shape and dimensions of the lot to be built upon or to be changed in its use, as well as the exact location, size and height of any existing or proposed building or structure which is proposed to be erected or altered.

In the case of a proposed new building or structure or proposed alteration of an existing building or structure, drawings shall include the front, side, and rear elevations of the proposed building or structure.

The existing and intended use of each building or structure or part thereof, the number of families or housekeeping units the building is designed to accommodate, where no buildings are involved, the location of the present use and proposed use to be made of the land, and such other information with regard to the lot and neighboring lots as may be necessary to determine compliance with this Code shall be included with the application. All dimensions shown on the plans shall accurately reflect site conditions.

145.2.2 HEALTH DEPARTMENT CERTIFICATION

In every case where the lot is not provided with public water supply or the disposal of sanitary wastes by means of public sewers, the application shall be accompanied by a Certificate of Approval by the appropriate Department of Health, for the proposed method of water supply, disposal of sanitary wastes, or both.

145.2.3 INSPECTOR TO ACT WITHIN 7 DAYS

The Zoning Inspector shall act upon all applications within 7 working days after they are filed in full compliance with all the applicable requirements. He shall either issue a Zoning Certificate within 7 working days or shall notify the applicant in writing of his denial of such Certificate and the reasons therefore. Failure to notify the applicant of either an approval or denial shall be considered a denial of a Zoning Certificate and entitles the applicant to appeals in accordance with Section 150.4, the applicant may consent to an extension of time for the Zoning Inspector to act.

145.2.4 APPROVALS

145.2.4.1 EXPIRATION

The Zoning Certificate is invalid if construction, erection, alteration or other work has not commenced within 12 months of the date of the grant of the Zoning Certificate.

One extension may be granted for an additional 12-month period if requested by the owner or their representative at least 10 days in advance of the expiration of the Zoning Certificate.

145.2.4.2 EXTENSION

If in the course of construction work is delayed or suspended for more than six months, the approval of plans or drawings and specifications or data is invalid. Two extensions shall be granted for six months each if requested by the owner at least ten days in advance of the expiration of the approval.

145.2.5 FEES

Fees shall be charged in accordance with orders and directions of Council.

145.3 PROHIBITED ACTIVITIES & USES

145.3.1 EXCAVATION OR CONSTRUCTION

It shall be unlawful for any owner or their agent to begin excavation or construction until the Zoning Inspector issues a Zoning Certificate.

145.3.2 USES

It shall be unlawful for any owner, lessee tenant or their agent to use or to permit the use of any structure, building, land, or part thereof, hereafter created, erected, changed, converted or enlarged, wholly or partly, until a Zoning Certificate has been issued by the Zoning Inspector. Such Zoning Certificate shall show that such structure, building, land or a part thereof, and the proposed use thereof, are in conformity with the provisions of this Code. It shall be the duty of the Zoning Inspector to issue a Zoning Certificate, provided he is satisfied that the structure, building or premises, and the proposed use thereof, conform to all the requirements of this Code.

145.4 INSPECTION OR APPROVAL

The corners of the lot and the location of the proposed building or structure thereon shall be staked out on the ground in accordance with the approved plans. It shall be the duty of the Owner or their agent to notify the Zoning Inspector that such work is ready for inspection. It shall be the duty of the person requesting any inspections required by this Code to provide access to and means for inspection of such work and maintain at the site the Zoning Certificate and approved site plan. Work shall not be done beyond the point indicated in each successive inspection without first obtaining approval of the Zoning Inspector.

The Zoning Inspector, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or shall notify the owner or their agent if a portion of the construction fails to comply with this Code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Zoning Inspector.

Upon receiving notification that work is ready for inspection, the Zoning Inspector shall inspect the work within three business days. Failure to perform the inspection in accordance with the paragraph above shall constitute a denial of the approval and shall entitle the owner to an appeal in accordance with Section 150.4.1.3.

145.5 CERTIFICATE OF USE

It shall be unlawful for any owner, lessee or tenant to occupy any structure, building, land, or part thereof, hereafter erected, created, changed, converted or enlarged unless the Zoning Inspector has issued a Certificate of Use. Such Certificate of Use shall certify that such building, structure or land has been constructed, altered or improved in compliance with this Code and all conditions and requirements, stipulated by the Board .

145.6 VIOLATIONS AND PENALTIES

It shall be unlawful to locate, erect, construct, reconstruct, enlarge, change, maintain or use any building or land in violation of any of the provisions of this Code or any amendment or supplement thereto. Any person, firm, or corporation, violating any of the provisions of this Code, shall be deemed guilty of an unclassified misdemeanor and, upon conviction thereof, shall be fined not more than \$500.00. Each and every day during which such illegal location, erection, construction, reconstruction, enlargement, change, maintenance, or use continues, shall be deemed to be a separate offense.

145.7 VIOLATIONS – REMEDIES

In case any building is or is proposed to be located, erected, constructed, reconstructed, enlarged, changed, maintained or used, or any land is or is proposed to be used in violation of this Code or any amendment or supplement thereto, Council, the Law Director, the Code Administrator, or any adjacent or neighboring property owner who would be specially damaged by such violation, may in addition to other remedies provided by law, institute appropriate action or proceedings to prevent such unlawful location, erection, construction, reconstruction, alteration, conversion, maintenance, or use: to restrain, correct or abate such violation; to prevent the occupancy of the building, structure or land; or to prevent any illegal act, conduct, business or use in or about such premises.



ARTICLE 150

BOARD OF ZONING APPEALS

150.1 TITLE OF THE BOARD

For the purpose of this Code the Board of Zoning Appeals shall be referred to in the Newark City Charter and elsewhere, and shall be referred to herein as the Board.

150.2 APPOINTMENT OF BOARD MEMBERS

The Board as constituted at the time of enactment of this Code shall continue in office. The Board shall consist of five citizens of Newark appointed by the Mayor, with consent of Council, for terms of five years. Upon the vacancy of any of the five seats on the Board, the vacancy shall be filled in a like manner. Members of the Board shall be removed for cause, upon written charges being filed, by the Mayor and with the consent of Council.

150.3 PROCEDURES OF THE BOARD

150.3.1 ORGANIZATION AND MEETINGS

The Board shall organize and elect a Chairman, Vice Chairman, and a Secretary from its membership. The Board shall then adopt rules for its own governance in accordance with this Code. Meetings shall be held, at minimum, once per month on a regularly scheduled basis with prior public notice of the meeting. At the time of enactment of this Code, the regularly scheduled meeting date is the fourth Thursday of each month at 5:30 P. M. in City Council Chambers, except for November and December's meeting which is held on the third Thursday. The Chairman, or in his absence the Vice Chairman, may administer oaths and the Board may compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Secretary shall keep minutes of the proceedings, indicating the vote of each member on each question,. The Secretary shall keep records of the Board's examination and other official actions. All decisions of the Board shall be immediately filed in the Division of Code Administration and become public record. The official minutes of the proceedings shall be filed with the Division of Code Administration no later than at the time of the Board's next monthly meeting.

150.3.2 QUORUM.

Three members of the Board shall constitute a quorum. The Board shall act by resolution; and the concurring vote of the majority of the members of the Board present. In no case shall less than three members of the Board be necessary to reverse any order, requirement, decision or determination from which there has been an appeal.

150.3.3 ASSISTANCE

The Secretary of the Board may call upon the Planning Director, the Planning Commission, the employees of the City Engineering Department and the Division of Code Administration for assistance in the performance of duties of the Board.

APPEAL150.4.1 APPEAL – WHEN, HOW AND BY WHOM

An appeal to the Board may be made by any person aggrieved or by any office, department, board, or bureau of the City affected by any decision of the Zoning Inspector. Such appeal shall be taken within 60 days after the decision, by filing with the Division of Code Administration a Notice of Appeal specifying the grounds thereof.

## 1. APPEAL FORM AND CONTENT

The Notice of Appeal shall be of a standard form, which shall be readily available upon request from the Division of Code Administration. Included with the application shall be an accurate listing of the names and tax mailing addresses of all property owners located within 200 feet of any portion of the property, which is in the subject of the appeal. Each application shall be accompanied by a check, payable to the Treasurer of the City of Newark, or a cash payment, sufficient in amount to cover the cost of publishing, and mailing the notices of the hearing, but in no event shall it be less than \$50.00 dollars. The Zoning Inspector shall forthwith transmit to the Board all the papers constituting the record upon, which the action appealed from was taken.

## 2. ZONING INSPECTOR FAILURE TO ACT ON APPLICATION

When the Zoning Inspector fails to act on an application within the time limit described in Section 145.2.3, the applicant may submit a written request to the Division of Code Administration, requesting to be included on the Board's Agenda for the next available meeting. The applicant is not required to submit a Notice of Appeal, or pay any filing fees. Written notice by mail to property owners within two hundred feet shall not be required.

## 3. ZONING INSPECTOR FAILURE TO ACT ON REQUESTED INSPECTION

When the Zoning Inspector fails to act on a requested inspection within the time limit described in Section 145.4, the applicant may submit a written request to the Division of Code Administration, requesting to be included on the Board's Agenda for the next available meeting. The applicant is not required to submit a Notice of Appeal, or pay any filing fees. Written notice by mail to property owners within two hundred feet shall not be required.

## 4. RULING FOR NEW OFF-PREMISES VARIABLE MESSAGE PROJECTION SIGN

When an applicant applies for a new off-premises variable message projection sign, the applicant shall submit a completed Notice of Appeal. Each application shall be accompanied by a check, made payable to the Treasurer of the City of Newark, or a cash payment, in the amount of \$25.00. Written notice by mail to property owners within two hundred feet shall not be required.

5. RULING FOR REPLACING EXISTING OFF-PREMISES SIGN WITH A NEW OFF-PREMISES VARIABLE MESSAGE PROJECTION SIGN

When an applicant applies to replace an existing off-premises sign with a new off-premises variable message projection sign, the applicant shall submit a completed Notice of Appeal form. Each application shall be accompanied by a check, made payable to the Treasurer of the City of Newark, or a cash payment, in the amount of \$25.00. Written notice by mail to property owners within two hundred feet shall not be required.

150.4.2 APPEAL - HEARINGS:

The Board shall fix a reasonable time for the public hearing of the application or appeal and shall give written notice by mail of the hearing to the parties of interest, including all property owners within 200 feet of any portion of the property in question. At the hearing, any party may appear in person or be represented by agent or attorney and shall be afforded an opportunity to speak.

Applications shall be submitted to the Division of Code Administration at least 21 days prior to the regularly scheduled meeting date to be heard at that meeting. It is the purpose of this time limit to allow for mailed written notice to reach all parties in interest. Applications filed less than 21 days prior to the regularly scheduled meeting date shall be heard at the following meeting of the Board.

150.4.3 APPEAL - STAY OF PROCEEDINGS

An appeal shall stay all proceedings in furtherance of the decision appealed from unless in the opinion of the Zoning Inspector, a stay would cause imminent peril to life or property. In such case, proceedings shall not be stayed unless applicant obtains a restraining order granted by the Court of Common Pleas .

150.4.4 APPEAL – DECISION OF THE BOARD

The Board shall, except in those instances in which an appeal has been tabled at the request of the applicant, decide all applications and appeals within 72 hours after the date of the public hearing.

A certified copy of the Board’s decision shall be transmitted to the applicant or appellant, and to the Zoning Inspector. Such decision shall be binding upon the Zoning Inspector and observed by him, and he shall incorporate the terms and conditions of the same in the permit to the applicant or appellant, if a permit is authorized by the Board.

A decision of the Board shall not become final until the expiration of five business days from the date of such decision, unless the Board shall find it is necessary for the preservation of property or personal rights for the decision to have immediate effect and the Board shall so certify on the record.



150.5 POWERS OF THE BOARD

The Board shall have the powers granted in Section 150.6, 150.7, 150.8, 150.9, 150.10 and their respective subparagraphs.

150.6 INTERPRETATION

150.6.1 INTERPRETATION OF THE MAP

When there is a question concerning the exact location of district boundary lines or where the street or lot layout actually on the ground, or as recorded, differs from the street and lot lines as shown on the Zoning Map, the Board shall interpret the map in such a way as to fulfill the intent and purpose of this Code.

150.6.2 INTERPRETATION OF THE CODE

Where the Zoning Inspector is uncertain as to the meaning and intent of a provision of the Code, a request for interpretation of the provision may be made to the Board and a determination shall be made by the Board.

150.7 USES

150.7.1 ADDITIONAL USES

Uses, other than those specifically mentioned in this Code as permitted uses in each of the districts may be allowed therein, provided that, in the judgment of the Zoning Inspector, such other uses are of similar character to those listed and will have no adverse effect or influence or no more adverse effect or influence on adjacent properties or the neighborhood or the community than the permitted uses specifically allowed in the district. When the Zoning Inspector is uncertain as to the proper classification of a use not included within the provisions of this Code, he may ask the Board for an interpretation in accordance with Section 150.6.

150.7.2 ADDITIONAL PROHIBITED USES

Uses other than those specifically prohibited in this Code in any district shall be prohibited, provided that in the judgment of the Zoning Inspector, such other uses are similar in character to those specifically prohibited and will have similar or more adverse effect or influence on adjacent properties or the neighborhood or the community than the uses specifically prohibited in the district. (See Section 6.3). When the Zoning Inspector is uncertain as to the proper classification of a use not included within the provisions of this Code, he may ask the Board for an interpretation in accordance with Section 150.6.

150.7.3 CONDITIONAL USES AND SPECIAL EXCEPTIONS

The Board shall have the power to hear and decide applications filed for conditional uses, special exceptions and for decisions on other questions upon which the Board is authorized to act.

In considering an application for a conditional use or a special exception, the Board shall give due regard to the nature and condition of all adjacent uses and structures; and in authorizing a conditional use or special exception, the Board may impose such requirements and conditions for the particular conditional use or special exception as the Board may deem appropriate for the protection of adjacent properties and the public interest.

Where a conditional use in an Industrial District the Board may require the installation, operation and maintenance of such devices or such methods of operation as may, in the opinion of the Board, be reasonably required to prevent or reduce fumes, gas, dust, smoke, odor, water, water-carried waste, fluids, noise, vibration, or similar objectionable features, and may impose such conditions regarding the extent of open spaces between such industries or uses and surrounding properties as will tend to prevent or reduce the harm or nuisance which might otherwise result from the proposed use of surrounding properties and neighborhoods.

150.7.4 CONDITIONAL USE AND SPECIAL EXCEPTION APPROVAL – TIME LIMIT

If after a conditional use or special exception approval is granted by the Board, the use or structure authorized shall not have started within twelve months of the date of the permit, the grant shall be void and of no force or effect. Thereafter, before such use can be established or construction on such structure undertaken, a new application for conditional permit shall be filed with the Board.

150.7.5 NONCONFORMING USES - SUBSTITUTIONS

The Board shall have the power to permit a nonconforming use existing at the time of enactment of the Code, to be replaced by another nonconforming use, if no structural alterations, except those required by law or resolution, are made; provided, the intensity of the substituted use is determined to be of the same, or less, intensity than the existing nonconforming use. In determining intensity of use the following factors are among those that shall be considered 1) traffic generated by the use 2) parking for the use 3) number of employees 4) amount of deliveries 5) signage 6) exterior storage on premises.

150.7.6 TEMPORARY USES

The Board may authorize the temporary use of a structure or premises in any District for a purpose or use that does not comply with the regulations prescribed elsewhere in this Code for the District in which it is located, provided that such use is of temporary nature and does not involve the erection of a substantial structure. A Zoning Certificate for such use shall be granted in the form of a temporary and revocable permit, for not more than a 12-month period, subject to such conditions as will safeguard the public health, safety, convenience and general welfare.

150.8 VARIANCES

150.8.1 VARIANCE – LITERAL ENFORCEMENT WOULD CREATE UNDUE HARDSHIP

The Board shall have the power to authorize upon appeal variances from the terms, provisions or requirements of this Code that are not contrary to the public interest; provided, however, that such variances shall be granted only in such cases where, the literal enforcement of the provisions or requirements of this Code would result in practical difficulty, undue hardship, or the unnecessary deprivation of a valuable property right

150.8.2 VARIANCE – CONDITIONS PREVAILING

Where, by reason of the exceptional narrowness, shallowness or unusual shape of a specific piece of property existing on the effective date of this Code, or by reason of exceptional topographic conditions, or other extraordinary situation or condition of such piece of property, or of the use or development of property immediately adjoining the piece of property in question, the literal enforcement of the requirements of this Code would involve practical difficulty or would cause unnecessary hardship the Board may grant a variance and attach such conditions regarding the location, character and other features of the proposed structure or use as it may deem necessary in the interest of the furtherance of the purposes of the Code and in public interest. In authorizing a variance, with attached condition, the Board shall require such evidence, guarantee or bond as it may deem to be necessary, to enforce compliance with the conditions established.

150.8.3 VARIANCE – FINDINGS OF THE BOARD

No variance of the provisions or requirements of this Code shall be authorized by the Board unless the Board finds, beyond reasonable doubt that all the following facts and conditions exist:

1. UNUSUAL CIRCUMSTANCES: There are circumstance or conditions applying to the property in question or to the intended use of the property, that do not apply generally to other properties or class of uses in the zoning district.
2. PRESERVATION OF PROPERTY RIGHTS: The variance is necessary to preserve for the applicant substantial property rights held by other properties in the same zoning district and in the same vicinity.
3. ABSENCE OF DETRIMENT: That authorizing the variance will not be a substantial detriment to adjacent property, and will not materially impair the purposes of this Code or the public interest.

150.9 BOARD MAY REVERSE OR AFFIRM ORDER

The requirements of notification contained in 150.4.2 of this Code are not applicable to the appeals filed under this Section.

The Board shall have the power to hear and decide appeals, filed as hereinbefore provided, where it is alleged by the applicant that there is error in any order, requirement, decision, determination, grant or refusal by the Zoning Inspector or other administrative official in the enforcement and interpretation of the provisions of this Code, or an appeal in accordance with Section 130.10.

In exercising its power, the Board may, in conformity with the provisions of statute and of this Code, reverse or affirm, wholly or in part, or may modify the order, requirement, decision or determination appealed from, and may make such order, requirement, decision or determination as the Board deems appropriate.

PERFORMANCE STANDARDS – PROCEDURE

The Board shall have the power to authorize, upon application in specific cases, filed as hereinafter provided, issuance of a Zoning Certificate for uses that are subject to the performance standards procedure under Article 140 of this Code, as follows:

1. APPLICATION: An application for a Zoning Certificate for a use subject to performance standards shall be submitted in duplicate on a form prescribed by the Board, the applicant shall also submit in duplicate a plan of the proposed construction or development including a description of the proposed machinery, processes and products, and specifications for the mechanisms and techniques to be used in restricting the emission of dangerous and objectionable elements as set forth in Article 140 in accordance with rules prescribed by the Board specifying the type of information required in such plans and specifications. The fee for such application shall include the cost of special reports that may be required to process the application.
2. REPORT BY SPECIALIST: If in its opinion, the purposed use may cause the emission of dangerous or objectionable elements, the Board may refer the application to one or more specialists qualified to advise whether a proposed use will comply with the applicable performance standards specified in Article 140 for investigation and report. Such consultant or consultants shall report as promptly as possible after receipt of such application and completion of examination or investigation. A copy of such report shall be promptly furnished to the applicant.
3. REVIEW BY BOARD: Within 30 days after the Board has received the report, or within such further period as agreed to by the applicant, the Board shall determine whether the purposed use will comply with the applicable performance standards, and on such basis shall authorize or refuse to authorize issuance of a Zoning Certificate or require a modification of the proposed plan of construction specifications proposed equipment, or operation. Any Zoning Certificate so authorized and issued shall be contingent upon, among other things, the following: (a) that the applicant's buildings and installations when completed will comply with the applicable standards; and (b) that the applicant will pay the fees for services of the specialist or specialists advising the board as to whether or not the applicant's completed buildings and installation will comply with the applicable performance standards.
4. CONTINUED ENFORCEMENT: The Zoning Inspector shall investigate any reported violation of performance standards and, if there is reasonable grounds to constitute a violation. The Zoning Inspector shall notify the Board of the occurrence or existence of a probable violation of the performance standards. The Board shall investigate the alleged violation, and for such investigation may employ qualified experts as the Board deems necessary. The services of any qualified expert employed by the Board to advise in establishing a violation shall be paid for by the violator if a violation is established, otherwise the City shall pay the cost of such services.

APPEAL FROM DECISIONS OF THE BOARD:

Any person or persons, jointly or severally aggrieved by any decision of the Board, may present to the Court of Common Pleas of Licking County a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the Court within 10 days after the filing of the decision in the office of the Board. Any such appeal shall be heard and determined by the Court without a jury.



ARTICLE 155

DISTRICT CHANGES AND REGULATION OF AMENDMENTS

155.1 COUNCIL MAY AMEND CODE

Whenever public necessity, public convenience, public welfare, good zoning practices, an annexation or a property owner request requires, Council may by code, after recommendation thereon by the Planning Commission and subject to the procedure provided in this Article, amend, supplement or change the regulations, district boundaries or classifications or property, now or hereafter established by this Code or amendments thereof. It shall be the duty of the Planning Commission to submit its recommendations regarding all applications or proposals for amendments or supplements. An amendment, supplement, reclassification or change may be initiated by the Commission on its own motion or by a verified application of one or more of the owners or agent for an owner of property within the area proposed to be changed or affected by this Code.

155.2 PROCEDURE FOR CHANGE

Applications for any change of district boundaries or classifications for a property or properties, or for any amendments to this Code shall follow these procedures:

1. A complete application shall be submitted to the office of the Service Director.
2. No later than five business days after receipt of the complete application, the Service Director shall forward the application to the Clerk of Council.
3. The Clerk shall forward the application to the Law Director to prepare the code. The Law Director shall prepare the Code and forward the Code and application to the Clerk.
4. The Clerk shall place the application on the agenda for the first reading before Council and for referral to the Planning Commission.
5. Within five business days, after its first reading before Council, the Clerk shall refer the application to the Planning Commission through the Service Director's office.
6. The Service Director's office shall schedule a public hearing on the agenda for the next Planning Commission meeting.
7. Planning commission shall hold at least one public hearing, with prior notice to the public being given by:
  1. Publication of notice in one newspaper of daily circulation in the City of Newark 4 days prior to the public hearing, and
  2. In those instances where less than five separate property owners are involved in the change of District or classification, notification by U.S. Mail to all property owners within 300 feet of any property seeking such change of district or classification.
8. Planning Commission shall complete all Public Hearings within 30 days after receiving the referral of the application from Council.
9. Planning Commission, following such procedures as Planning Commission may establish, shall within 30 days after the Public Hearing vote on a recommendation to be forwarded to Council. The Planning Commission shall recommend either approval as submitted, approval with modifications or restrictions, or denial.
10. Within five business days after Planning Commission's vote, the Planning Commission's written recommendation shall be forwarded to the Clerk of Council.
11. The Clerk of Council shall schedule at least one Public Hearing, with notice to the public to be published one time in a newspaper of daily circulation within the City

at least seven days prior to the date of the public hearing. Such public hearing shall constitute the second reading of the proposed code.

12. Council shall complete all Public Hearings within 30 days after receipt of Planning Commission's written recommendation.
13. Within 60 days after receipt of Planning Commission's written recommendation, Council shall vote on the application. An affirmative vote of at least six council members shall be necessary to adopt or defeat a zoning ordinance as to which the Planning Commission has recommended approval as submitted or approval as modified or restricted. An affirmative vote of at least seven Council members shall be necessary to adopt a zoning ordinance which Planning Commission has recommended against.

### 155.3 REQUIREMENTS OF APPLICANT

A complete application shall consist, at minimum, of the following:

1. A completed form, as may be prepared and modified from time to time by Planning Commission, describing the property, its current zoning, its current use, the owner, and the requested new zoning classification. The form shall be signed by the property owner or designated agent.
2. A legal description of the property in question. (When one piece of property is to be divided into more than one zoning district, each portion of the property separately zoned shall be separately described.)
3. A plat map from the County Engineer's office a surveyor's drawing showing not only the property in question, but also all properties within 500 feet of any part of the property to be zoned.
4. A drawing showing the location and uses of all buildings on the property to be zoned.
5. A list of names and tax mailing addresses for all owners of property lying within 300 feet of any part of the property to be zoned.
6. A check payable to the City of Newark with the fee established by Council.

### 155.4 REQUIREMENTS OF PLANNING COMMISSION

Prior to making a recommendation to Council on any rezoning, Planning Commission shall take into consideration matters of municipal planning and land use. Items to be considered may include, but are not be limited to, topography, utility availability and capacity, floodways and floodplains, traffic counts and flows, curb cuts and access issues, existing neighboring land uses, and potential future land uses of adjoining or nearby land.

### 155.5 MAP CHANGE PENDING – ZONING CERTIFICATE, BUILDING PERMIT

Whenever the Council has received a change or amendment of the Zoning Map from a less restricted district to a more restricted district classification, the Council shall notify the Division of Code Administration. In such case, the Division of Code Administration shall not issue a Zoning Certificate for sixty days; beginning on the date Council received the resolution, which would authorize the construction of a building or the establishment of a use, which would become nonconforming under the contemplated redistricting plan.

ARTICLE 160

VALIDITY AND REPEAL

160.1 VALIDITY

This Code and the various Parts, Articles, Sections, Subsections and Paragraphs thereof are declared to be severable. If any article, section, subsection, paragraph, sentence or phrase of this Code is adjudged unconstitutional or invalid by any court of competent jurisdiction, the remainder of this Code shall not be affected thereby.

160.2 AUTHENTICATION

The Clerk of Council, is ordered and directed to certify to the passage of this Code. This Code shall be in effect and be in force from and after its passage, approval and publication.

160.3 REPEAL – CONFLICTING CODES

The “Zoning Code of the City of Newark,” all amendments thereof or supplementary thereto existing at the time of enactment of this Code, and all other ordinances of the City inconsistent herewith and to the extent of such inconsistency and no further, are repealed.





## APPENDIX

The following terms were substituted throughout the document as deemed necessary:

meet	comply with
such as	including
such as	including, but not limited to
and/or	or
forward slash”/”	or
in the case of	for
in the case of	where
must	shall
Ordinance	Code
premise	premises
devise	device
display matter	display information
they are	said sign is
the written	written
mail of property	mail to property
not in compliance with	in violation of
hereby	(deleted)
cause the removal of	remove
any employee	employee
tenants	tenant
Board of Zoning Appeals	The Board
restrict traffic	interfere with traffic
when computing	in computing
concur	comply
conform	comply
right of way	right-of-way
said	the
single family	one family
article	Article
zoning inspector	Zoning Inspector
per section	in accordance with Section
as example	for example

**THIS BOOK CONTAINS:  
ZONING CODE ADMENDMENTS:**

Ordinance 10-22A	Amended Section 1;	Article 60.2 Permitted Uses – 60% Food/40% Liquor Revenue Article 60.4 Conditional Uses - Same
Ordinance 10-22B	Amended Section 1;	Article 60.2.1 Prohibited Uses – Pawn Shops
Ordinance 10-22C	Amended Section 1;	Article 60.2.1 Prohibited Uses – Tattoo Shops
Ordinance 10-22D	Amended Section 1;	Article 60.2.1 Prohibited Uses – Auto Major Repairs
Ordinance 10-22E	Amended Section 1;	Article 60.2.1 Prohibited Uses – Truck & Heavy Vehicle Svc
Ordinance 10-27	Amended Section 1;	Article 150.8.1 – Variance – Reference 150.8.4 Article 150.8.4 – Variance – Limitations on Density Greater than 5%
Ordinance 11-2	Amended Section 1;	Article 8.2 – Extend Temporary Board of Zoning to 09/01/2012
Ordinance 11-52		180 Day Moratoriums on Zoning Permits – Adult Gaming Parlors, Internet Café, etc.
Ordinance 12-33		Ordinance Extending the Temporary Board of Zoning District Revision

ORDINANCE NO: 10-22 A

BY Wilmington, Uible, Store, Handcock, Rhodes,  
Kennedy, Roth, Marmie, Floyd

**AN ORDINANCE AMENDING ARTICLE 60: DC DOWNTON DISTRICT OF THE ZONING CODE OF THE CITY OF NEWARK, OHIO ADOPTED MAY 5, 2009 BY ORDINANCE 08-33A**

**WHEREAS**, the City of Newark by and through action of Newark City Council adopting a new Zoning Code on May 5, 2009 with the passage of Ordinance 08-33A; and,

**WHEREAS**, no amendments have yet been made to said Code since its passage in May, 2009 by Newark City Council and implementation thereof by the Administration; and,

**WHEREAS**, changed circumstances in the downtown area of the City of Newark have created a need to revise the existing Zoning Code to address issues specific to future development and business regulation for the benefit of all and good zoning practice; and,

**WHEREAS**, this matter was considered by the Economic Development Committee of Council at a regularly scheduled meeting thereof and was passed on to Planning Commission for public hearing and recommendation and then to full Council pursuant to Charter Article 4.12.

**NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING AND STATE OF OHIO THAT THE ZONING CODE OF THE CITY OF NEWARK, OHIO IS HEREBY AMENDED TO READ AS SET FORTH HEREIN**

**SECTION 1:** Article 60: DC Downtown District of the Zoning Code of the City of Newark, Ohio is hereby amended to read as follows:

**ARTICLE 60  
DC DOWNTOWN DISTRICT**

**60.2 PERMITTED USES**

1. Any form of residential use, with no density limitations.
2. Uses permitted in Section 56.2 (GC, LC, GB, HB, MB, LB, GO, CSI).
3. Recycling Collection Points.
4. **Any use not in existence at the time of the enactment of this Amendment otherwise permitted herein which requires a valid license issued by the Ohio Department of Liquor Control if the business plan or model or other credible evidence indicates that sixty percent (60%) or more of gross revenue resulting from said use shall be from the sale of food and that no more than forty percent**

**(40%) of gross revenue resulting from said use shall be from the sale of alcohol, beer or intoxicating liquor.**

60.4 CONDITIONAL USES

1. Water towers, observation towers, transmission towers, flagpoles, television and radio antennas.
2. **Any use not in existence at the time of the enactment of this Amendment otherwise permitted herein which requires a valid license issued by the Ohio Department of Liquor Control if the business plan or model or other credible evidence indicates that less than sixty percent (60%) of gross revenue resulting from said use shall be from the sale of food and that more than forty percent (40%) of gross revenue resulting from said use shall be from the sale of alcohol, beer or intoxicating liquor.**

SECTION 2: That this Ordinance shall take effect upon full compliance with the procedures set forth at Article 4.12 and then on the earliest date allowed by Article 4.07 of the Charter of the City of Newark and remain in full force and effect thereafter.

Passed this 15th day of November, 2010.



\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: Diana R. Hufford  
CLERK OF COUNCIL

DATE FILED WITH MAYOR: November 16, 2010

DATE APPROVED BY MAYOR: November 16, 2010

[Signature]  
MAYOR

APPROVED AS TO FORM: [Signature]  
DOUGLAS E. SASSEN  
DIRECTOR OF LAW

Prepared by the Office of the Director of Law

ORDINANCE NO: 10-22B

BY ~~Winters, Wible, Stare, Handshell, Rhodes, Kennedy, Roth,~~  
~~Ford, Marmie~~

**AN ORDINANCE AMENDING ARTICLE 60: DC DOWNTON DISTRICT OF THE ZONING CODE OF THE CITY OF NEWARK, OHIO ADOPTED MAY 5, 2009 BY ORDINANCE 08-33A**

**WHEREAS**, the City of Newark by and through action of Newark City Council adopting a new Zoning Code on May 5, 2009 with the passage of Ordinance 08-33A; and,

**WHEREAS**, no amendments have yet been made to said Code since its passage in May, 2009 by Newark City Council and implementation thereof by the Administration; and,

**WHEREAS**, changed circumstances in the downtown area of the City of Newark have created a need to revise the existing Zoning Code to address issues specific to future development and business regulation for the benefit of all and good zoning practice; and,

**WHEREAS**, this matter was considered by the Economic Development Committee of Council at a regularly scheduled meeting thereof and was passed on to Planning Commission for public hearing and recommendation and then to full Council pursuant to Charter Article 4.12.

**NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING AND STATE OF OHIO THAT THE ZONING CODE OF THE CITY OF NEWARK, OHIO IS HEREBY AMENDED TO READ AS SET FORTH HEREIN**

**SECTION 1:** Article 60: DC Downtown District of the Zoning Code of the City of Newark, Ohio is hereby amended to read as follows:

**ARTICLE 60  
DC DOWNTOWN DISTRICT**

**60.2.1 PROHIBITED USES**

**Notwithstanding the provisions of Article 60.2 Permitted Uses, the following uses listed uses shall be prohibited in the DC: Downtown District.**

1. Pawn Shops

SECTION 2: That this Ordinance shall take effect upon full compliance with the procedures set forth at Article 4.12 and then on the earliest date allowed by Article 4.07 of the Charter of the City of Newark and remain in full force and effect thereafter.

Passed this 15th day of November, 2010.

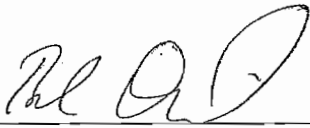


\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: Diana L. Hufford  
CLERK OF COUNCIL

DATE FILED WITH MAYOR: November 16, 2010

DATE APPROVED BY MAYOR: November 16, 2010



\_\_\_\_\_  
MAYOR

APPROVED AS TO FORM: Douglas E. Sassen  
DOUGLAS E. SASSEN  
DIRECTOR OF LAW

Prepared by the Office of the Director of Law

ORDINANCE NO: 10-22 C

BY Wilmington, Lible, Steve, Howardshell, Rhodes, Kennedy,  
Ratti, Ford, Marnie,

**AN ORDINANCE AMENDING ARTICLE 60: DC DOWNTON DISTRICT OF THE ZONING CODE OF THE CITY OF NEWARK, OHIO ADOPTED MAY 5, 2009 BY ORDINANCE 08-33A**

**WHEREAS**, the City of Newark by and through action of Newark City Council adopting a new Zoning Code on May 5, 2009 with the passage of Ordinance 08-33A; and,

**WHEREAS**, no amendments have yet been made to said Code since its passage in May, 2009 by Newark City Council and implementation thereof by the Administration; and,

**WHEREAS**, changed circumstances in the downtown area of the City of Newark have created a need to revise the existing Zoning Code to address issues specific to future development and business regulation for the benefit of all and good zoning practice; and,

**WHEREAS**, this matter was considered by the Economic Development Committee of Council at a regularly scheduled meeting thereof and was passed on to Planning Commission for public hearing and recommendation and then to full Council pursuant to Charter Article 4.12.

**NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING AND STATE OF OHIO THAT THE ZONING CODE OF THE CITY OF NEWARK, OHIO IS HEREBY AMENDED TO READ AS SET FORTH HEREIN**

**SECTION 1:** Article 60: DC Downtown District of the Zoning Code of the City of Newark, Ohio is hereby amended to read as follows:

**ARTICLE 60**  
**DC DOWNTOWN DISTRICT**

**60.2.1 PROHIBITED USES**

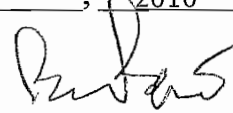
**Notwithstanding the provisions of Article 60.2 Permitted Uses, the following uses listed uses shall be prohibited in the DC: Downtown District.**

- 1. Tattoo Shops**

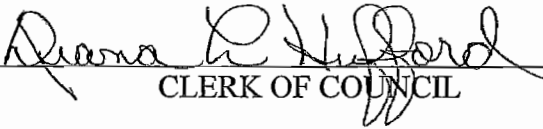


2. SECTION 2: That this Ordinance shall take effect upon full compliance with the procedures set forth at Article 4.12 and then on the earliest date allowed by Article 4.07 of the Charter of the City of Newark and remain in full force and effect thereafter.

Passed this 15th day of November, 2010.




\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_  
CLERK OF COUNCIL

DATE FILED WITH MAYOR: November 16, 2010

DATE APPROVED BY MAYOR: November 16, 2010

\_\_\_\_\_  
MAYOR

APPROVED AS TO FORM: \_\_\_\_\_  
DOUGLAS E. SASSEN  
DIRECTOR OF LAW

Prepared by the Office of the Director of Law

ORDINANCE NO: 10-22 

BY Williamson, Uible, Stone, Hunderell, Rhodes, Kennedy,  
Rife, Floyd, Monroe,

**AN ORDINANCE AMENDING ARTICLE 60: DC DOWNTON DISTRICT OF THE ZONING CODE OF THE CITY OF NEWARK, OHIO ADOPTED MAY 5, 2009 BY ORDINANCE 08-33A**

**WHEREAS**, the City of Newark by and through action of Newark City Council adopting a new Zoning Code on May 5, 2009 with the passage of Ordinance 08-33A; and,

**WHEREAS**, no amendments have yet been made to said Code since its passage in May, 2009 by Newark City Council and implementation thereof by the Administration; and,

**WHEREAS**, changed circumstances in the downtown area of the City of Newark have created a need to revise the existing Zoning Code to address issues specific to future development and business regulation for the benefit of all and good zoning practice; and,

**WHEREAS**, this matter was considered by the Economic Development Committee of Council at a regularly scheduled meeting thereof and was passed on to Planning Commission for public hearing and recommendation and then to full Council pursuant to Charter Article 4.12.

**NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING AND STATE OF OHIO THAT THE ZONING CODE OF THE CITY OF NEWARK, OHIO IS HEREBY AMENDED TO READ AS SET FORTH HEREIN**

**SECTION 1:** Article 60: DC Downtown District of the Zoning Code of the City of Newark, Ohio is hereby amended to read as follows:

**ARTICLE 60  
DC DOWNTOWN DISTRICT**

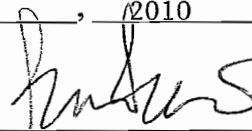
**60.2.1 PROHIBITED USES**

**Notwithstanding the provisions of Article 60.2 Permitted Uses, the following uses listed uses shall be prohibited in the DC: Downtown District.**

- 1. Automobile Major Repairs**

2. SECTION 2: That this Ordinance shall take effect upon full compliance with the procedures set forth at Article 4.12 and then on the earliest date allowed by Article 4.07 of the Charter of the City of Newark and remain in full force and effect thereafter.

Passed this 15th day of November, 2010.



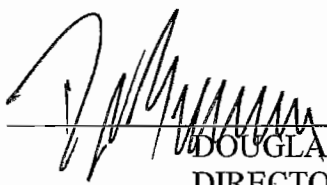
PRESIDENT OF COUNCIL

ATTEST:   
CLERK OF COUNCIL

DATE FILED WITH MAYOR: November 16, 2010

DATE APPROVED BY MAYOR: November 16, 2010

  
MAYOR

APPROVED AS TO FORM:   
DOUGLAS E. SASSEN  
DIRECTOR OF LAW

Prepared by the Office of the Director of Law

ORDINANCE NO: 10-22 E

BY William Wible, Stare Houdeshell, Proctor, Kennedy  
Robt, Floyd, Maggie

**AN ORDINANCE AMENDING ARTICLE 60: DC DOWNTON DISTRICT OF THE ZONING CODE OF THE CITY OF NEWARK, OHIO ADOPTED MAY 5, 2009 BY ORDINANCE 08-33A**

**WHEREAS**, the City of Newark by and through action of Newark City Council adopting a new Zoning Code on May 5, 2009 with the passage of Ordinance 08-33A; and,

**WHEREAS**, no amendments have yet been made to said Code since its passage in May, 2009 by Newark City Council and implementation thereof by the Administration; and,

**WHEREAS**, changed circumstances in the downtown area of the City of Newark have created a need to revise the existing Zoning Code to address issues specific to future development and business regulation for the benefit of all and good zoning practice; and,

**WHEREAS**, this matter was considered by the Economic Development Committee of Council at a regularly scheduled meeting thereof and was passed on to Planning Commission for public hearing and recommendation and then to full Council pursuant to Charter Article 4.12.

**NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING AND STATE OF OHIO THAT THE ZONING CODE OF THE CITY OF NEWARK, OHIO IS HEREBY AMENDED TO READ AS SET FORTH HEREIN**

**SECTION 1:** Article 60: DC Downtown District of the Zoning Code of the City of Newark, Ohio is hereby amended to read as follows:

ARTICLE 60  
DC DOWNTOWN DISTRICT

**60.2.1 PROHIBITED USES**

**Notwithstanding the provisions of Article 60.2 Permitted Uses, the following uses listed uses shall be prohibited in the DC: Downtown District.**

- 1. Truck and Heavy Vehicle Services**

2. SECTION 2: That this Ordinance shall take effect upon full compliance with the procedures set forth at Article 4.12 and then on the earliest date allowed by Article 4.07 of the Charter of the City of Newark and remain in full force and effect thereafter.


Passed this 15th day of November, 2010.

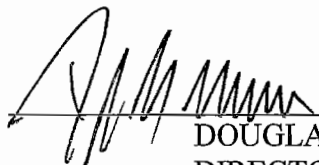
  
\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST:   
\_\_\_\_\_  
CLERK OF COUNCIL

DATE FILED WITH MAYOR: November 16, 2010

DATE APPROVED BY MAYOR: November 16, 2010

  
\_\_\_\_\_  
MAYOR

APPROVED AS TO FORM:   
\_\_\_\_\_  
DOUGLAS E. SASSEN  
DIRECTOR OF LAW

Prepared by the Office of the Director of Law

*Engineering*

ORDINANCE NO: 10-27

BY *Andy Newark* *Lloyd White* *Home Kennedy* *mic* *RTS*

**AN ORDINANCE AMENDING ARTICLE 150: BOARD OF ZONING APPEALS OF THE ZONING CODE OF THE CITY OF NEWARK, OHIO ADOPTED MAY 5, 2009 BY ORDINANCE 08-33A**

**WHEREAS**, the City of Newark by and through action of Newark City Council adopting a new Zoning Code on May 5, 2009 with the passage of Ordinance 08-33A; and,

**WHEREAS**, no amendments have yet been made to said Code since its passage in May, 2009 by Newark City Council and implementation thereof by the Administration; and,

**WHEREAS**, clarification is required as to the authority of the Board of Zoning Appeals to consider certain variance applications; and,

**WHEREAS**, this matter was considered by the Economic Development Committee of Council at a regularly scheduled meeting thereof and was passed on to Planning Commission for public hearing and recommendation and then to full Council pursuant to Charter Article 4.12.

**NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING AND STATE OF OHIO THAT THE ZONING CODE OF THE CITY OF NEWARK, OHIO IS HEREBY AMENDED TO READ AS SET FORTH HEREIN**

**SECTION 1:** Article 150: Board of Zoning Appeals of the Zoning Code of the City of Newark, Ohio is hereby amended to read as follows:

**150.8.1 VARIANCE – LITERAL ENFORCEMENT WOULD CREATE UNDUE HARDSHIP**

The Board shall have the power to authorize upon appeal variances from the terms, provisions or requirements of this Code that are not contrary to the public interest; provided, however, that such variances shall be granted only in such cases where, the literal enforcement of the provisions or requirements of this Code would result in practical difficulty, undue hardship, or the unnecessary deprivation of a valuable property right, **except as provided in Article 150.8.4 hereof.**

**150.8.4 VARIANCE – LIMITATIONS**


**The Board shall have the authority to authorize upon appeal variances regarding district standards as they relate to maximum allowable density but only to the**

extent that said appeal for variance does not request an allowable density of greater than 5% in excess of the existing density limitations permitted by the applicable district standard as set forth herein. Under no circumstances shall a zoning permit be issued or an appeal for variance be granted which would provide for an increase in density of greater than 5% in excess of the existing density limitations permitted by the applicable district standard as set forth herein.

**SECTION 2:** That this Ordinance shall take effect upon full compliance with the procedures set forth at Article 4.12 and then on the earliest date allowed by Article 4.07 of the Charter of the City of Newark and remain in full force and effect thereafter.

Passed this 15th day of November, 2010.

  
\_\_\_\_\_  
PRESIDENT OF COUNCIL

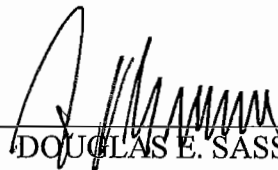
ATTEST:   
\_\_\_\_\_  
CLERK OF COUNCIL

DATE FILED WITH MAYOR: November 16, 2010

DATE APPROVED BY MAYOR: November 16, 2010

  
\_\_\_\_\_  
MAYOR

APPROVED AS TO FORM: \_\_\_\_\_

  
\_\_\_\_\_  
DOUGLAS E. SASSEN  
DIRECTOR OF LAW

Prepared by the Office of the Director of Law

ORDINANCE NO: **11-2**

BY Lloyd H. Hall W. B. ... Steve Kennedy Ellington

**AN ORDINANCE EXTENDING THE AUTHORITY OF THE  
TEMPORARY BOARD OF ZONING DISTRICT REVISION**

**WHEREAS**, the City of Newark, by and through action of Newark City Council, adopted a new Zoning Code on May 5, 2009 with the passage of Ordinance 08-33A; and,

**WHEREAS**, the Zoning Code of the City of Newark, Ohio at Article 8.2 created the Temporary Board of Zoning District Revision to provide a process whereby a property owner may seek to have their zoning district adjusted in such a way as to permit a land use permitted under their previous Zoning District but not permitted under the current Zoning District.

**WHEREAS**, the Temporary Board of Zoning District Revision has been in existence and active for approximately eighteen (18) months as established in Article 8.2 but is in need of additional time to resolve the volume of requests pending and anticipated; and,

**WHEREAS**, Article 8.2 authorizes an extension of the jurisdiction of the Temporary Board of Zoning District Revision by operation of City Council, thereby eliminating any further need for publication, publication, or recommendation from Planning Commission as otherwise required when modifying the Zoning Code; and,

**WHEREAS**, this matter was considered by the Economic Development Committee of Council at a regularly scheduled meeting thereof and was passed on to full Council.

**NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
NEWARK, COUNTY OF LICKING AND STATE OF OHIO THAT:**

**SECTION 1:** Pursuant to Article 8.2 of the Zoning Code of the City of Newark Ohio, authority and jurisdiction of the Temporary Board of Zoning District Revision is hereby extended for the approximate period of eighteen (18) months with such authority and jurisdiction to terminate effective September 1, 2012. The Temporary Board of Zoning District Revision shall serve the same purpose pursuant to the same procedures as set forth at Article 8 of the Zoning Code and shall be subject to further extensions of said jurisdiction and authority by action of this Council.

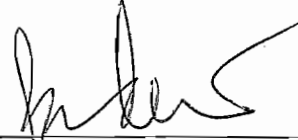
**SECTION 2:** Because extensions of the jurisdiction of the Temporary Board of Zoning District Revision were authorized by Article 8.2 of the Zoning Code of the City of Newark, Ohio as previously adopted by this Council in Ordinance 08-33A, the provisions of Article 4.12 of the Charter of the City of Newark, Ohio regarding publication, public hearing, and



recommendation of the Planning Commission are not required prior to adoption of this Ordinance.

**SECTION 3:** This Ordinance shall take effect on the earliest date allowed by Article 4.07 of the Charter of the City of Newark and remain in full force and effect thereafter.

Passed this 7th day of February, 2011.



PRESIDENT OF COUNCIL

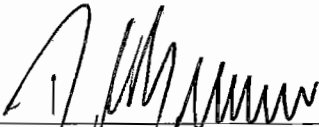
ATTEST:   
CLERK OF COUNCIL

DATE FILED WITH MAYOR: February 8, 2011

DATE APPROVED BY MAYOR: February 8, 2011



MAYOR

APPROVED AS TO FORM:   
DOUGLAS E. SASSEN  
DIRECTOR OF LAW

ORDINANCE NO: **11-52**

BY Floyd Lassus Howell Stone

**AN ORDINANCE AUTHORIZING AND DIRECTING THE CITY OF NEWARK ENGINEER TO IMPOSE A MORATORIUM OF 180 DAYS ON THE PROCESSING OR APPROVAL OF ANY APPLICATION FOR CERTIFICATE OF ZONING CLEARANCE, BUILDING OCCUPANCY PERMIT, OR ANY OTHER PERMIT OR APPROVAL REQUIRED UNDER THE ZONING CODE FOR ANY PERMISES UPON WHICH, OR BUILDING IN WHICH, ANY ADULT GAMING PARLOR, INTERNET CAFÉ, INTERNET SWEEPSTAKES CAFES OR ANY OTHER FACILITY CONTAINING SWEEPSTAKE TERMINAL DEVICE IS PROPOSED TO BE OR IS LOCATED; AND DECLARING AN EMERGENCY.**

**WHEREAS**, municipalities in the State of Ohio have experienced a proliferation of Adult Gaming Parlors, Internet Cafes, Internet Sweepstakes Cafés and other facilities that utilize computer terminals or stand alone machines referred to as “sweepstake terminal devices” which currently have no state regulation or oversight allowing them to exploit a glaring loophole in the State of Ohio’s Gambling Laws; and,

**WHEREAS**, the State of Ohio’s failure to regulate Adult Gaming Parlors, Internet Cafes, Internet Sweepstakes Cafés or any other facility that utilize computer terminals or stand alone machines referred to as “sweepstake terminal devices” has created a legal quagmire for Ohio’s municipalities whereas Ohio Courts have rendered conflicting rulings regarding the legality of such establishments; and,

**WHEREAS**, Ohio’s General Assembly is considering legislation that will require such establishments to be licensed and regulated by the Ohio Casino Control Commission, and absent this action, law enforcement, municipalities and its agencies, consumers and charities cannot uniformly operate in a fair, consistent legal environment or, alternatively, vests a municipality authority to ban such establishments in their entirety; and,

**WHEREAS**, municipalities have the power to enact planning and zoning laws that are for the health, safety, welfare, comfort and peace of the municipality. At this time, Adult Gaming Parlors, Internet Cafes, Internet Sweepstakes Cafés and other facilities that utilize computer terminals or stand alone machines referred to as “sweepstake terminal devices” are not specifically listed as a permitted use or otherwise addressed in the City of Newark’s Zoning Code; and,

**WHEREAS**, it is also necessary to review Adult Gaming Parlors, Internet Cafes, Internet Sweepstakes Cafés and other facilities that utilize computer terminals or stand alone machines referred to as “sweepstake terminal devices” to determine their effect on surrounding land uses; and,

**WHEREAS**, an emergency exist in the usual daily operation of the Office of the City Engineer with its Zoning Inspection functions in that it is immediately necessary to impose a temporary moratorium on the processing or approval of certificates, permits and approvals under the Zoning Code for any Adult Gaming Parlor, Internet Café, Internet Sweepstakes Café or any other facility containing or proposed to contain any Sweepstakes Terminal Device to allow for the Ohio General Assembly's consideration of statewide regulation of this unregulated activity and for the City of Newark's consideration of their compatibility with the City's land use plans and their effects on surround land uses, thereby preserving the public health, peace, property, safety and welfare.

**NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING, STATE OF OHIO:**

**Section One.** The City Engineer is hereby directed to immediately impose a moratorium of 180 days on the processing or application of any application for certificate of zoning clearance, building occupancy permit, or any other permit or approval required under the Zoning Code, for any premises upon which, or building in which, any Adult Gaming Parlor, Internet Café, Internet Sweepstakes Café or any other facility containing or proposed to contain any Sweepstakes Terminal Device.

**Section Two.** For the purposes of this Ordinance "Sweepstakes Terminal Device" means a mechanical, video, digital or electronic machine or device that is owned, leased or otherwise possessed by any person conducting a sweepstakes or by that person's partners, affiliates, subsidiaries, or contractors that is intended to be used by a sweepstakes participant, and that is capable of displaying information on a screen or other mechanism. A device is a sweepstakes terminal device whether or not any of the following apply:

- (a) The device is not server based.
- (b) The device uses a simulated game terminal as a representation of the prizes associated with the results of the sweepstakes entries.
- (c) The device utilizes software such that the simulated game influences or determines the winning of the value of the prize.
- (d) The device selects prizes from a predetermined finite pool of entries.
- (e) The device utilizes a mechanism that reveals the content of a predetermined sweepstakes entry.
- (f) The device predetermines the prize results and stores those results for delivery at the time the sweepstakes entry results are revealed.
- (g) The device utilizes software to create a game result.
- (h) The device requires deposit of any money, coin, token, use of credit card, debit card, prepaid card or any other method of payment to activate the electronic machine or device.
- (i) The device requires direct payment in to the device or remote activation of the device.
- (j) The device requires purchase of a related project.
- (k) Any related product of which purchase is required and has legitimate value.
- (l) The device reveals the prize incrementally, even though the device does not influence the awarding of the prize or the value of the prize awarded.

- (m) The device determines and associates the prize with an entry or entries at the time the sweepstakes is entered.
- (n) The device is a slot machine or other form of electrical, mechanical or computer game.

“Enter” or “Entry” means the act or process by which a person becomes eligible to receive any prize offered in a sweepstakes.

“Prize” means any gift, award, gratuity, good, service, credit, reward, or any other thing of value, which may be transferred to a person, whether possession of a prize is actually transferred, or placed on an account or other record as evidence of the intent to transfer the prize.

“Sweepstakes” means any game, contest, advertising scheme or plan, or other promotion, but does not include bingo, whether or not consideration is required for a person to enter to win or become eligible to receive any prize, the determination of which is based on chance.

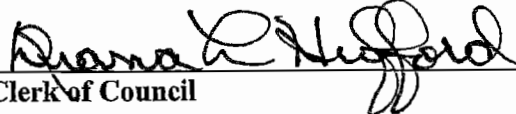
**Section Three.** This Ordinance shall not apply in any manner to any device or activity authorized and regulated by the State Lottery Commission or the Ohio’s Casino Control Commission.

**Section Four.** An emergency is hereby declared to exist as set forth in this Ordinance as it this matter impacts the health, safety and public welfare of the City of Newark. As such, this Ordinance shall be effective immediately upon passage by Council and execution by the Mayor.

Passed this 5th day of December, 2011.

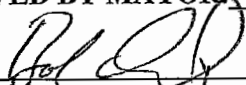


**PRESIDENT OF COUNCIL**

ATTEST:   
Clerk of Council

DATE FILED WITH MAYOR: December 5, 2011

DATE APPROVED BY MAYOR: December 5, 2011

  
MAYOR

FORM APPROVED:   
DIRECTOR OF LAW

Prepared by the Office of the Director of Law.

ORDINANCE NO: 12 - 33

BY Reems Royd Stare with Cos. Peter

**AN ORDINANCE EXTENDING THE AUTHORITY OF THE  
TEMPORARY BOARD OF ZONING DISTRICT REVISION**

**WHEREAS**, the City of Newark, by and through action of Newark City Council, adopted a new Zoning Code on May 5, 2009 with the passage of Ordinance 08-33A; and,

**WHEREAS**, the Zoning Code of the City of Newark, Ohio at Article 8.2 created the Temporary Board of Zoning District Revision to provide a process whereby a property owner may seek to have their zoning district adjusted in such a way as to permit a land use permitted under their previous Zoning District but not permitted under the current Zoning District.

**WHEREAS**, the Temporary Board of Zoning District Revision has been in existence and active since its inception but is in need of additional time to resolve the volume of requests pending and anticipated; and,

**WHEREAS**, Article 8.2 authorizes an extension of the jurisdiction of the Temporary Board of Zoning District Revision by operation of City Council, thereby eliminating any further need for publication, publication, or recommendation from Planning Commission as otherwise required when modifying the Zoning Code; and,

**WHEREAS**, the authority of the Temporary Board of Zoning District Revision was extended by Ordinance 11-2 passed by this Council on February 8, 2011 and is in need of additional time to address lingering requests;

**NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
NEWARK, COUNTY OF LICKING AND STATE OF OHIO THAT:**

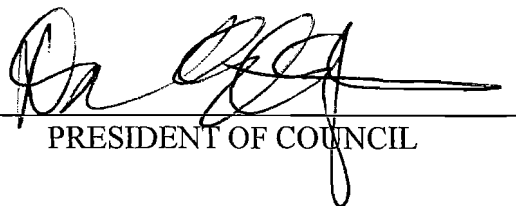
**SECTION 1:** Pursuant to Article 8.2 of the Zoning Code of the City of Newark Ohio, authority and jurisdiction of the Temporary Board of Zoning District Revision is hereby extended for a period of two (2) years with such authority and jurisdiction to terminate effective September 1, 2014. The Temporary Board of Zoning District Revision shall serve the same purpose pursuant to the same procedures as set forth at Article 8 of the Zoning Code and shall be subject to further extensions of said jurisdiction and authority by action of this Council.

**SECTION 2:** Because extensions of the jurisdiction of the Temporary Board of Zoning District Revision were authorized by Article 8.2 of the Zoning Code of the City of Newark, Ohio as previously adopted by this Council in Ordinance 08-33A, the provisions of Article 4.12 of the

Charter of the City of Newark, Ohio regarding publication, public hearing, and recommendation of the Planning Commission are not required prior to adoption of this Ordinance.

**SECTION 3:** This Ordinance shall take effect on the earliest date allowed by Article 4.07 of the Charter of the City of Newark and remain in full force and effect thereafter.

Passed this 17 day of September, 2012.

  
\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: Audrey Klein  
\_\_\_\_\_  
CLERK OF COUNCIL

DATE FILED WITH MAYOR: 9/18/12

DATE APPROVED BY MAYOR: 9.18.12

Jim Ivers  
\_\_\_\_\_  
MAYOR

APPROVED AS TO FORM: Douglas E. Sassen  
\_\_\_\_\_  
DOUGLAS E. SASSEN  
DIRECTOR OF LAW

## EXHIBIT D

### PROPOSED COMMUNITY FACILITIES

The proposed community facilities, as defined in R.C. 349.01(I), may include the following:

- Biking and hiking trails and sidewalks designed to make the entire City easily accessible by foot or bike;
- Roadway construction and improvements necessary to support the District;
- Construction of sanitary sewer, storm sewer, and water improvements;
- Water, storm water, and sewer improvement costs;
- Land acquisition necessary in connection with the Community Facilities;
- Street lighting;
- Park and recreational improvement costs;
- Municipal facilities;
- Landscaping of public property; and
- Other costs of the new community development program within the meaning of R.C. 349.01(J), as the same may be amended, from time to time, including inspection costs, testing, water, storm water, and waste water connection fees, contractor fees, general contractor fees, legal fees, property taxes, appraisals and market studies, civil engineering and staking fees, development fees, environmental engineering, geotechnical engineering, and permitting; and costs of issuance of, debt service reserve funding of, and capitalized interest relating to any bonds, notes or other obligations issued pursuant to R.C. 349.08, and necessary contingency amounts.

## EXHIBIT E

### PRELIMINARY ECONOMIC FEASIBILITY ANALYSIS

#### **A. Area Development Pattern and Demand**

The primary uses of land in and near the District are industrial, residential and commercial. The Developer anticipates the increased demand for residential housing will continue to rise and the development plan for the District, as it is expanded from time to time, will continue to evolve in perpetuity.

#### **B. Location and Proposed District Size**

The new community district of the Newark Downtown New Community Authority (the “District”) is located entirely within the City of Newark (the “City”) and Licking County, Ohio, as shown on the map attached as Exhibit A. The District is approximately 0.49 acres in size.

#### **C. Present and Future Socio-Economic Conditions**

##### (a) Employment Centers

Major employment in the Newark area is concentrated in the manufacturing sector with Owens Corning, Holophane, THK, Boeing, Kaiser Aluminum, Ariel Corporation, and numerous others operating facilities within the City. The City is also the corporate home of Park National Corporation, a \$7.5 billion regional bank.

##### (b) Area Amenities

Located near State Route 16, the District will be in close proximity to key residential, retail, and commercial developments within the City. It also is close to commercial/industrial developments. The proposed District will provide additional housing, retail, professional, and commercial options to people employed in that area and other City residents.

##### (c) Economic Patterns

Insight 2050, a study recently led by Calthorpe and Associates, and sponsored by Columbus 2020, MORPC, and the Urban Land Institute, projects that total population growth in Central Ohio will total over 500,000 people and will create nearly 300,000 new jobs by 2040. This study further projects that a significant portion of the individuals creating the demand for new housing and jobs associated with this private development, will be seeking the types of mixed-use, walkable environments planned for the District. The unemployment rate for Central Ohio was (3.8%) as of March 2024, which equaled the unemployment rates of Ohio (3.8%) and the national average (3.8%). These trends are expected to continue in the near future as evidenced by the Licking County Framework Study Final Report that was issued in September 2023. Both studies are attached to this Exhibit E.



**D. Public Services Provision**

The City will provide the District with fire and EMS, police, refuse, water, sanitary sewer and storm sewer services. The Authority is not expected to directly provide any public services or utilities. The District is served by the Newark City School District. Gas and communications services are available from various providers.

**E. Financial Plan**

The City intends to utilize debt and equity to fund the construction of the District. The Authority will not provide financing for the private improvements within the District. The City expects that revenues from the operations of the District will be sufficient to repay any debt borrowed to fund its developments and provide an adequate return to attract equity investment for its development.

**F. Developer's Management Capability**

The City, the Authority, an Ohio port authority, or a private developer might construct District improvements. The management capability of the City is described on Exhibit G hereto.

# insight 2050

## Scenario Results Report

*Revised February 26, 2015*

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*The insight2050 Scenario Results Report was prepared by Calthorpe Associates, the Mid-Ohio Regional Planning Commission (MORPC), the Columbus District Council of the Urban Land Institute (ULI), and Columbus 2020, with funding from the Federal Highway Administration as well as Columbus 2020 and ULI Columbus, with support from L Brands Foundation, Mr. and Mrs. Derrol R. Johnson, and Gertrude E. Kenney funds of The Columbus Foundation, Easton Community Foundation, Casto, and Continental Real Estate Companies. The contents of this report reflect the view of MORPC, ULI Columbus, Columbus 2020, and Calthorpe Associates, which are solely responsible for the information presented within.*

*MORPC does not discriminate on the basis of age, race, color, national origin, gender, sexual orientation, familial status, ancestry, military status, religion or disability in programs, services or in employment. Information on non-discrimination and related MORPC policies and procedures is available at [www.morpc.org](http://www.morpc.org) under About MORPC/Policies.*

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# Scenarios for Central Ohio

## Introduction

insight2050 is an effort to prepare Central Ohio for future growth. With the region slated to grow by more than 500,000 people and an additional 300,000 jobs by 2050, insight2050 is designed to provide local and regional policy makers, business leaders, developers, and public stakeholders with a clear and objective understanding of the impacts of varying growth and public investment decisions. insight2050 is not about producing a regional plan or regulating how land use decisions are made by the more than 200 jurisdictions that make up the Central Ohio region. Rather, it strives to arm decision makers and stakeholders with solid and defensible information about the fiscal, mobility, environmental, and public health impacts of development and investment choices.

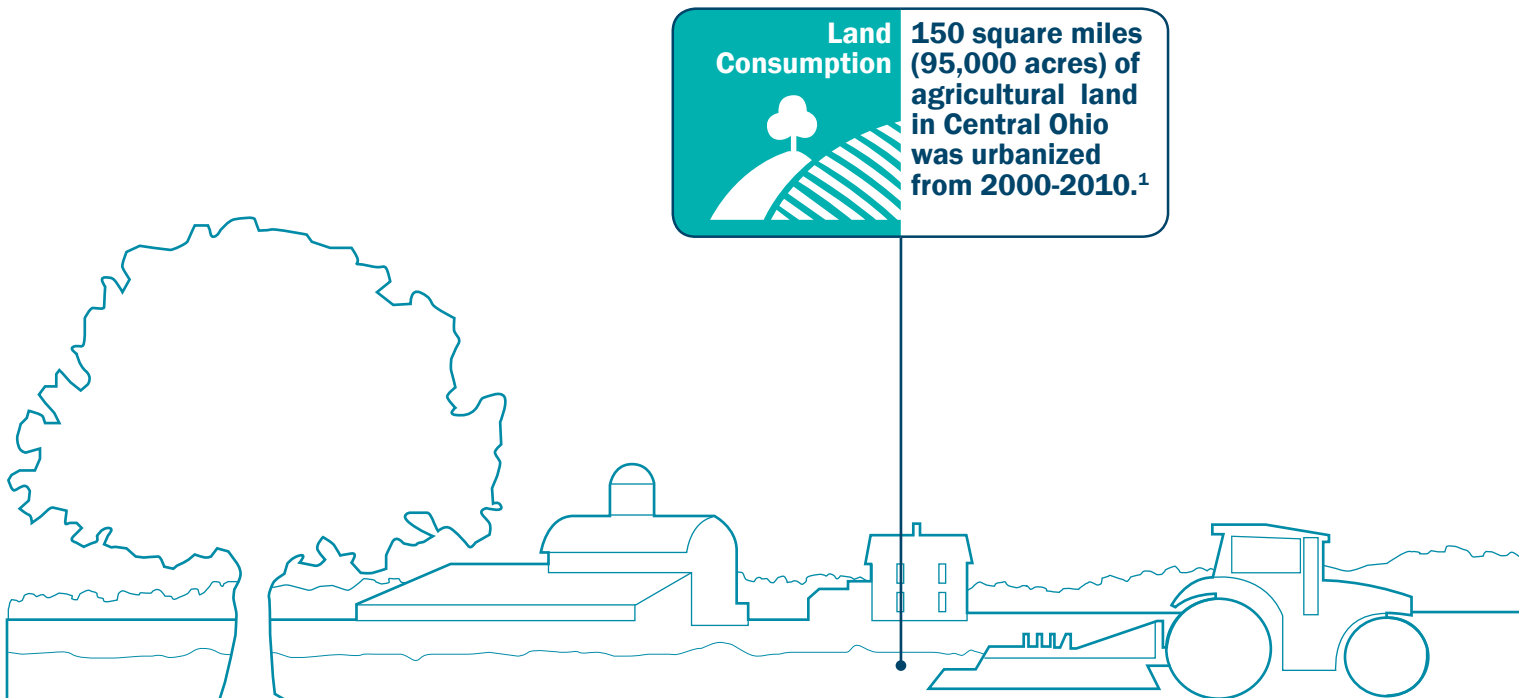
The analysis behind this first phase of insight2050 relies on the RapidFire modeling platform developed by project consultants Calthorpe Associates. This model facilitates the creation of regional land use scenarios and allows for the modeling of a complete range of metrics, including land consumption, infrastructure costs, air pollution, household expenses for transportation and utilities, and public health and safety costs. While land use patterns reflect many separate local decision making processes, the objective

scenarios and metrics generated by the RapidFire model provide critical insights to public and private decision makers about the impacts of key policies, while also supporting conversations about the region's future competitiveness, sustainability, and quality of life. The scenarios are intended to illustrate the impacts of varying future growth patterns, and are not meant to serve as a prescriptive vision or plan for the region.

This report describes the range of scenarios developed for the Central Ohio region, the process to build them and customize the RapidFire model for use in Central Ohio, and the analysis of the scenarios for a complete range of fiscal, transportation, environmental, public health, and other metrics.

## insight2050 Steering Committee and Consulting Team

insight2050 is a collaboration among the Mid-Ohio Regional Planning Commission (MORPC), Columbus 2020, and the Urban Land Institute (ULI) Columbus. This phase of the process has been guided by a Steering Committee made up of over 30 volunteers from the public and private sectors. Most major cities and counties are represented, as are key academic, non-profit, and community stakeholders from



<sup>1</sup>Source: MORPC Analysis

across the 7-county insight2050 study area (Delaware, Fairfield, Franklin, Licking, Madison, Pickaway, and Union counties). The Steering Committee has been critical in providing input on scenarios, modeling assumptions, and project communication. There is also a project Executive Committee made up of representatives from MORPC, Columbus 2020, the City of Columbus, the Central Ohio Transit Authority (COTA), and ULI Columbus; see Appendix D for a complete list of Steering Committee and Executive Committee members.

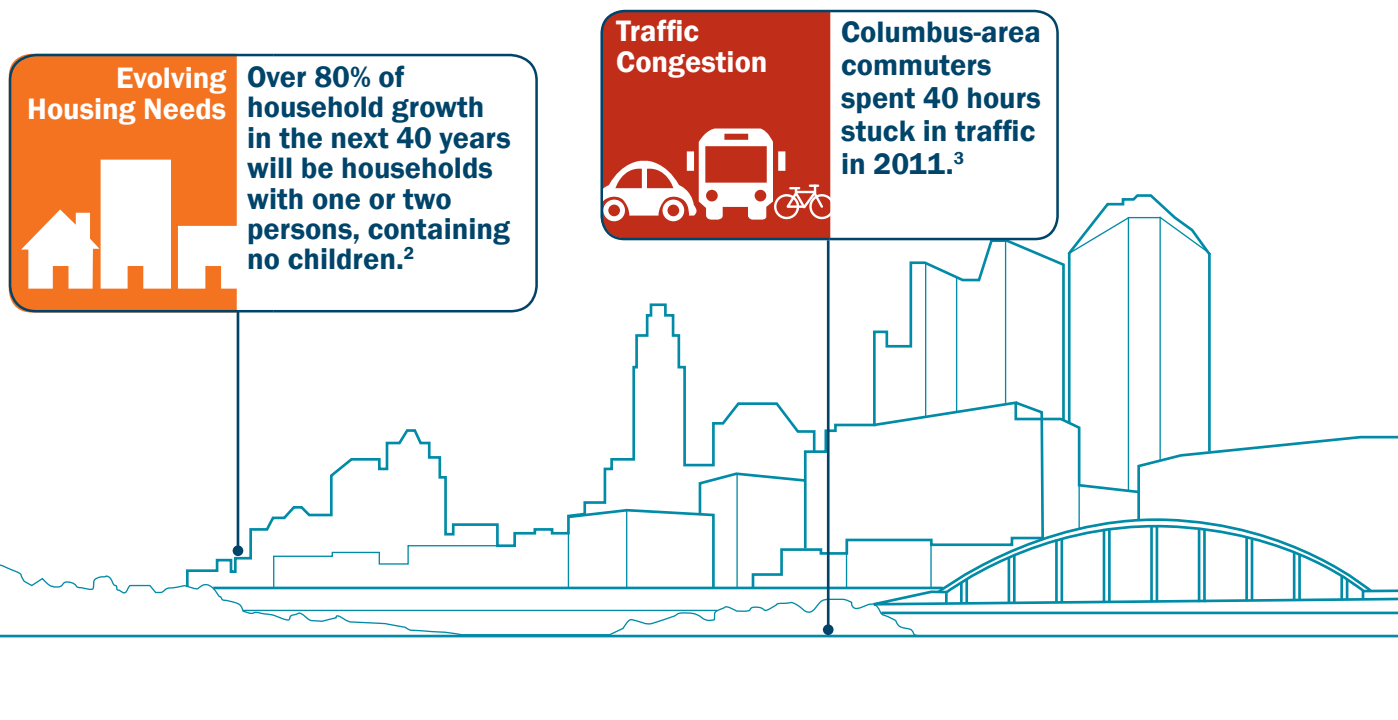
The insight2050 consulting team has been led by Calthorpe Associates, one of the nation’s most experienced planning firms. Calthorpe Associates’ work has focused on the customization and deployment of the RapidFire model for Central Ohio, and the evaluation and presentation of the impacts of future growth and development decisions. The customization of fiscal impacts assumptions was performed by market analysis experts Strategic Economics.

### Scenario Planning for Central Ohio

Like other metropolitan regions across the US, Central Ohio is looking towards a future population that is significantly different than the population that drove its growth over the past decades. As a nation and a region, we are seeing an

increasing proportion of aging baby boomers and young adults. Indeed, these age cohorts are slated to represent nearly 80% of the growth in Central Ohio over the next two to three decades. This changing population is expressing a demand for a broader range of housing types – more small-lot single family homes, more townhomes, and more multifamily apartments and condos – in more complete, walkable communities. In many ways, insight2050 scenarios are aimed at thinking ahead to how Central Ohio will meet these needs while keeping an eye on fiscal and environmental sustainability, the cost of living, and quality of life associated with development decisions.

The insight2050 scenarios described in this report range from a depiction of ‘Past Trends’ to more ‘Focused Growth’ and ‘Maximum Infill’ options. Again, the scenarios do not prescribe any specific solution, but rather lay out different ways the region can grow and accommodate projected growth. More and better information brings more people and more interests to the table, helps people understand the impacts of their choices, and leads to more sustainable decisions.



<sup>2</sup>Source: Arthur C. Nelson, COLUMBUS, OHIO Metropolitan Area trends, Preferences, and opportunities: 2010 to 2030 and to 2040 (NRDC)

<sup>3</sup>Source: <http://www.dispatch.com/content/stories/local/2013/02/05/commute-times-study.html>

# Scenario Drivers

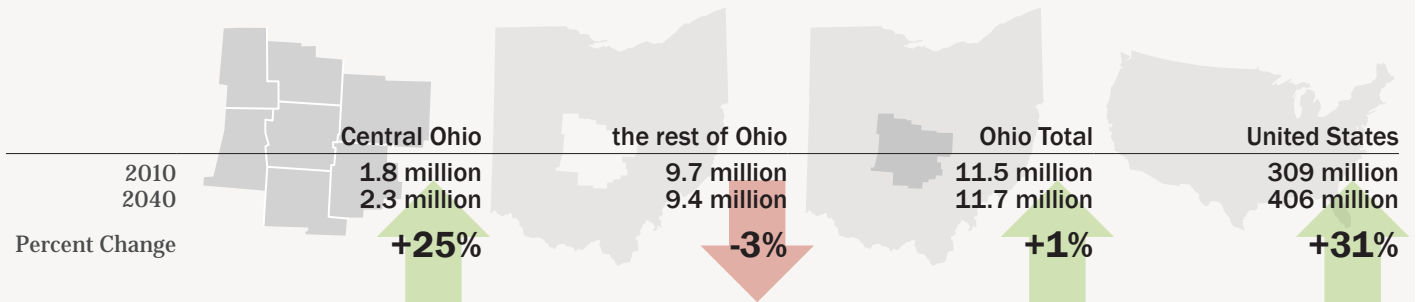
The insight2050 scenarios address important questions about Central Ohio's future growth, and the specific role that demographic changes and housing demand will play over the coming decades.

## Growth

### How much will Central Ohio grow between now and 2050?

Each of the insight2050 scenarios accommodates the same number of people, homes, and jobs. insight2050 uses regional projections from MORPC for population and employment through 2050, based on official projections from the state. According to these projections, the 7-county region will grow by about 500,000 people and 300,000 jobs between 2010 and 2050; about 300,000 new housing units will be needed to accommodate population growth. This rate of growth is roughly on pace with national growth rates, and far exceeds that of other cities in Ohio.

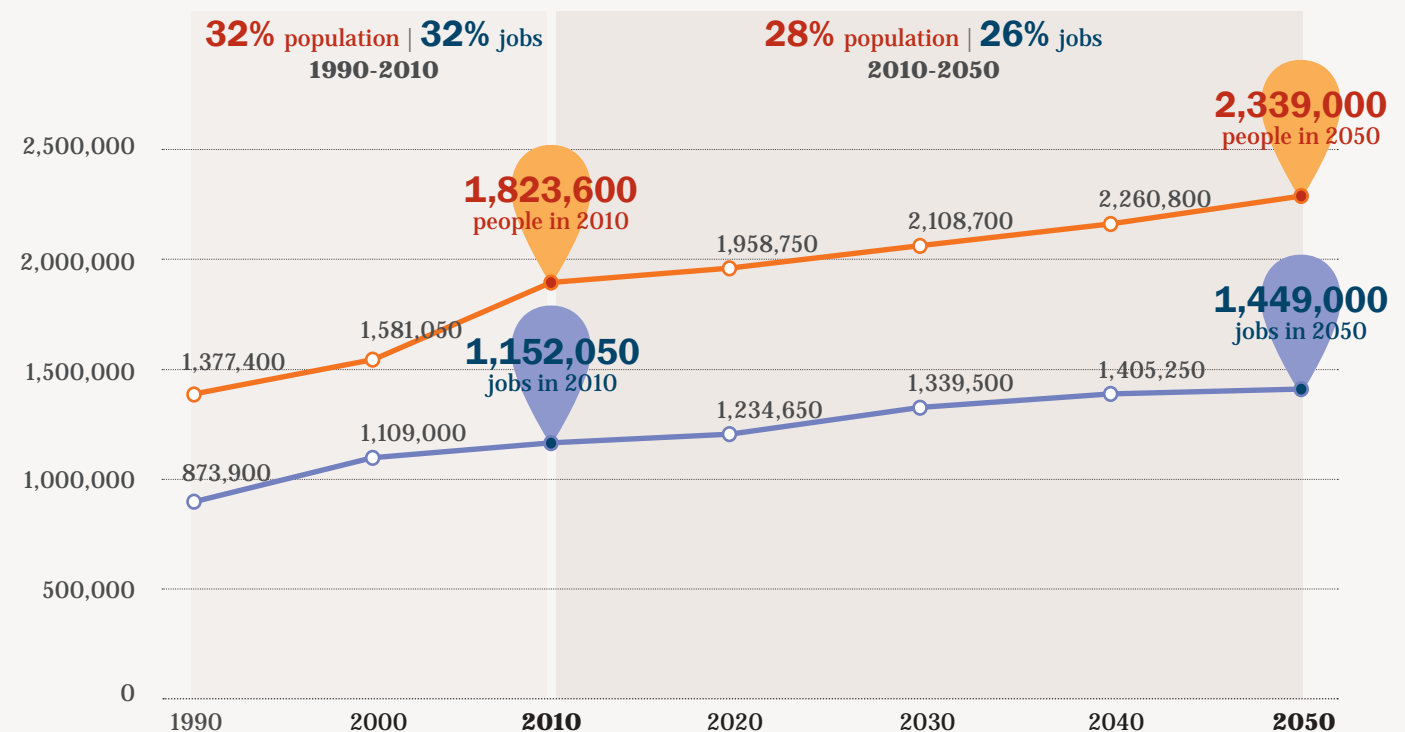
### Population Growth by Regions 2010-2040



Source: US Census Bureau, American Community Survey 2012

### Central Ohio Employment and Population Growth 2010-2050

— population  
— jobs



Source: US Census Bureau, American Community Survey 2012

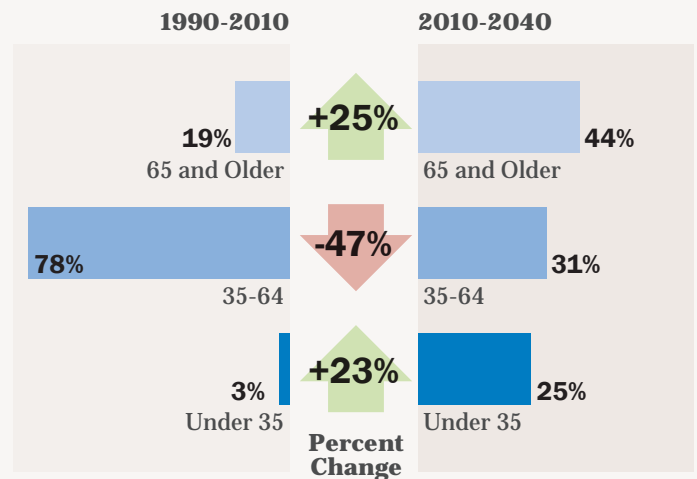
## The Changing Profile of Central Ohio's Growth

### Who is Central Ohio now and who will it be in the future?

The past 40 years have seen Central Ohio communities grow by more than 675,000 people, enough to fill Ohio Stadium more than six times. More than 400,000 housing units were constructed and more than 625,000 jobs were added by our region's employers. While Columbus and other historic downtowns have remained vital, growth over the past decades has been characterized, for the most part, by single family residential growth outside the outerbelt, and new suburban employment concentrations. Most growth was designed around automobile access and investments in a robust highway and roadway network. This form of growth accelerated as the Baby Boomers entered their peak wage-earning and family-raising years. Local plans and policies, and regional infrastructure investments, pivoted towards supporting this generation's demand for larger-lot single family homes and suburban lifestyles. With some ebbs and flows, the region has been fairly prosperous through the past 30 to 40 years.

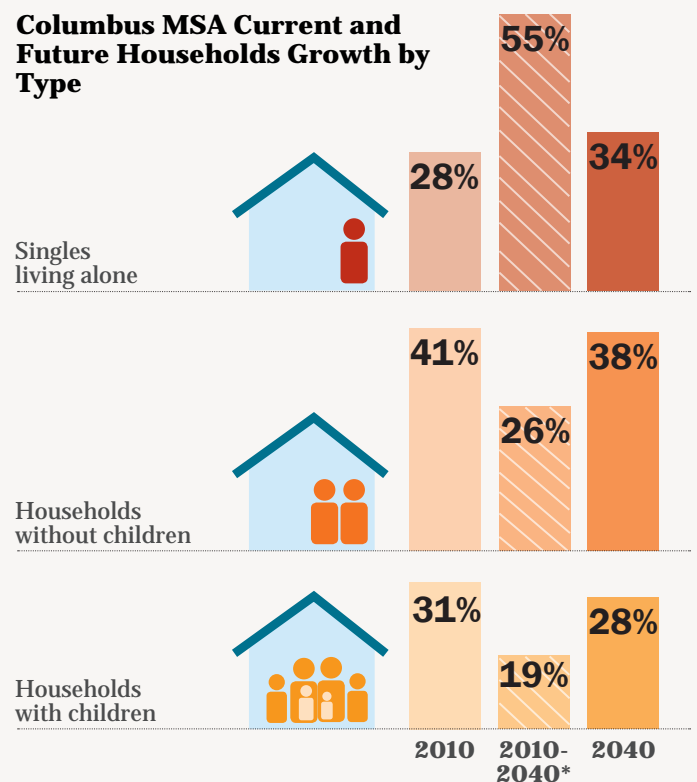
Over the next 40 years, Central Ohio, like most other regions and states across the United States, will be experiencing dramatic changes related to demographics and the shifting preferences of existing and future residents and workers. Nearly 80% of the growth in the last two decades (1990 to 2010) was among 35 to 64 year olds. Over the next decades, this same group will account for only 31% of growth. Aging baby boomers will make up nearly 45% of growth and those under 35 will account for more than 25%. Households with children will account for less than 20% of growth over the next decades, and the region will be more diverse; racial and ethnic minorities are expected to account for a majority of the region's growth by 2050. These significant shifts have implications for the kinds of homes and communities needed and preferred by existing and future residents of Central Ohio.

### Columbus MSA Current and Future Household Growth Share by Householder Age



Source: Arthur C. Nelson, COLUMBUS, OHIO Metropolitan Area trends, Preferences, and opportunities: 2010 to 2030 and to 2040 (NRDC)

### Columbus MSA Current and Future Households Growth by Type



\*Refers to households added from 2010-2040, excluding households that existed prior to 2010.

Source: US Census Bureau, American Community Survey 2012



# Scenario Drivers

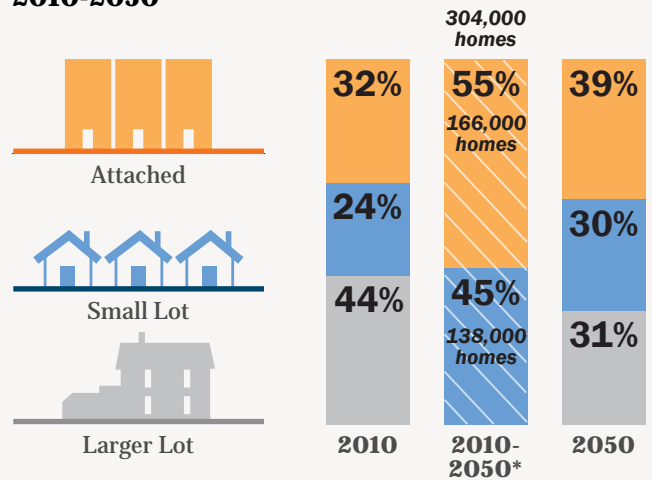
## Evolving Housing Needs

### What kinds of communities and housing do residents need now & into the future?

Recent studies by the National Association of Realtors (NAR), Urban Land Institute, and other organizations across the country are pointing towards increasing preferences for walkable, complete communities where daily needs are within close proximity to homes and jobs. NAR's 2013 Community Preference Survey points out that "Americans prefer walkable, mixed-use neighborhoods and shorter commutes." More than 60 percent of respondents "favor a neighborhood with a mix of houses and stores and other businesses that are easy to walk to, rather than neighborhoods that require more driving between home, work and recreation."

These trends and changing preferences raise important questions about the vitality and competitiveness of our region and communities over the coming decades. What types of places will attract the skilled labor forces our businesses require? Are today's land use plans and development regulations aligned with the goal of attracting residents and businesses, helping communities to remain competitive and improve their tax bases? Are private developers able to respond to these emerging market trends? A recent study of regional housing demand commissioned by the Urban Land Institute provides a look at the housing demand profile of our changing population. It lays out a shrinking demand for larger-lot single family homes (those on lots greater than 7,200 square feet), and an increasing demand for well-located smaller-lot detached homes, attached/townhome products, and multifamily housing. With more than 330,000 larger-lot homes on the ground now, demand is for an additional 140,000 smaller-lot detached single family homes, and 166,000 attached units. Through 2050, this represents a broader choice in housing products, with just over 60% of homes on single family detached lots in 2050 (compared to 67% in 2010) and just under 40% in townhomes and multifamily products. The insight2050 scenarios are designed in part to test the impacts of meeting this projected demand, compared to maintaining a trend-based housing profile, or building out the housing profile of the local jurisdictions' current plans and policies.

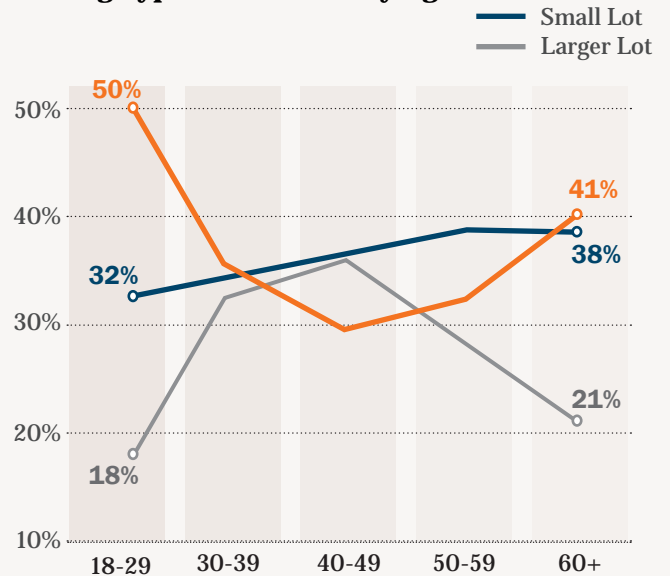
### Columbus MSA Housing Needs by Home Type 2010-2050



\*Refers to households added from 2010-2050, excluding households that existed prior to 2010.

Source: Arthur C. Nelson, COLUMBUS, OHIO Metropolitan Area trends, Preferences, and opportunities: 2010 to 2030 and to 2040 (NRDC)

### Housing Type Preferences by Age



Source: National Association of Realtors (2011)

## Local Examples

The City of Newark is preparing for shifting demands and demographics by working to attract millennials to the community. To that end the City is working to make its downtown Courthouse Square a destination by incorporating pedestrian-friendly street designs and necessities within walking distance to mixed-use developments.



The City of Columbus is planning for shifting demographics and demand by accommodating a range of development options in its downtown and urban neighborhoods. A market study for the City's East Franklinton Plan forecasts a potential 2,000-plus market rate housing units; 50,000 square feet of retail; and 100,000 square feet of office, incubator and arts space over the next 10 years. Meanwhile in West Franklinton the City is focusing on stabilizing housing, attracting retail and creating jobs.



Mixed-use projects like The Lane in Upper Arlington, The Heights in Worthington and Bridge Park as a part of the Bridge Street District in Dublin (shown at right) are responding to shifting demographics leading to greater market demand for walkable neighborhoods with access to offices, retail and restaurants.



# Building Scenarios

The insight2050 scenarios depict the growth choices facing Central Ohio by combining different land patterns with variations in housing type mix, concentrations of development, and the proportion of growth accommodated either on previously undeveloped land, or through infill and redevelopment on already urbanized “refill” land. They also vary in the proportion of growth accommodated in incorporated or unincorporated areas of the 7-county region.

Using the RapidFire model, land use scenarios are defined by the proportion of growth allocated to Urban, Compact, and Standard ‘place types’. The place types represent distinct forms of land use, each of which is associated with a unique set of assumptions describing housing type mix, travel behavior, land consumption, infrastructure costs, and other key factors. The place types are based upon and calibrated to development in the Central Ohio region. The model varies the amount of each place type in four insight2050 growth scenarios:

- Past Trends – extends past development trends (from 1990) forward to 2050
- Planned Future – reflects and extends local plans with moderate infill/redevelopment
- Focused Growth – informed by housing demand forecasts, with significant infill/redevelopment
- Maximum Infill – informed by housing demand forecasts, with maximum infill/redevelopment in existing corridors and city centers

Because the scenarios accommodate new growth with different proportions of the three place types, the scenarios vary in performance in terms of transportation, local government finances, environmental sustainability, and public health. The scenarios illustrate the differing impacts of varying future growth patterns, and are not meant to serve as a prescriptive vision or plan for the region. They do not allocate growth to specific locations, but rather to growth patterns in generalized location types (i.e. infill vs. greenfield locations).

## The RapidFire Model

The insight2050 scenarios were produced using the RapidFire scenario modeling tool developed by the planning and design firm Calthorpe Associates. The model is a spreadsheet-based tool used to evaluate scenarios at the national, state, regional, and local scales. It constitutes a single framework into which data and research-based assumptions about the future can be loaded to test the impacts of varying land use patterns across a range of critical metrics.

The RapidFire model emerged out of the near-term need for a comprehensive modeling tool that could inform state, regional, and local agencies and policy makers in evaluating land use, energy, water, transport, and infrastructure investment policies. The model produces results for a range of metrics, including:

- Land consumption
- Travel behavior and vehicle miles traveled (VMT)
- Air pollution and public health impacts
- Fuel use and cost
- Building energy and water use, and cost
- Local fiscal impacts, including capital infrastructure costs, operations and maintenance costs, and local revenues
- Greenhouse Gas (CO<sub>2</sub>e) emissions from cars and buildings

The RapidFire model underwent significant customization to prepare it for Central Ohio scenario development and analysis. This included refinement of fiscal impacts assumptions to reflect the unique cost, tax, and revenue structures of Ohio; additional sensitivity to rural housing and development types; and calibration of all analytical models to reflect Ohio land patterns and development intensities and policy assumptions.

A detailed description of the RapidFire model can be found in the RapidFire Technical Summary, available at [www.calthorpe.com/scenario\\_modeling\\_tools](http://www.calthorpe.com/scenario_modeling_tools).

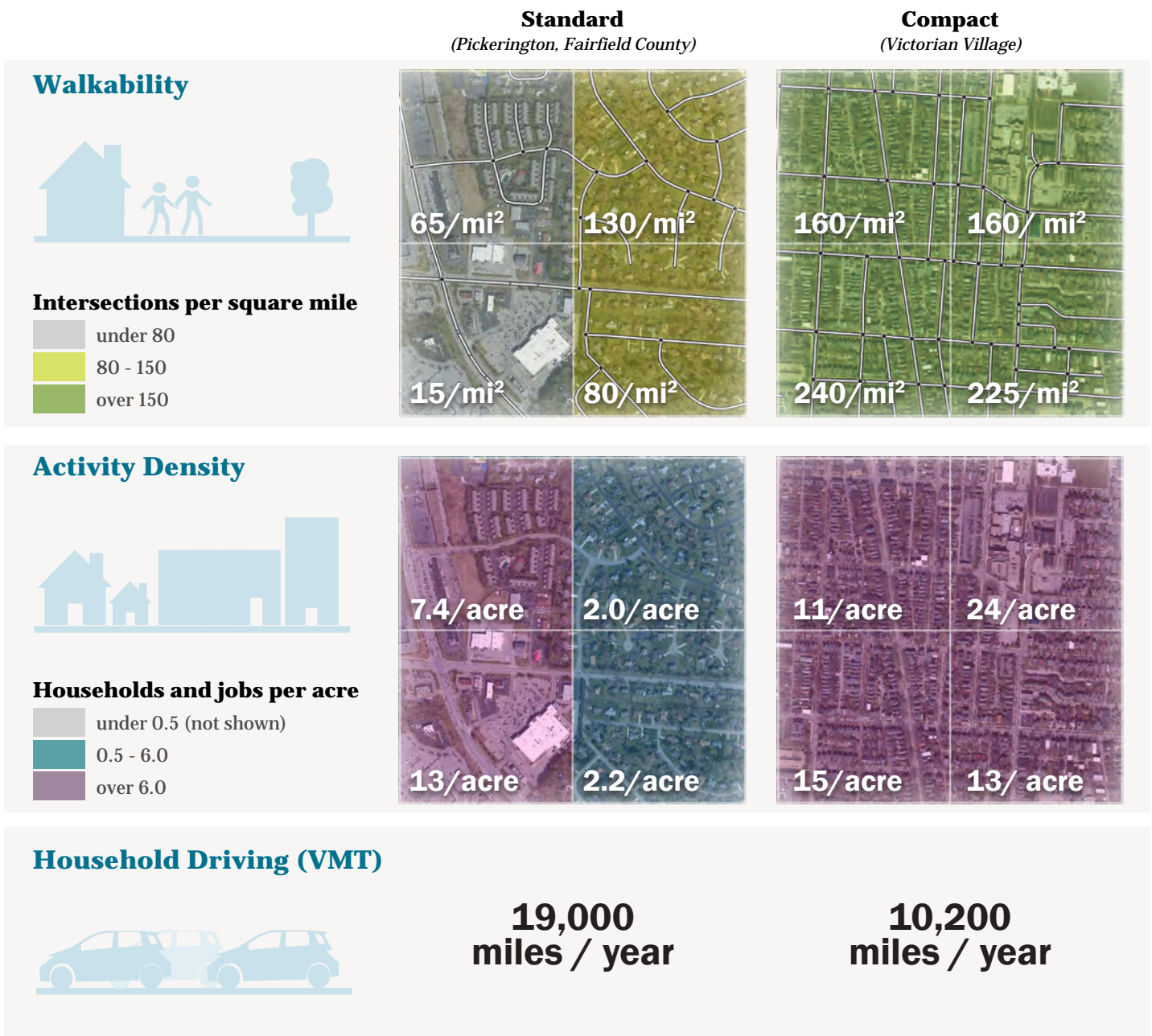


# Place Types

## Building Place Types

The place types used to build the insight2050 scenarios are based on the characteristics of development in communities across Central Ohio. These Urban, Compact, and Standard place types represent the range of development patterns found in the region, from the most intense and mixed parts of Downtown Columbus, to compact walkable neighborhoods and towns such as Granville and Grandview

Heights to standard suburban areas that are common across the 7-county region. Each of the three place types vary in their development intensity, mix of uses, and walkability. Higher levels of each of these characteristics are generally associated with lower automobile use, as well as lower household transportation costs and energy and water bills. The maps below illustrate how these factors come together to impact automobile use in typical Central Ohio communities.



# How Place Types Change

This photo montage illustrates how a typical 'Standard' development environment can transition to a more 'Compact' place over time.



This intersection is typical of many 'Standard' suburban corridors in Central Ohio and the US. There are many opportunities for moderate intensification and improvements to the streetscape.



Sidewalk, crosswalk, landscaping, and other public improvements can set the stage for new residential and commercial development on the corridor.

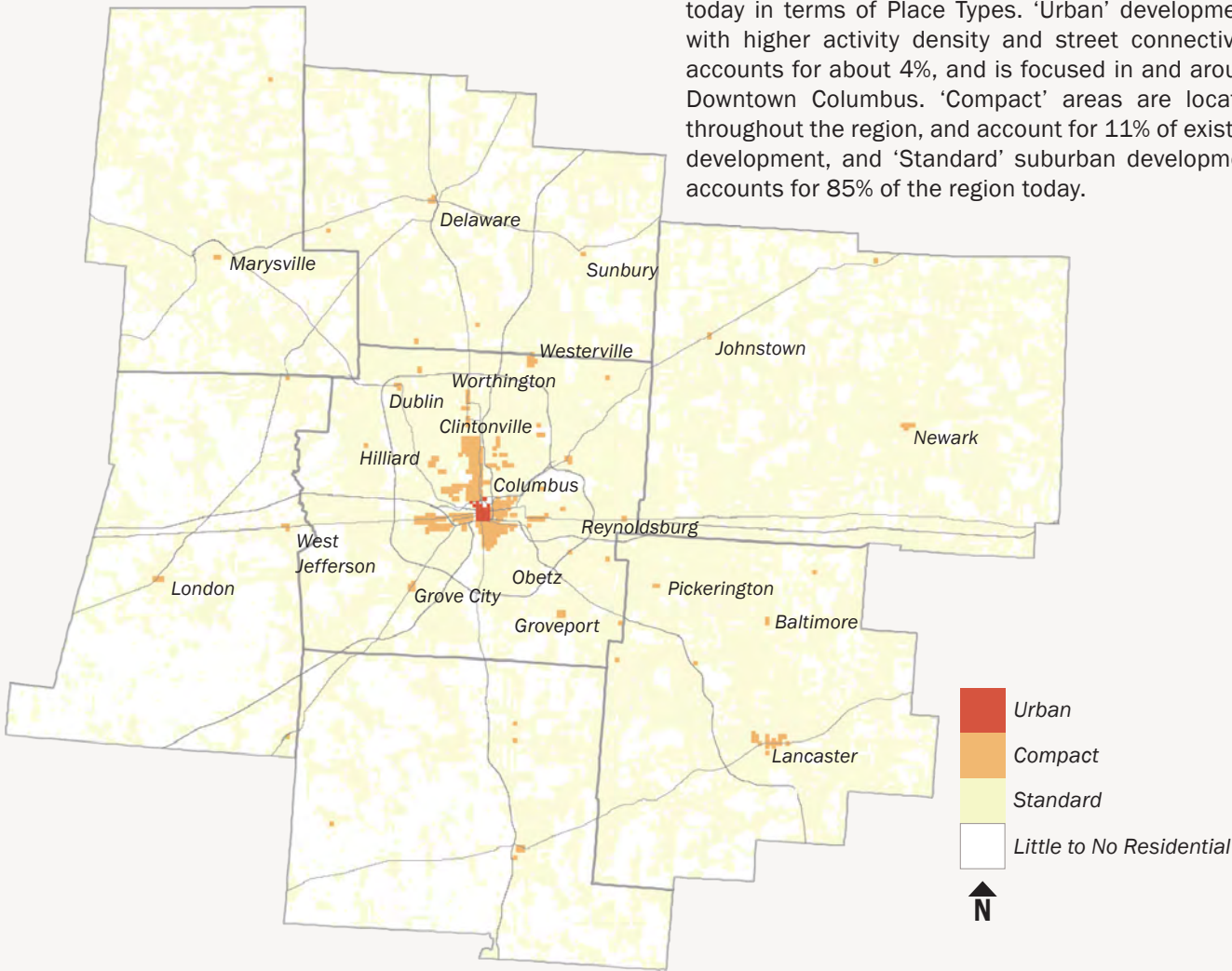


Moderate scale commercial and residential development can bring vitality and activity to the corridor and place more people and jobs within easy walk, bike, transit, and drive access.



# Place Types in Central Ohio Today

This map illustrates how Central Ohio can be described today in terms of Place Types. 'Urban' development, with higher activity density and street connectivity, accounts for about 4%, and is focused in and around Downtown Columbus. 'Compact' areas are located throughout the region, and account for 11% of existing development, and 'Standard' suburban development accounts for 85% of the region today.



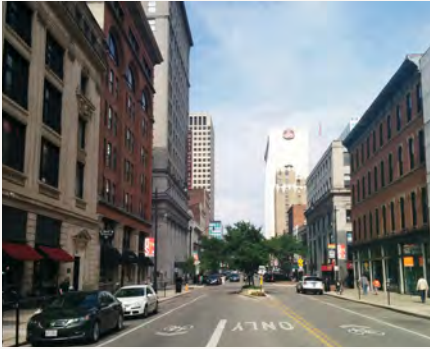
**Urban**



**Compact**




**Standard**



# Place Types Summary

## Urban




### Land Use Characteristics

Virtually all new Urban growth would be considered infill or redevelopment, and much of it would occur in the existing urban core in and around Downtown Columbus. The majority of housing in Urban areas is multifamily and attached single family (townhome), with some smaller-lot single family homes.


### Transportation Infrastructure

Supported by higher levels of regional and local transit service. Well-connected street networks and the mix and intensity of uses result in a highly walkable environment and relatively low dependence on the automobile for many trips.


#### Development Mix and Intensity



#### Housing Mix




#### Transportation Options



#### Typical miles driven per household

less than **10,000** per year

## Compact




### Land Use Characteristics

Less intense than Urban, but yet highly walkable with a rich mix of retail, commercial, residential, and civic uses. There are numerous examples of Compact communities in Central Ohio, from places like Clintonville and Grandview Heights that originally grew around street car lines in the 1920s and 30s, to smaller towns like London, Plain City, Johnstown, or Sunbury. New Compact growth can occur in already urbanized areas, on the urban edge, or in larger-scale redevelopment projects. The Compact place type contains a diverse mix of housing, from multifamily and attached single family (townhome) to small- and medium-lot single family homes


### Transportation Infrastructure

Well served by regional and local transit service, but may not benefit from as much service as Urban growth. Streets are well connected and walkable, and destinations such as schools, shopping, and entertainment areas can typically be reached via a walk, bike, transit, or short auto trip.


#### Development Mix and Intensity



#### Housing Mix




#### Transportation Options



#### Typical miles driven per household

**10,000-15,000** per year

## Standard




### Land Use Characteristics

Represents the majority of suburban auto-oriented development that has occurred in Central Ohio over the past decades. Densities tend to be lower than those of Compact areas, with uses that are generally not highly mixed or organized to facilitate walking, biking, or transit service. The Standard place type can contain a wide variety of housing types, though medium and larger-lot single family homes comprise the majority of this development form.


### Transportation Infrastructure

Not typically well served by regional transit service. Local street networks are not as well connected as those in Compact and Urban place types. There are fewer destinations available via walk or bicycle; most trips are made via automobile.


#### Development Mix and Intensity



#### Housing Mix



#### Transportation Options



#### Typical miles driven per household

above **15,000** per year



Urban Examples



Gay & 4th - Columbus



25 S. High - Columbus

Compact Examples



Granville



Circleville



Hilliard

Standard Examples



Amberleigh Subdivision, Dublin



Grove City (Pinnacle)



Morse Road, Columbus



# insight2050 Scenarios Overview

Each of the insight2050 scenarios represents a different way of accommodating projected housing and job growth in Central Ohio to the year 2050. Each includes the same total number of people, homes, and jobs, but varies in where and how they are located across the region. The scenarios

also vary in terms of the types of homes that will be built in the coming decades, and the extent to which their mix of housing types meet the demands of Central Ohio's current and future residents.

## scenario **A** *Past Trends*

This scenario extends the land use and transportation investment decisions of the past decades forward to 2050. A majority of growth is accommodated on previously undeveloped land, with most growth (85%) tending towards suburban and rural, auto-oriented development. New development is composed primarily of larger-lot single family homes and suburban office parks and commercial centers.

## scenario **B** *Planned Future*

The housing and job distribution of this scenario reflects the direction of local plans and policies from the cities and townships across the Central Ohio region. There is more Compact growth than in the Past Trends scenario, and more smaller-lot single family and attached homes, though the majority of growth is still auto-oriented and tends to be located at the periphery of cities and towns. About half of new growth is accommodated as infill or redevelopment; the rest occurs on previously undeveloped land.

## scenario **C** *Focused Growth*

This scenario seeks to accommodate more growth in infill and redevelopment locations in and around existing cities and towns. Land patterns and housing mix are informed by housing demand forecasts, with significantly more smaller-lot single family, attached single family, and multifamily homes than the Planned Future or Past Trends scenarios. A large majority (84%) of growth takes the form of Compact development in walkable, moderate intensity mixed-use areas. There is also significant Urban development (10% of new growth) in Downtown Columbus. There is very little Standard growth or new larger-lot single family housing development in this scenario, as the majority of demand for this product is met through the existing supply.

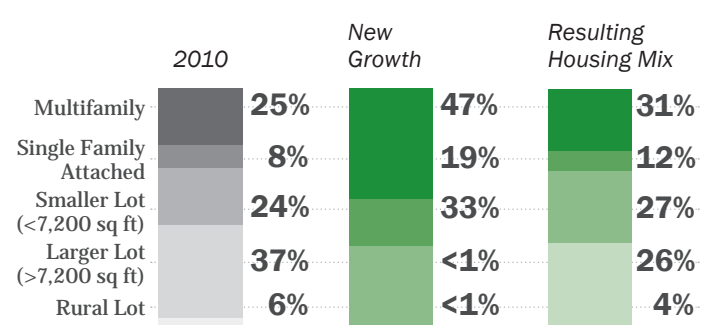
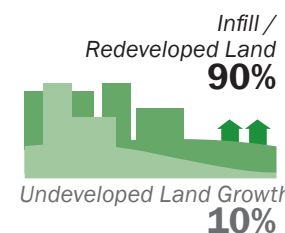
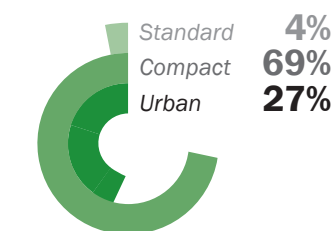
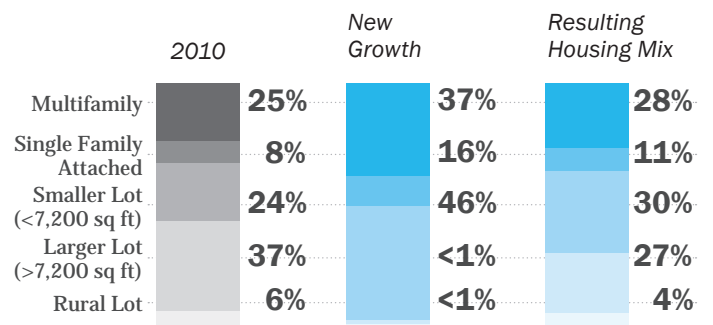
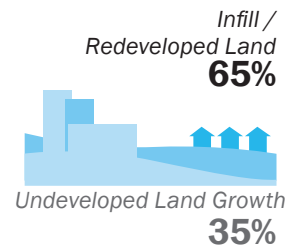
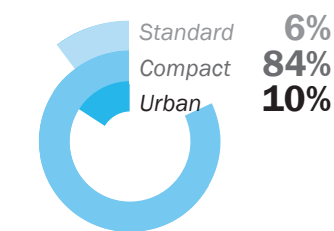
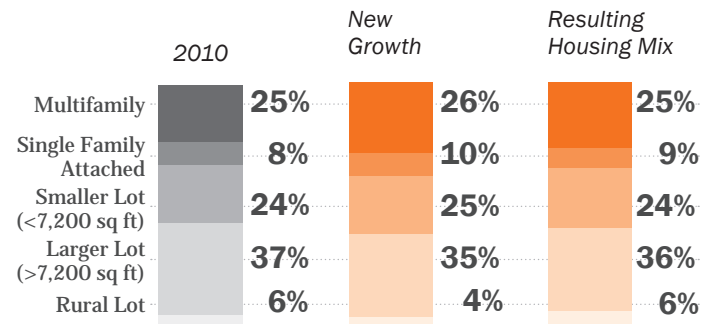
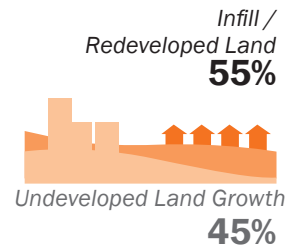
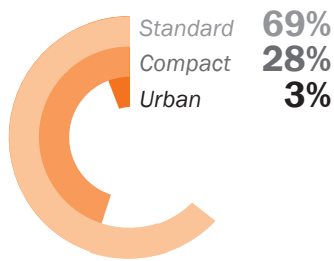
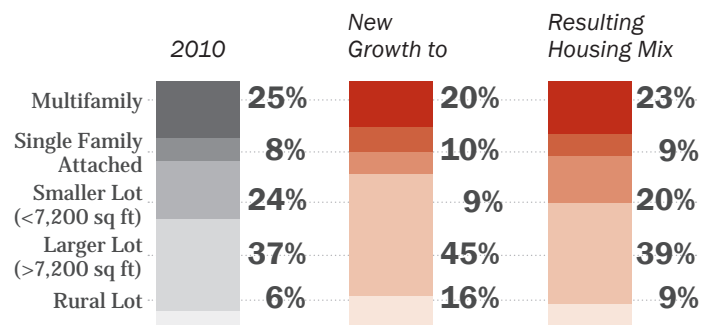
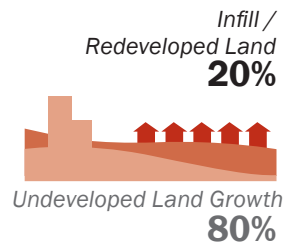
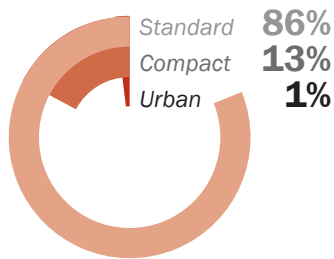
## scenario **D** *Maximum Infill*

This scenario strives to maximize growth accommodated through infill on previously developed lands and within existing urban areas. The Urban place type assumes nearly 30% of growth in existing city centers and commercial corridors where significant redevelopment opportunities exist. An additional 70% takes the form of moderate intensity and walkable Compact development. Like the Focused Future scenario, the residential mix is informed by housing demand forecasts, with significantly higher proportions of multifamily, attached single family/townhomes, and smaller-lot single family homes. There is very little new larger-lot single family housing development in this scenario, as the majority of demand for this product is met through the existing supply.

### Place Type Proportions

### Infill / Redeveloped Land vs. Undeveloped Land

### Housing Unit Mix



# insight2050 Scenario Metrics Summary

The comparative scenario metrics summarized here are described in more detail in the following sections. For clarity, values are rounded. All costs are expressed in 2014 dollars.



## Land Consumption

Includes all previously undeveloped land that is urbanized from 2010-2050.



## Local Fiscal Impacts

Capital and ongoing operations and maintenance (O&M) costs for new local roads, sewer, water, wastewater infrastructure, and select services (2010-2050).



## Transportation

Miles driven in passenger vehicles in Central Ohio in 2050.

		O&M	Capital		
<p><b>scenario A</b> Past Trends</p> <p>This scenario extends the land use and transportation investment decisions of the past decades forward to 2050.</p>	<p><b>495</b> square miles</p>	<p>12</p>	<p>4.4</p>	<p><b>\$16.4</b> billion</p> <p><b>\$408 Million</b> Average Annual Costs Capital + O&amp;M 2010-2050</p>	<p><b>15.9</b> billion miles</p> <p><b>8,450</b> miles / year (per new resident, 2050)</p>
<p><b>scenario B</b> Planned Future</p> <p>The housing and job distribution of this scenario reflects the direction of local plans and policies from the cities and townships across the Central Ohio region.</p>	<p><b>270</b> square miles</p>	<p>11.3</p>	<p>4.5</p>	<p><b>\$15.8</b> billion</p> <p><b>\$393 Million</b> Average Annual Costs Capital + O&amp;M 2010-2050</p>	<p><b>15.4</b> billion miles</p> <p><b>7,450</b> miles / year (per new resident, 2050)</p>
<p><b>scenario C</b> Focused Growth</p> <p>This scenario seeks to accommodate more growth in infill and redevelopment locations in and around existing cities and towns.</p>	<p><b>45</b> square miles</p>	<p>10</p>	<p>3.2</p>	<p><b>\$13.2</b> billion</p> <p><b>\$329 Million</b> Average Annual Costs Capital + O&amp;M 2010-2050</p>	<p><b>12.0</b> billion miles</p> <p><b>4,450</b> miles / year (per new resident, 2050)</p>
<p><b>scenario D</b> Maximum Infill</p> <p>This scenario strives to maximize growth accommodated through infill on previously developed lands and within existing urban areas.</p>	<p><b>15</b> square miles</p>	<p>10</p>	<p>3</p>	<p><b>\$13.0</b> billion</p> <p><b>\$328 Million</b> Average Annual Costs Capital + O&amp;M 2010-2050</p>	<p><b>11.1</b> billion miles</p> <p><b>3,850</b> miles / year (per new resident, 2050)</p>



### Public Health Costs

Annual costs due to health incidences related to auto emissions, including hospitalization, premature mortality, and lost work days, in 2050.



### Building Energy Use

Cumulative energy (electricity and gas) consumed by new and existing residential and commercial buildings from 2010-2050.



### Building Water Use

Cumulative water used to serve and maintain new and existing homes from 2010 - 2050.



### Greenhouse Gas Emissions

Annual CO2e emissions from passenger vehicles, and residential and commercial buildings, in 2050.



### Household Costs

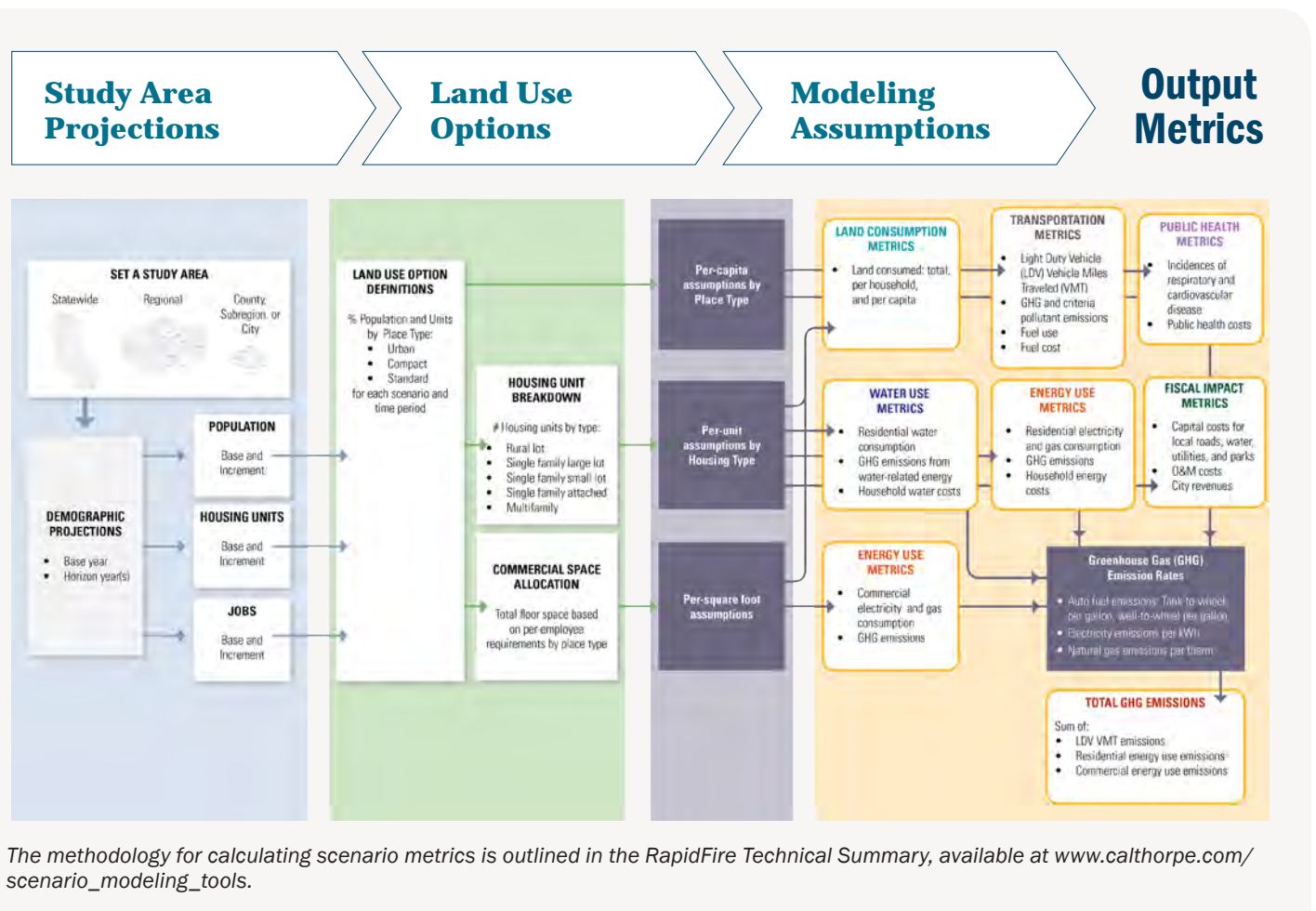
Annual automobile transportation (fuel, insurance, maintenance) and home energy and water costs, in 2050

Scenario A used as baseline for comparison			Buildings	Transport		
		<b>4.27</b> quadrillion Btu (British thermal units) <b>\$78.2 Billion</b> <i>Cumulative Costs 2010-2050</i>			<b>35.8</b> MMT / year (Million Metric Tons)	
<b>-\$41</b> Million		<b>4.23</b> quadrillion Btu <b>\$77.5 Billion</b> <i>Cumulative Costs 2010-2050</i>			<b>35.2</b> MMT / year	
<b>-\$246</b> Million		<b>4.15</b> quadrillion Btu <b>\$76.0 Billion</b> <i>Cumulative Costs 2010-2050</i>			<b>33.2</b> MMT / year	
<b>-\$315</b> Million		<b>4.12</b> quadrillion Btu <b>\$75.5 Billion</b> <i>Cumulative Costs 2010-2050</i>			<b>32.7</b> MMT / year	

# Scenario Metrics

This section explores the impacts of the insight2050 scenarios. It describes the analysis of the scenarios for the complete range of fiscal, environmental, transportation, and other RapidFire output metrics. The RapidFire model underwent significant calibration and customization to prepare it for scenario development and analysis in Central Ohio. The customized model was used to develop and model the full range of metrics for the four insight2050

scenarios described in this report. Region-wide results are presented here; the 7-county region includes Delaware, Fairfield, Franklin, Licking, Madison, Pickaway, and Union counties. Input assumptions for the model and metrics are summarized in the Appendix. Note that “cumulative” results reflect sum totals over many years (e.g., 2010 to 2050), while “annual” results reflect values in a single year.



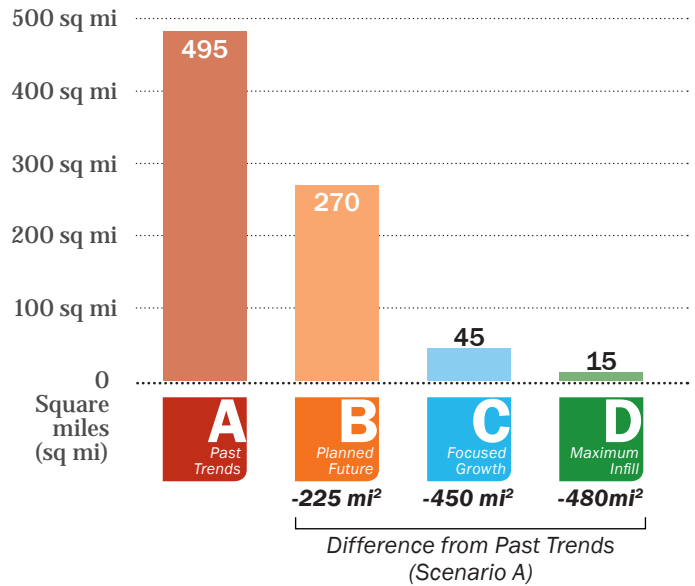


## Land Consumption

The amount of land needed to accommodate new population growth varies widely among the scenarios. New land consumption includes all land that will be newly urbanized, including residential and employment areas, roadways, open space, agricultural, and public lands. Scenarios that accommodate new growth with greater shares of Urban and Compact development- which include more infill, redevelopment, and focused use of previously undeveloped land - consume less land overall. By contrast, scenarios that place a greater share of new growth in the Standard development pattern consume more land.

The Past Trends scenario, which sees significant additional Standard growth at the outer edges of the region consumes about 500 square miles of previously undeveloped land, or 225 miles more than the Focused Growth scenario (the equivalent land area of the City of Columbus today) The Planned Future scenario consumes 270 square miles; Focused Growth consumes 45 square miles; and Maximum Infill consumes 15 square miles. There were approximately 1,000 square miles of urbanized or developed land in the region as of 2010.

### Cumulative New Land Consumption to 2050







## Fiscal Impacts

### Fiscal Impacts

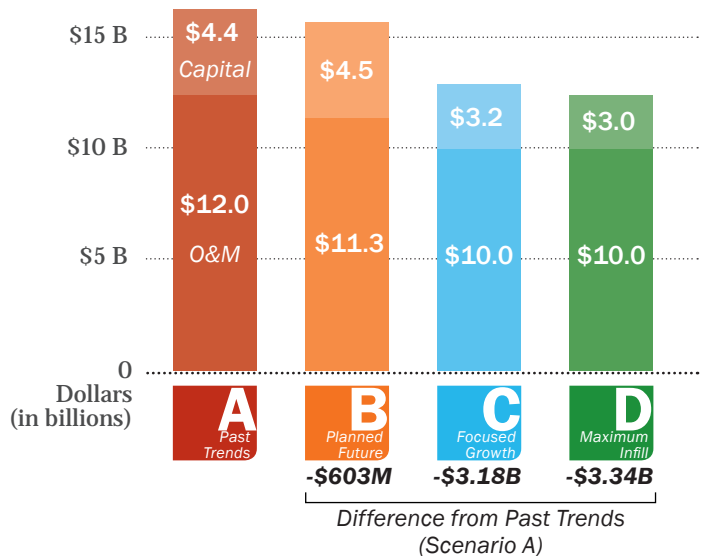
The insight2050 fiscal impact analysis is a regional study designed to provide an understanding of the 'order of magnitude' variations in scenarios as they relate to local government revenues and costs associated with **new** development; the analysis does not include all categories of costs or revenues. The analysis focuses primarily on impacts to the general funds of local jurisdictions (cities and townships), but does include certain county-level costs and revenues in order to provide an equivalent set of service categories for comparison purposes. Therefore, the analysis does include sheriff costs related to townships, but does not consider road maintenance costs for cities or counties because those services are typically provided outside of the general fund. Similarly, the analysis does not include impacts to school districts or other special districts that are funded separately. The fiscal analysis is focused on the costs and revenues associated with new (not existing) residential and commercial development.

### Infrastructure and Operations & Maintenance Costs

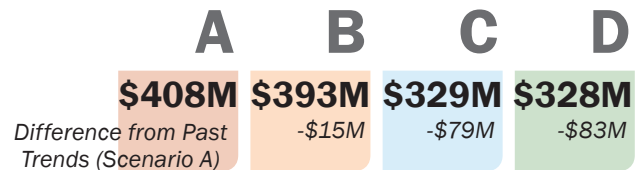
Increased land consumption can lead to higher costs for local infrastructure and community services, as growth on previously undeveloped land often requires significant capital investments to extend or build new local roads and water and sewer systems, and to provide new public safety services. Growth focused in existing urban areas can take advantage of existing infrastructure and capitalize on the efficiencies of providing service to higher concentrations of jobs and housing. Moreover, accommodating growth within focused urban areas can help to ensure that future infrastructure investments generate a high return on investment.

The cost difference between new compact and more dispersed development can also vary significantly when public sector operations and maintenance (O&M) costs are taken into account. O&M costs include the ongoing expenditures required to operate and maintain the infrastructure serving new residential and commercial growth, as well as the costs to provide other services included in a typical local government (city, village, or township) operating budget.

### Cumulative Local Capital Infrastructure Costs and Operations and Maintenance (O&M) Expenditures (2014 dollars)



### Average Annual Local Capital Infrastructure & O&M Costs



The insight2050 scenarios are compared for their regional impacts on local government O&M costs, including:

- General Government: including administrative and legislative functions
- Fire: including all fire services in incorporated and unincorporated areas
- Community Services: including community and recreation services
- Engineering and Public Works: including only general fund public works functions
- Police and Sheriff: including police and sheriff patrol services in incorporated and unincorporated areas



## Fiscal Impacts

Engineering and public works costs are strongly linked to the physical form of infrastructure. More dispersed development, which entails greater lengths of roads and sewer pipes, incur higher O&M costs than more compact development, which capitalizes on the economic efficiencies of shared infrastructure capacity. The same is true for many services such as police and fire, which can cost more to provide when development is more dispersed.

Focusing new growth in and around existing urban areas can reduce costs significantly, as demonstrated by reviewing the capital infrastructure and ongoing O&M costs for each of the insight2050 scenarios. As compared to the Past Trends scenario, following the development pattern of the Planned Future scenario would save \$605 million to 2050. The Compact Future scenario saves \$3.2 billion, which is a 19% savings compared to Past Trends, and an average annual savings of \$79 million. The Maximum Infill scenario saves a total of \$3.3 billion compared to Past Trends. The fiscal analysis of the RapidFire scenario model focuses on local and subregional costs borne by cities, townships, and counties for new developments only. It does not include the cost of new regional roadway and transit infrastructure that might be part of the facilities that support a scenario growth pattern.

Note that the cost variations across scenarios do not always vary directly with the proportion of dispersed or Standard development in a scenario. For example, the Planned Future scenario, which is more compact than Past Trends, sees a slight increase in costs for capital infrastructure compared to Past Trends due to the higher proportion of rural and unincorporated residential development in the Past Trends scenario; this is because development in rural areas is served by septic systems and thus does not incur the higher cost of sewer infrastructure (the cost of installing and maintaining private septic systems falls to individuals, and its costs are not included in the scenarios). For more detail on the cost assumptions, refer to the “Central Ohio RapidFire Fiscal Assumptions Development and Methodology” in the Appendix.

## Revenues

The insight2050 scenarios are compared for their regional impacts on tax revenue, including:

- Annual income tax and property tax (apportioned to general fund and public safety uses) revenue associated in the model with new commercial development. Commercial development includes all non-residential development.
- Annual property tax revenue apportioned to general fund and public safety uses for new residential development. (Additional property tax revenue levies for schools, libraries, and other services were not included in these scenarios.)
- Annual county sales tax revenue generated from households in new residential development.

## Calculating Commercial Income Tax, Property Tax, and Sales Tax Revenue

Income tax is typically the most significant revenue source for cities in Ohio. Since the bulk of income tax is generated in a worker’s city of employment, income tax revenue was associated with growth in commercial and other non-residential space for modeling purposes. Income tax revenues received by worker home locations and income tax generated by business profits were also modeled in order to account for their regional distribution in the different scenarios.

Property tax comprises a relatively small share of city revenues, but is the primary source of funding for townships. The portion of property taxes dedicated to city and township general funds and public safety costs were calculated for the scenarios. General fund and public safety revenue streams were calculated because cities typically fund public safety services out of their general funds, whereas townships must levy additional property taxes to fund public safety services. Annual county sales tax revenue, which funds general county services, most notably public safety, is also included in the scenarios revenue comparison. Note that school districts are funded by separate property tax levies and were not included in these scenarios. For more detail on the revenue assumptions, refer to the “Central Ohio RapidFire Fiscal Assumptions Development and Methodology” in the appendix.





## Fiscal Impacts

### Scenarios Revenue from New Commercial and Residential Development

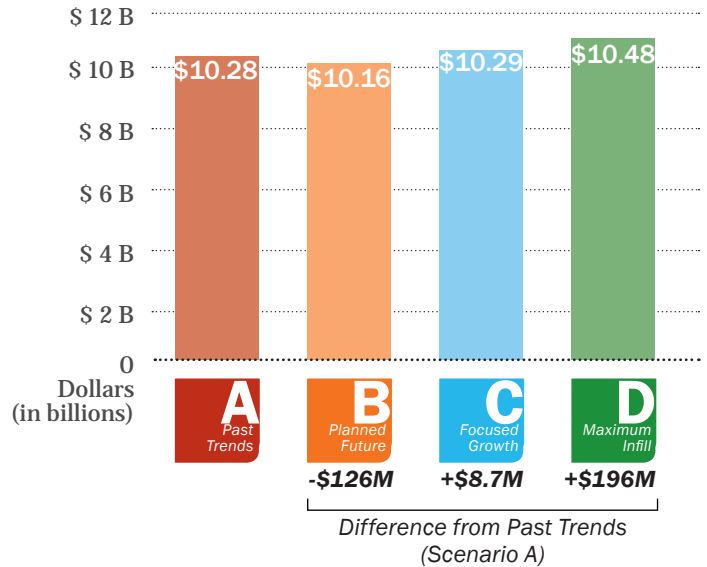
As the majority of income tax is generated in an Ohio worker's city of employment, higher income tax revenue is seen in scenarios with the highest proportions of commercial development in higher value urban locations, followed by compact locations; these places also levy relatively high average income tax rates. Thus the Compact Future and Maximum Infill scenarios see higher commercial tax revenue than the Past Trends and Planned Future scenarios. Focused Growth sees an additional \$533 million in revenues through 2050 compared to Past Trends, while Maximum Infill sees a nearly \$700 million increase.

Property tax revenue from residential development in Ohio does not favor compact development as strongly as does income tax revenue. In the case of city, township, and county property tax and sales tax revenue related to new residential development, the Compact Future and Maximum Infill scenarios result in tax revenue of \$525 million and \$500 million less, respectively, than the additional revenue generated in the Past Trends scenario. This is in large part due to the higher proportion of large, higher-value single-family residential development in the Past Trends scenario, and the Past Trends scenario's inclusion of more homes in unincorporated areas with higher property tax rates.

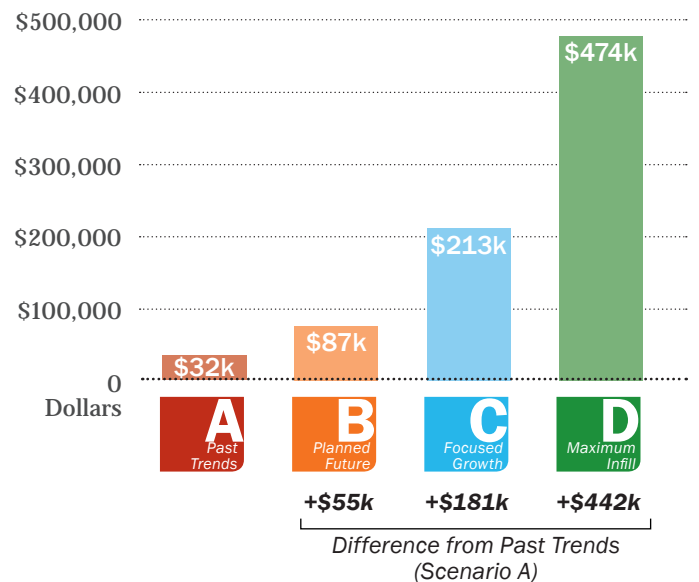
Overall, despite their lower residential revenues, the Compact Future and Maximum Infill scenarios enjoy moderately higher overall revenues when one combines the commercial and residential categories. To 2050, the Maximum Infill scenario sees nearly \$200 million more in total revenue, or about \$5 million per year. Tax revenue on a per-acre basis illustrates more variation across the insight2050 scenarios. Per-acre residential and commercial revenues add up to \$32,000 in Past Trends and \$87,000 in the Planned Future scenario. The more compact Focused Growth and Maximum infill scenarios have per acre revenues of \$213,000, and \$474,000 respectively.

Overall, the insight2050 scenarios illustrate the fiscal efficiency of more compact land patterns in the costs to supply and operate and maintain local infrastructure and community services. While not as significant as the cost advantages, there are also revenue advantages to the more compact scenarios, particularly from a commercial tax revenue perspective and when viewed on a per-acre basis.

### Cumulative Residential and Commercial Tax Revenues to 2050 (2014 dollars)



### Cumulative Residential and Commercial Tax Revenues per Acre to 2050 (2014 dollars)





## Transportation

Transportation system impacts – including vehicle miles traveled (VMT), fuel use and cost of driving, and greenhouse gas (GHG) emissions – vary significantly across the scenarios. The land use patterns described in each scenario result in distinct differences in the rates of passenger auto use, measured as VMT, which in turn impacts fuel consumption, fuel cost, and emissions. (Refer to the appendix for specific policy-based assumptions about auto fuel economy and technology, and fuel composition and cost.)

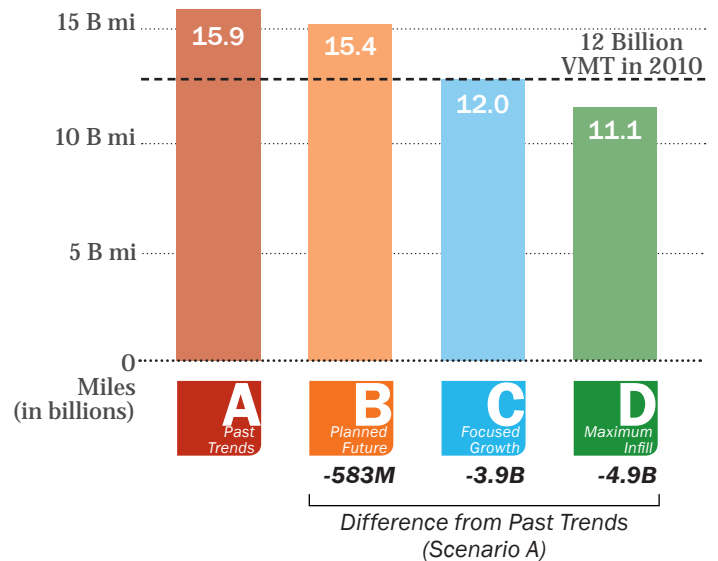
### Vehicle Miles Traveled (VMT)

VMT is calculated by applying assumptions about the distances people drive each year to projected population growth. These assumptions, which differ by place type, are calibrated to per-capita driving rates and modeling data from the Central Ohio region. This data, as well as national data sets, illustrate that per-capita VMT of both new and existing population vary based on the form of new growth<sup>1</sup>. For example, when a majority of new growth occurs as Compact or Urban development, over time most people – including those living in existing neighborhoods – will be able to drive less because more jobs, daily destinations, and services will be closer. Likewise, if a majority of new growth occurs as Standard development, many people will be likely to drive more, as workplaces and other destinations will grow farther apart.

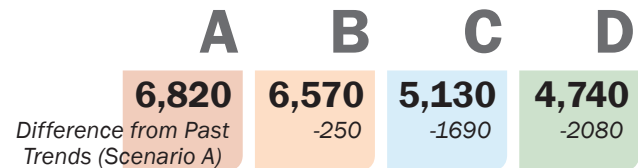
The scenarios assume that requisite transportation investments go hand-in-hand with growth patterns, such that scenarios with a greater focus on Compact and Urban place type development would see increased transit, bicycle, pedestrian, streetscape, and livability investments. Conversely, scenarios dominated by Standard development would see larger budget outlays to highway and road expansion and maintenance.

Scenario results for VMT indicate a wide variation in passenger vehicle use related to the form of new growth. The consequence of putting more homes in dispersed patterns is high: The Past Trends scenario, which accommodates 87% of growth in auto-oriented Standard development, produces an average annual VMT of 8,470 per new person per year by 2050. This is 4,000 miles more than the Focused Growth scenario (4,450 miles per capita), and 4,600 more than Maximum Infill (3,850 miles

### Annual Vehicle Miles Traveled (VMT) in 2050



### Annual VMT Per Person in 2050



per capita). These figures can be compared to the 2010 region-wide average of about 6,600 miles per person.

In total, residents of Central Ohio traveled about 12 billion miles per year in their automobiles in 2010. In the Past Trends scenario, this rises to an annual VMT of 15.9 billion miles in 2050; for Planned Future, the total is 15.4 billion. VMT is held at about its 2010 level in the Focused Growth scenario, at 12.0 billion (4 billion miles per year less than Past Trends). Maximum Infill results in an annual total of 11.1 billion miles, nearly 5 billion less than Past Trends. The difference between Past Trends and Focused Growth is equivalent to taking nearly 400,000 cars off Central Ohio's roads each year - the same number of cars on the road every day in Central Ohio during the peak hour of the morning commute.

<sup>1</sup> For a description of the RapidFire VMT modeling methodology, refer to the RapidFire Technical Summary, available at [www.calthorpe.com/scenario\\_modeling\\_tools](http://www.calthorpe.com/scenario_modeling_tools).



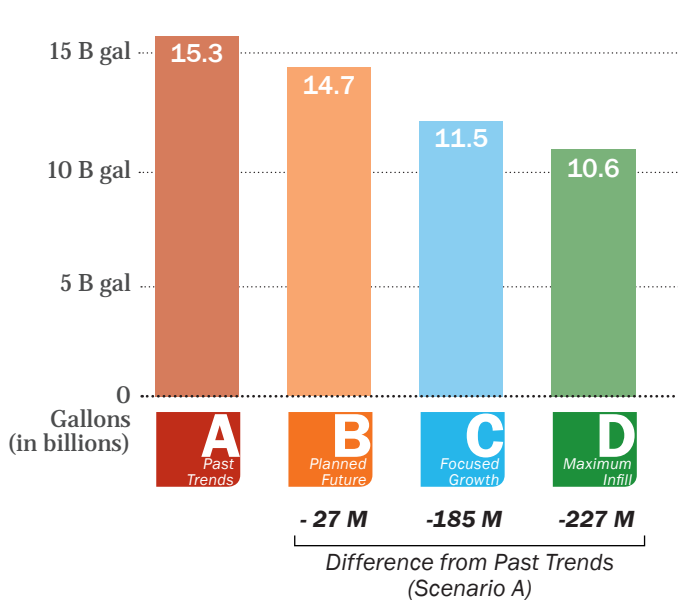
## Transportation

### Automobile Fuel Use and Cost of Driving

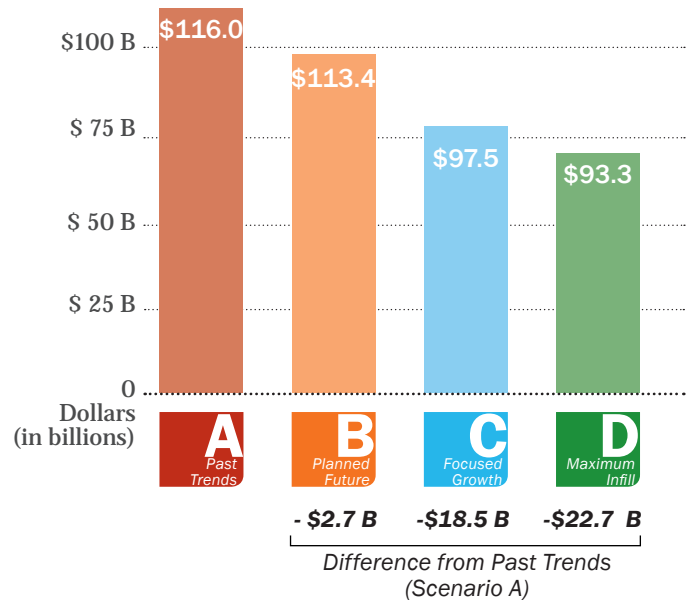
Variations in passenger VMT lead to substantial differences in the amount of gas (or equivalent) used. These differences will vary depending on how efficient cars become. Assuming the same vehicle fuel economy for all scenarios, there would be substantial differences in fuel use due to land use-related VMT variations. By 2050, Past Trends would require 740 million gallons of fuel annually. Planned Future would require 27 million gallons less, Focused Growth would require 185 million gallons less, and Maximum Infill would require 227 million gallons less than the Past Trends scenario.

Reduced VMT and fuel use leads to lower costs for all households. When compared to Past Trends, Planned Future saves the average Central Ohio household \$470 per year in driving costs in 2050 (including auto ownership, maintenance, and other driving-related costs); Focused Growth saves \$3,200; and Maximum Infill saves \$3,900 per year – significant savings that could be applied to housing and other essentials. For the entire region, the driving-related savings total \$18.5 billion through 2050 in Focused Growth, and almost \$23 billion in the Maximum Infill scenario.

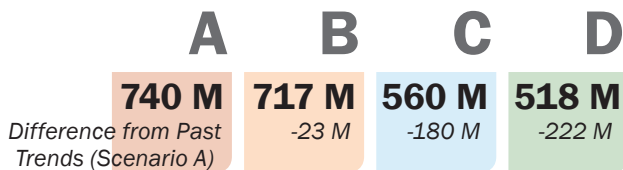
#### Cumulative Passenger Vehicle Fuel Consumption to 2050 (gallons gasoline equivalent)



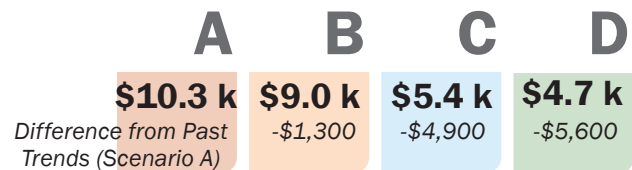
#### Cumulative Fuel Costs to 2050 (2014 dollars)



#### Annual Passenger Vehicle Fuel Consumption to 2050 (gallons gasoline equivalent)



#### Annual Driving Costs per New Household in 2050 (2014 dollars)\*



\*includes fuel, insurance, and maintenance associated with auto ownership



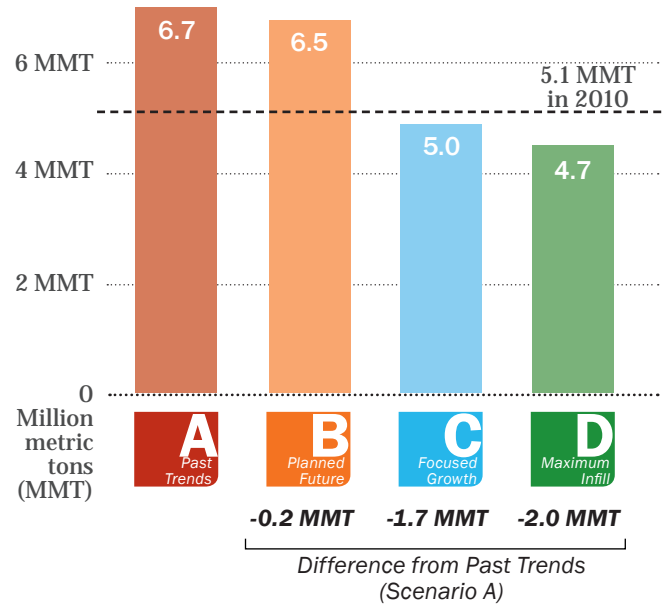
## Transportation

### Greenhouse Gas (GHG) Emissions from Passenger Vehicles

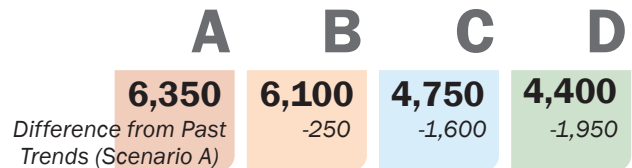
GHG emissions from passenger vehicles are determined by VMT (related to land use patterns), vehicle fuel economy, and the carbon intensity of automobile fuel. Assuming the same rate of fuel emissions for all scenarios, there would be substantial differences in CO<sub>2</sub>e emissions (carbon dioxide equivalent, which includes the main forms of greenhouse gases). The land use-related variations in GHG are directly proportional to VMT and fuel use. By 2050, Past Trends would produce 6.7 million metric tons (MMT) of CO<sub>2</sub>e annually. Planned Future would produce 4% less; Focused Growth would produce 25% less, the equivalent of about 600,000 cars worth of emissions annually; and Maximum Infill would produce 30% less, the equivalent annual GHG emissions of about 730,000 passenger cars. When combined with the effects of more stringent vehicle and fuels policies, which would reduce the amount of fuel used and GHG emissions for every mile traveled, automobile-related emissions could be reduced even further.

Note that the transportation GHG emissions reported here are limited to tailpipe (tank-to-wheel) emissions. A more complete picture of emissions emerges in an analysis of full lifecycle (well-to-wheel) emissions, which take into account the emissions associated with generating fuel from various sources. The RapidFire model estimates both fuel combustion and full fuel lifecycle emissions.

### Annual Transportation GHG Emissions in 2050 (MMT CO<sub>2</sub>e)



### Annual Transportation GHG Emissions per Capita (lbs CO<sub>2</sub>e)





### Air Pollutant Emissions from Passenger Vehicles

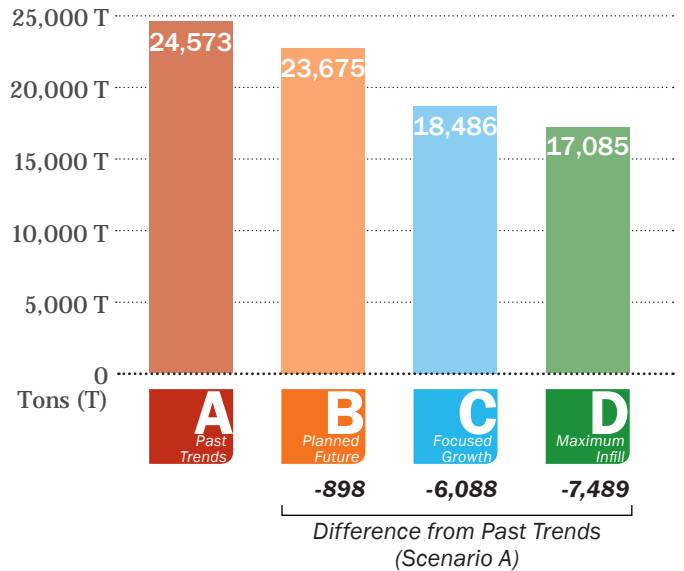
Differences in VMT lead to different levels of air pollutants (including nitrogen oxides, volatile organic compounds, and particulate matter) among the insight2050 scenarios. With higher VMT, the Past Trends scenario sees 2050 passenger-vehicle pollutant emissions that are 4% higher than emissions in Planned Future, 25% higher than Focused Growth, and 30% higher than Maximum Infill. These results translate to significant public health impacts, as described in the following sections.

### Health Incidences and Costs

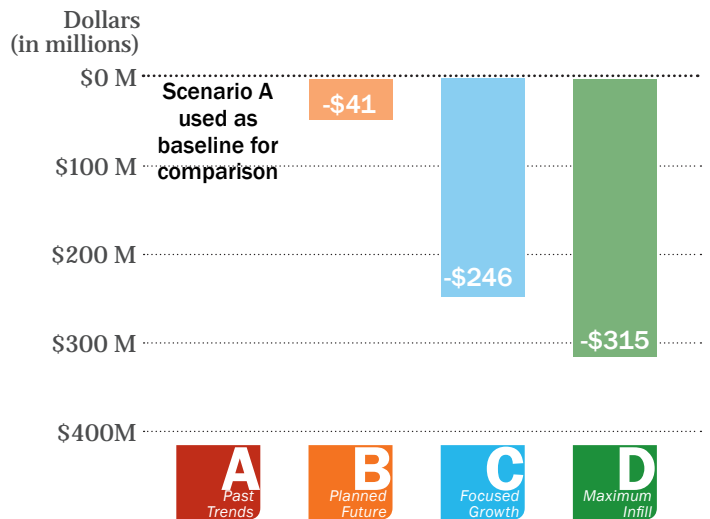
Auto-related air pollution results in a spectrum of health incidences, including cases of chronic bronchitis; acute myocardial infarction; respiratory and cardiovascular hospitalizations; respiratory-related ER visits; acute bronchitis; work loss days; premature mortality; asthma exacerbation; and acute, lower, and upper respiratory symptoms. Health incidences and their related costs are reduced along with miles driven and consequential reduction in passenger vehicle emissions. Using research-based rates and valuations, the RapidFire model estimates savings (rather than absolute totals) in health incidences and costs to 2050<sup>1</sup>.

Relative to the Past Trends scenario, all scenarios show significant reductions in health incidences and costs. In 2050, Planned Future results in a \$41 million annual savings to treat respiratory health incidences related to passenger vehicle pollution. In Focused Growth, the savings rise to nearly \$250 million per year, and go up to \$315 million per year in the Maximum Infill scenario.

### Annual Automobile Pollutant Emissions in 2050



### Annual Health Costs in 2050



<sup>1</sup> The public health incidence and cost assumptions were initially developed by TIAX, LLC for the American Lung Association. Assumptions are based on national data from the EPA, Office of Air Quality Planning & Standards, Air Benefit and Cost Group (August 2010). While valuations (costs) were extrapolated for 2035, they are applied to 2050 pollutant emissions as an approximate estimate of costs in that year.



## Residential and Commercial Building Energy

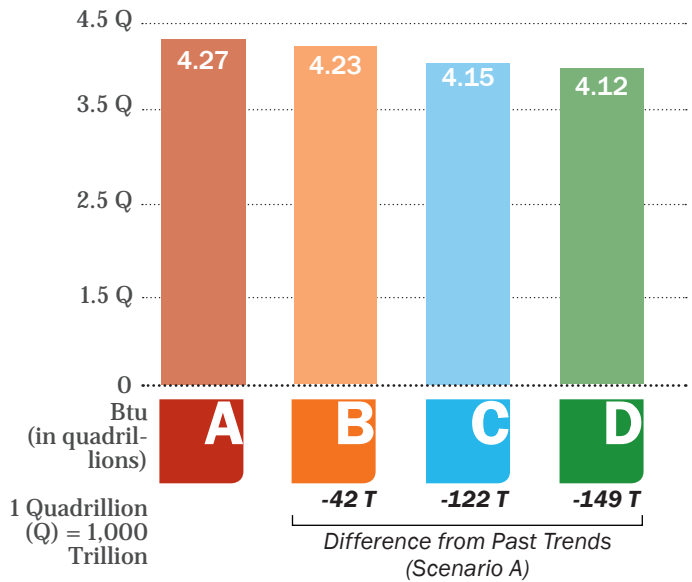
The insight2050 scenarios vary in their building energy use profiles due to their different mixes of housing types and commercial building types. Scenarios that contain more Compact and Urban development accommodate a higher proportion of growth in more energy-efficient building types such as apartments, attached single-family homes, and smaller single family homes, as well as more compact commercial building types. By contrast, a large proportion of Standard place type development leads to a higher proportion of larger single family homes, which are typically less energy-efficient.

### Energy Consumption, Cost, and Emissions

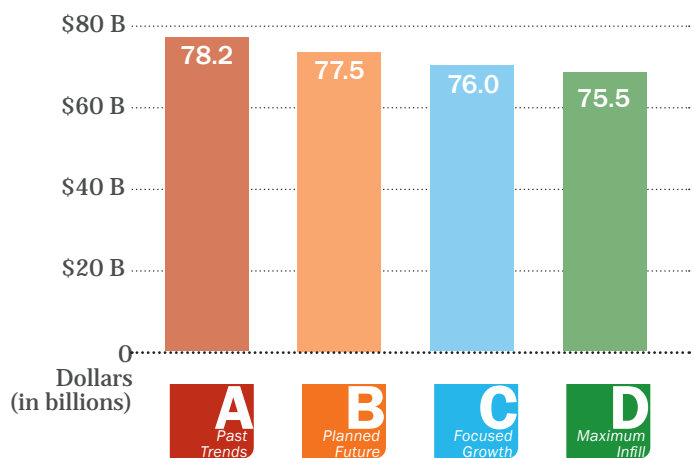
Variations in land use patterns lead to substantial differences in the amount of energy used. These differences depend in part on policies regulating how efficient buildings become. Assuming the same efficiency standards for all scenarios, there would be marked differences in energy use due to land use-related and building program variations.

The combined energy and cost savings in residential and commercial energy through 2050 are significant: compared to Past Trends, Focused Growth saves enough energy to power more than 25,000 homes for a year. With the Maximum Infill scenario, that savings rises to the equivalent of 32,000 homes. Energy costs for households and businesses add up as well: to 2050, total residential and commercial energy costs (including existing and new growth) in Planned Future would be \$800 million less than Past Trends. In Focused Growth, the costs would be \$2.3 billion less; in the Maximum Infill scenario, the costs would be \$2.8 billion less.

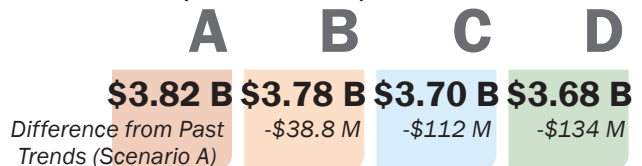
### Cumulative Residential and Commercial Building Energy Use to 2050 (British Thermal Units, Btu)



### Cumulative Residential & Commercial Energy Costs to 2050 (2014 dollars)



### Annual Residential & Commercial Energy Costs in 2050 (2014 dollars)

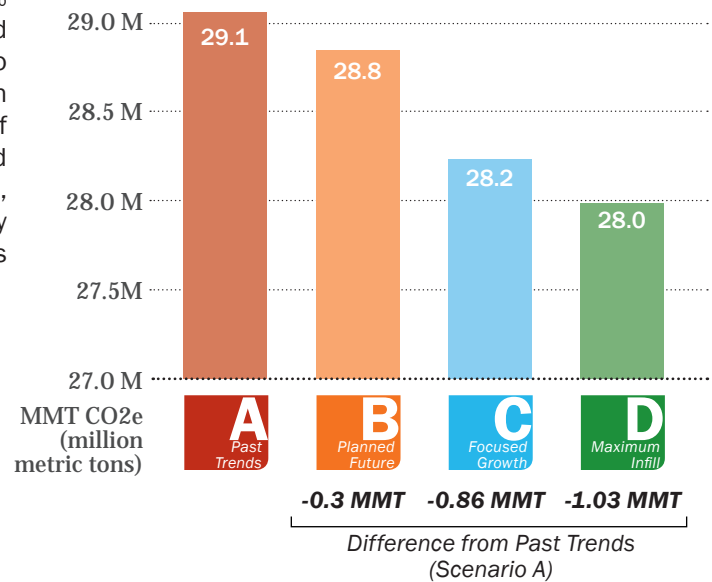




## Residential and Commercial Building Energy

Conserving energy also reduces greenhouse gas (GHG) emissions. More compact land uses reduce building emissions in proportion to energy use – 1%, 3%, and 4% each year, for the Planned Future, Focused Growth, and Maximum Infill scenarios respectively, as compared to Past Trends. The annual reduction in the Focused Growth scenario equals the equivalent of the yearly emissions of over 200,000 cars on Central Ohio roads. When combined with the effects of more stringent clean energy policies, which would reduce the amount of GHG emissions for every kilowatt-hour of electricity used, building energy emissions could be reduced even further.

### Annual Residential and Commercial Building Energy GHG Emissions in 2050 (MMT CO<sub>2</sub>e)



### Comparing Energy Sources

The insight2050 scenarios tally greenhouse gas (GHG) emissions from passenger vehicle transportation as well as residential and commercial buildings. These two sectors generally combine for 35-50% of total GHG emissions in a metropolitan area. In Central Ohio, where the electricity mix includes a relatively high proportion (~70%) of coal, building electricity use takes on a much higher proportion of overall emissions, at nearly 50% of the total. The insight2050 scenarios illustrate the role that land use pattern differences can play in reducing building and transportation energy use and related GHG emissions. Additional policies to reduce the carbon intensity of the power generation portfolio (i.e. more renewable or lower-carbon electricity generation, cleaner power plant technology) can also play a role in reducing emissions.





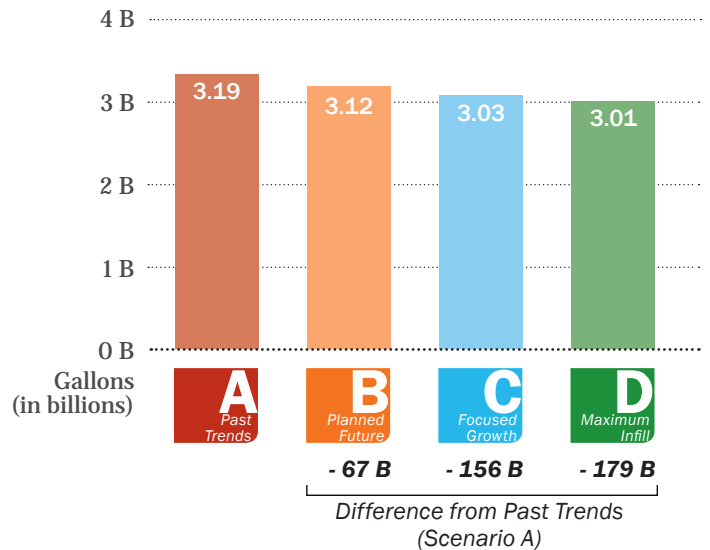


## Residential Water Use

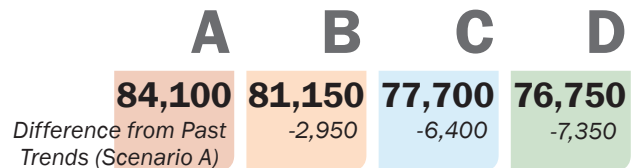
Variations in land use patterns and their related building profiles lead to substantial differences in residential water use and cost. Residential water use is a function of both indoor and outdoor water needs, with outdoor use (landscape irrigation) accounting for the majority of the difference among housing types. Because homes with larger yards require more water for landscape irrigation, lot size is generally correlated with a household's overall water consumption. Thus, scenarios with a greater proportion of the Standard place type, which includes more larger-lot single-family homes, require more water than scenarios with a greater proportion of Compact or Urban development, which include more attached and multifamily homes, and smaller-lot single-family homes.

Assuming the same modest improvements for all scenarios, there are the potential savings attributable to land use patterns and building program alone. Compared to Past Trends, which uses 91 billion gallons of water per year in 2050, Planned Future uses 88 billion gallons, or 3%, less; Focused Growth uses 84 billion gallons, or 8%, less; and Maximum Infill uses 83 billion gallons, or 9%, less. Cumulatively, the water savings are substantial: by 2050, Focused Growth uses 156 billion gallons less water – enough to supply over 46,000 homes for a year; that difference rises to 53,000 homes in the Maximum Infill scenario. When combined with the effects of more stringent building and landscape policies, which would reduce the amount of indoor and outdoor water used, water use could be reduced even further.

### Cumulative Residential Water Use to 2050 (gallons)



### Annual Residential Water Use per Household in 2050 (gallons)





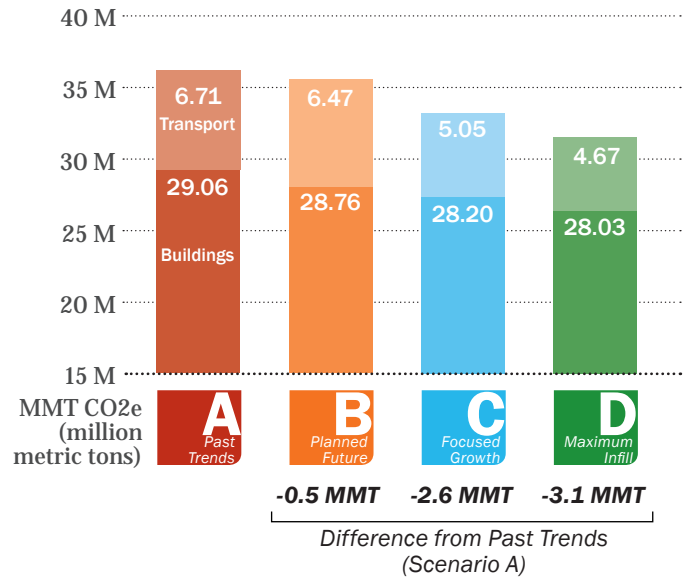


# Greenhouse Gas Emissions Summary

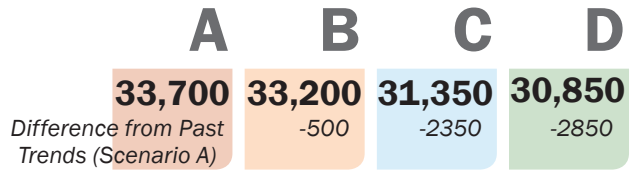
Combined transportation and building sector impacts provide the most complete picture of the greenhouse gas emissions of the varying futures presented by the insight2050 scenarios. Passenger vehicle transportation, along with residential and commercial building energy use, currently account for over half of total carbon emissions in Central Ohio. Land use and transportation planning in the region, in conjunction with state and federal policies in regulating energy emissions and efficiency, will play a role in reducing greenhouse gas (GHG) emissions.

Total GHG emissions – including those from passenger vehicles, and emissions associated with residential and commercial building energy consumption – vary across the scenarios due to their differences in land use patterns. In 2050, Past Trends, with the highest proportion of growth occurring as Standard suburban development, would produce about 36 million metric tons (MMT) of annual GHG emissions from buildings and transportation, the highest among the scenarios. Emissions decrease as land use patterns become more compact: in comparison to Past Trends, Planned Future results in 2% lower annual emissions; Focused Growth results in 7% lower emissions, and Maximum Infill results in 9% lower emissions. For Focused Growth, the reduction is equal to the annual GHG emissions of 600,000 cars on Central Ohio roads; for Maximum Infill the reduction is the equivalent of the yearly emissions from 730,000 cars.

## Annual Transportation and Building Energy GHG Emissions in 2050 (MMT CO<sub>2</sub>e)



## Annual Transportation and Building Energy GHG Emissions per Capita (lbs CO<sub>2</sub>e)



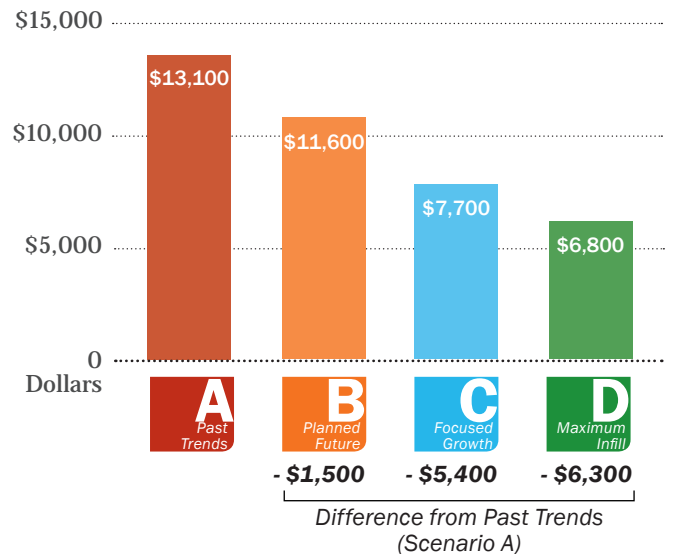


## Household Costs Summary

The total cost burden for the insight2050 scenarios varies along with their land patterns and resource consumption. Infrastructure costs to serve new development and its associated travel demand, as well as household transportation, energy, and water costs, are higher in scenarios with greater land consumption, higher VMT, and building programs that rely more on larger-lot single family construction.

Breaking costs down to the household level exposes the impact of land use and policy choices on Central Ohio households: by 2050, the Past Trends scenario would cost the average new household about \$13,000 in expenditures associated with driving and residential energy and water use per year. By comparison, Planned Future would cost about \$1,500 less; Focused Growth would cost about \$5,400 less; and the Maximum Infill scenario would cost nearly \$6,300 less per year. Over time, the differences in annual expenditures would amount to a significant sum for each household – money that could instead be applied to a home mortgage or other living expenses. Collectively to 2050, household spending amounts to \$94 billion in the Past Trends scenario. By comparison, Planned Future would cost \$10.5 billion less; Focused Growth would cost \$39 billion less; and Maximum Infill would cost \$46 billion less.

### Annual Household Costs per New Household in 2050 (2014 dollars)



# Appendix A: RapidFire Inputs and Outputs Catalog

## RapidFire Model Output Metrics and Input Assumptions

### Summary of Output Metrics

<p><i>Land Consumption</i></p> <ul style="list-style-type: none"> <li>Land Consumed (square miles)</li> </ul>	<p><i>Fiscal Impacts</i></p> <ul style="list-style-type: none"> <li>Capital Costs for local infrastructure to serve new development (\$)</li> <li>Operations and Maintenance Costs to provide ongoing services for new development (\$)</li> <li>Revenues associated with new residential and commercial development (\$)</li> </ul>
<p><i>Transportation System Impacts and Emissions</i></p> <ul style="list-style-type: none"> <li>Vehicle Miles Traveled (VMT) (miles)</li> <li>Fuel Consumed (gal)</li> <li>Fuel Cost (\$)</li> <li>Transportation Electricity Consumed* (kWh)</li> <li>Transportation Electricity Cost* (\$)</li> <li>Transportation Electricity CO<sub>2</sub>e Emissions* (MMT)</li> <li>ICE Fuel Combustion CO<sub>2</sub>e Emissions (MMT)</li> <li>ICE Full Fuel Lifecycle CO<sub>2</sub>e Emissions* (MMT)</li> <li>Criteria Pollutant Emissions (tons)</li> </ul> <p><i>Public Health Impacts Related to Transportation Emissions</i></p> <ul style="list-style-type: none"> <li>Respiratory and Cardiovascular Health Incidences (#)</li> <li>Health Costs associated with Health Incidences (\$)</li> </ul>	<p><i>Building Energy, Cost, and Emissions</i></p> <ul style="list-style-type: none"> <li>Residential Energy Consumed (Btu)</li> <li>Commercial Energy Consumed (Btu)</li> <li>Total Energy Consumed (Btu)</li> <li>Residential Building CO<sub>2</sub>e Emissions (MMT)</li> <li>Commercial Building CO<sub>2</sub>e Emissions (MMT)</li> <li>Residential Energy Cost (\$)</li> <li>Building Water Use, Cost, and Emissions</li> <li>Water Consumed (AF)</li> <li>Water Cost (\$)</li> </ul>

### Summary of Input Assumptions

<p><i>Demographics</i></p> <ul style="list-style-type: none"> <li>Baseline population and population growth</li> <li>Baseline households and household growth</li> <li>Baseline housing units and housing unit growth</li> <li>Baseline non-farm jobs and job growth</li> </ul>	<p><i>Scenarios</i></p> <ul style="list-style-type: none"> <li>Place type proportions for each scenario and time period</li> <li>Housing unit composition for each place type</li> </ul>
<p><i>Fiscal Impacts</i></p> <ul style="list-style-type: none"> <li>Per-unit capital cost assumptions to provide local roads, sewer, and water facilities for new development, by building type and place type</li> <li>Per-unit operations and maintenance cost assumptions to provide ongoing services to new development, by building type and place type</li> </ul>	<p><i>Land Consumption</i></p> <ul style="list-style-type: none"> <li>Percent greenfield vs. infill/greyfield/brownfield growth for each place type and scenario</li> <li>Residential and employment densities by building type, place type, and scenario</li> </ul>

## Summary of Input Assumptions [continued]

<p><i>Vehicle Miles Traveled (VMT)</i></p> <ul style="list-style-type: none"> <li>• Baseline Per Capita Light Duty Vehicle (LDV) VMT</li> <li>• VMT adjustment factors by place type and scenario for growth increment population</li> <li>• VMT escalation and deceleration rates for the baseline environment population</li> <li>• Elasticity of VMT with respect to driving costs per mile*</li> </ul>	<p><i>Vehicle Fuel Economy and Cost</i></p> <ul style="list-style-type: none"> <li>• Baseline fuel economy for total fleet, internal combustion engine vehicles alone*, and alternative/electric vehicles alone*</li> <li>• Fuel economy in horizon years for total fleet, internal combustion engine vehicles alone*, and alternative/electric vehicles alone*</li> <li>• Elasticity of fuel economy with respect to fuel cost*</li> </ul>
<p><i>Transportation Emissions</i></p> <ul style="list-style-type: none"> <li>• Baseline fuel emissions, combustion (tank-to-wheel) for total fleet, internal combustion engine vehicles alone*, and alternative/electric vehicles alone*</li> <li>• Baseline fuel emissions, full lifecycle (well-to-wheel)* for total fleet, internal combustion engine vehicles alone, and alternative/electric vehicles alone</li> <li>• Percent gasoline vs. diesel in liquid fuel mix*</li> <li>• Composition of gasoline and diesel fuel mix*</li> <li>• Criteria pollutant emissions per mile traveled</li> </ul>	<p><i>Public Health Impacts Related to Transportation Emissions</i></p> <ul style="list-style-type: none"> <li>• Health incidences per ton of pollutant</li> <li>• Health costs per ton of pollutant</li> </ul> <p><i>Building Energy Emissions</i></p> <ul style="list-style-type: none"> <li>• Electricity generation emissions (lbs/kWh)</li> <li>• Natural gas combustion emissions (lbs/therm)</li> <li>• Electricity generation emissions in horizon years (lbs/kWh)</li> <li>• Natural gas combustion emissions in horizon years (lbs/therm)</li> </ul>
<p><i>Residential Building Energy Use &amp; Price</i></p> <ul style="list-style-type: none"> <li>• Baseline average annual energy use per unit for base/existing population</li> <li>• Annual energy use by building type</li> <li>• New efficiency factor for new units of the growth increment</li> <li>• Upgrade efficiency factor for base/existing housing stock</li> <li>• Baseline residential electricity and natural gas prices</li> <li>• Residential electricity and natural gas prices in horizon years</li> <li>• Residential gas price in horizon years</li> </ul>	<p><i>Commercial Building Energy Use &amp; Price</i></p> <ul style="list-style-type: none"> <li>• Non-farm job proportion by floorspace-type category</li> <li>• Floorspace per employee by category for each place type</li> <li>• Baseline average annual energy use per square foot for base/existing commercial space</li> <li>• Annual baseline energy use for new commercial space</li> <li>• New efficiency factor for new floorspace of the growth increment</li> <li>• Upgrade efficiency factor for base/existing commercial space</li> <li>• Baseline commercial electricity and natural gas prices</li> <li>• Commercial electricity and natural gas prices in horizon years</li> </ul>
<p><i>Residential Building Water Use</i></p> <ul style="list-style-type: none"> <li>• Baseline per capita indoor water demand by building type</li> <li>• Baseline per-unit outdoor water demand by building type</li> <li>• New residential water efficiency (% reduction from baseline)</li> <li>• Upgrade efficiency factor for base/existing housing stock</li> <li>• Baseline water price (\$/acre foot)</li> <li>• Water price in horizon years (\$/acre foot)</li> </ul>	<p><i>Residential Water-Related Energy Use and Emissions</i></p> <ul style="list-style-type: none"> <li>• Average water energy proxy (electricity required per million gallons water used)*</li> </ul>

\* RapidFire input or output not applied or analyzed as part of this process.

# Appendix B: Central Ohio RapidFire Technical Assumptions

<b>Transportation</b>	
Fuel economy	On-road passenger vehicle average: 20.7 mpg estimated based on MORPC regional vehicle mix and EIA average performance for light-duty vehicles (short/long wheelbase, including cars and light trucks) for 2012.
Fuel price	\$5 per gallon (2014 dollars)
Auto operating cost	\$0.63 per mile (2014 dollars), including ownership and maintenance. AAA Your Driving Costs 2013 data, including depreciation, insurance, finance charges, maintenance, and tires.
Transportation fuel emissions	19.9 lbs carbon dioxide equivalent (CO <sub>2</sub> e) per gallon, statewide average
<b>Buildings</b>	
Baseline energy use of buildings	<p>Energy Information Administration (EIA) Residential Energy Consumption Survey 2009 average annual energy use per housing unit by type for East North Central Region.</p> <ul style="list-style-type: none"> <li>Rural lot single family: 11,980 kWh; 970 therms</li> <li>Larger lot single family: 11,980 kWh; 970 therms</li> <li>Smaller lot single family: 11,980 kWh; 970 therms</li> <li>Townhome: 8,035 kWh; 750 therms</li> <li>Multifamily: 6,550 kWh; 650 therms.</li> </ul> <p>Commercial energy use: baseline averages by sector estimated based on EIA Commercial Buildings Energy Consumption Survey data, 2003 (published 2006) and job sector/floorspace distribution among categories.</p> <ul style="list-style-type: none"> <li>Retail: 21.9 kWh/sf; 0.86 therms</li> <li>Office: 18.2 kWh/sf; 0.43 therms</li> <li>Warehouse: 10.9 kWh/sf; 0.30 therms</li> <li>Civic/Institutional: 20.3 kWh/sf; 0.68 therms</li> </ul>
Electricity price	\$0.12 per kWh, EIA state average.
Natural gas price	\$0.85 per therm, EIA state average.
Baseline residential water use	<p>Annual baseline estimate from Ohio EPA Water + Wastewater survey: 0.26 AF. Use for new units estimated on per-capita indoor estimates and estimated outdoor irrigation needs.</p> <ul style="list-style-type: none"> <li>Rural lot single family: 0.32 AF</li> <li>Larger lot single family: 0.27 AF</li> <li>Smaller lot single family: 0.19 AF</li> <li>Townhome: 0.18 AF</li> <li>Multifamily: 0.15 AF</li> </ul>
Water price	\$2,960 per AF. From Ohio EPA Water + Wastewater cost survey. Regional composite rates cover drinker water and wastewater.
<b>Energy Emissions</b>	
Electricity emissions	Average rate for carbon dioxide equivalent (CO <sub>2</sub> e) from EIA 2012 Summary Statistics for Ohio: 2.09 lbs/kWh.
Natural gas emissions	Static rate based on carbon content: 11.7 lbs/therm.

# Appendix C: insight2050 Committees

## Steering Committee

Mark Barbash	Finance Fund
Trudy Bartley	PACT Neighborhood
Chris Bauserman	Delaware County Engineer's Office
Marilyn Brown	Franklin County Commissioner
Shawna Davis	Ohio Health
Tom Goodney	Educational Service Center of Central Ohio
Bill Greenlee	ROI Realty
Bill Habig	Raccoon Valley Partners, LLC
Tracy Hatmaker	Prairie Township
Charles Hillman	Columbus Metropolitan Housing Authority
Jim Hilz	Building Industry Association of Central Ohio
Doug Kridler	Columbus Foundation
Mitch Lynd	Lynd Fruit Farms
Glenn Marzluf	Del-Co Water Company, Inc.
Holly Mattei	Fairfield County Regional Planning Commission
Linda Mauger	OSU, Office of Geriatrics and Gerontology
Keith Myers	OSU, Office of Administration & Planning
Mike Pannell	Franklin County Emergency Management and Homeland Security
Torrance Richardson	Columbus Regional Airport Authority
Jim Schimmer	Franklin County Economic Development
Ike Stage	City of Grove City
Laura Swanson	Columbus Appartment Association
Krystina Schaefer	Public Utilities Commission of Ohio
Guy Worley	Columbus Downtown Development Corporation
Jerry Newton	Licking County Planning Commission
Nathan Wymer	Nationwide Insurance
David Efland	City of Delaware

## Executive Committee

Terry Foegler	City of Dublin
Kenny McDonald	Columbus 2020
William Murdock	Mid-Ohio Regional Planning Commission
Vince Papsidero	City of Columbus
Eric Phillips	Union County-Marysville, Economic Development Partnership
Yaromir Steiner, Chair	Steiner + Associates
Curtis Stitt	Central Ohio Transit Authority

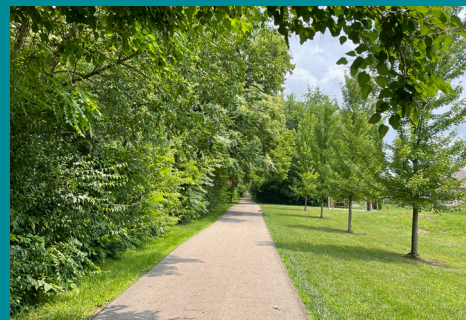




*communities of Licking County*

# FRAMEWORK

shaping tomorrow together









# FRAMEWORK

## A UNIQUE COMMUNITY OPPORTUNITY



September 2023

Dear Community Members-

The Thomas J. Evans Foundation has had the unique opportunity of serving as the neutral convener of FRAMEWORK, an unprecedented public-private partnership undertaken by 15 Licking County jurisdictions, including county government, 6 business partners, and several listening partners. The jurisdictions represented on the Leadership Group are those that will likely be most immediately impacted by the anticipated growth in western Licking County. While this was the geographic focus, the policies, programs, and procedures recommended by FRAMEWORK can be applied to all jurisdictions within Licking County.

The purpose of the effort was to produce an inspiring and collaborative vision addressing economics, land use, character of place, transportation, housing, and other topics within Licking County with the final report informing specific community planning and development decisions going forward.

Eight generations of my family have lived and worked in Licking County since 1836. From the day of the Intel announcement on January 21, 2022, I have wanted to be of help in any way I can to make sure our communities are proactive to ensure that we enjoy living, working, and raising our families for generations to come. Licking County has been experiencing growth for decades but the Intel announcement created both excitement and a time of great uncertainty—on many levels—throughout our county.

The publication of FRAMEWORK is just the start. In this report you will find best practices to implement within individual comprehensive plans and zoning codes to reflect our desired outcomes, plans to increase our capacity to respond to and ensure jurisdictions benefit from growth, tools to bring fiscal resources to our communities and new ideas to harness our collective vision and translate it into actionable steps. We must think in strategic ways about growth - understanding both the economics and the impact it has on our sense of community.



## FRAMEWORK

### A UNIQUE COMMUNITY OPPORTUNITY

FRAMEWORK was a voluntary activity. Individuals chose to participate. We will have to choose to implement recommendations going forward. It will require continued collaboration and communication to ensure our community benefits from the work invested to date.

On behalf of the Evans Foundation, we would like to express our gratitude for the opportunity to serve as the neutral convener of this effort. We are grateful for the confidence the Licking County communities, the Leadership Group, and numerous external stakeholders have expressed to us during our journey over the past eighteen months. We thank each of the more than 4,000 individuals, corporations, and organizations who took their time to attend our public input sessions, participated online, or supported our effort in multiple other ways. Your involvement has helped arm our elected officials with information about your values and priorities as well as how the future of our communities should be shaped.

This initiative has quickly become a model for the State of Ohio. As a result of the incredible collaborative spirit of the participating jurisdictions and stakeholders and the extensive public input we have gained the support of Governor Mike DeWine and Lt. Governor Jon Husted and state agencies.

We have all leaned into this opportunity with great support from each other. It has been an educational and collaborative experience and one that has been fair and civil from the start. It has also been a heavy lift for the foundation. We have a very small staff and there is no way it could have happened without the unending and diligent work of Jennifer Roberts, Executive Director and Megan Evans, Assistant Director of the foundation. We all owe a debt of gratitude to this team. I also thank Jamie Greene, Principal of Planning NEXT and his amazing team for all their great work. They have been top rate.

This is an extremely important time within our county, and it will be important for all of us to work together and learn to work and think differently as we move forward. We hope that the FRAMEWORK effort will prove that we can come together to create positive change for our county...and make a great place even greater.

Most sincerely,



Sarah R. Wallace, Chair of the Board  
The Thomas J. Evans Foundation

# FRAMEWORK

## A UNIQUE COMMUNITY OPPORTUNITY



### Dear Licking County Residents,

When we assumed our roles as elected officials representing individual jurisdictions throughout Licking County we had no idea what the future held. We knew we cared deeply about our communities and believed we could provide strong leadership.

January 21, 2022, the day of the Intel announcement, our journey changed dramatically. While we were already experiencing significant growth in our county we became the focus of a global audience in ways we have not previously experienced.

The past year has been historic, coming together as 15 individual jurisdictions, working to launch a unified planned effort with unprecedented public engagement. We have chosen to work together to ensure there is continuity between townships, municipalities and county agencies and it is really exciting to know that we can all sit at the same table and have unified, productive discussions for a visionary approach for Licking County. That is not to say that we all agree on everything, but we are aligned on living and working in great places.

FRAMEWORK is a resource to help local governments address conservation and development in their communities. It is not a binding document, rather, it is an important guide that includes public input and technical analysis. It should be utilized to empower local jurisdictions to make informed decisions.

Additionally, what has really happened here is the networking between leaders getting to know each other, learning together, and exchanging information. We are now able to reach out to each other in times of need when we are grappling with issues that affect contiguous jurisdictions as well as our public schools. Continuous collaboration will be beneficial to all parties as we work to ensure collective success for the future.

Our commitment is to continue to collaborate and move forward into a year of implementation where we take the 14 FRAMEWORK Principles and utilize the planning tools presented in FRAMEWORK to shape development in a manner that truly reflects the desires of the citizens in our jurisdictions. It is our goal to have all communities benefit from growth while conserving the essence of what makes Licking County a great place to live, work, and play.

---

We know we have a great deal of work before us to leverage the technical content and recommendations resulting from FRAMEWORK. We are excited to continue to work collaboratively to ensure we are all proud of the places we call home over the next 5, 10, 20 years.

Together we all can accomplish more,

Bryn Bird,  
Granville Township Trustee

Mark Van Buren,  
Harrison Township Trustee

Dan Wetzel,  
Jersey Township Trustee

Bill Bogantz,  
Liberty Township Trustee

Troy Hendren,  
Monroe Township Trustee

Randy Almendinger,  
St. Albans Township Trustee

Jeff Sharps,  
Union Township Trustee

Jim Jasper,  
Village of Alexandria Mayor

Melissa Hartfield,  
Village of Granville Mayor

Jim Layton,  
Village of Hebron Mayor

Mark Johns,  
City of Heath Mayor

Sean Staneart,  
City of Johnstown Acting City  
Manager

Jeff Hall,  
City of Newark Mayor

Mike Compton,  
City of Pataskala Mayor

Tim Bubb,  
Licking County Commissioner

## **Resolution of Acceptance of the FRAMEWORK Final Report**

WHEREAS FRAMEWORK was established with the essential purpose of providing an inspiring resource to assist local jurisdictions in making informed planning, conservation and development decisions, and

WHEREAS Licking County continues to experience unprecedented growth pressure emanating from an expanding metropolitan region and triggered by continued new development, and

WHEREAS (insert community name) recognizes the need to proactively manage our land resources, including conservation and new growth, while maximizing development opportunities, and minimizing resulting adverse impacts, and

WHEREAS (insert community name) agreed to support and participate in the FRAMEWORK planning process, and

WHEREAS (insert community name) participated on the Leadership Group, and

WHEREAS (insert community name) supports the ongoing participation in jointly managing the unprecedented growth expected in Licking County, and

NOW THEREFORE, (insert community name) acknowledges the following:

- To accept the FRAMEWORK final report as presented, and
- To acknowledge that we are experiencing rapid growth in our community and in order to shape our future we must collaborate, communicate, think and work differently, and
- To be mindful of the FRAMEWORK Principles that resulted from extensive public input, as local decisions are being considered, and
- To utilize the FRAMEWORK report in establishing priorities for (insert community name) that will help achieve the vision defined by public input.





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# CHAPTER 1 Introduction

# Introduction

**FRAMEWORK was launched in 2022 to produce a collaborative vision among local jurisdictions, addressing economics, land use, character of place, and more.**

The FRAMEWORK process was unprecedented in that it brought 14 jurisdictions and the Licking County Government, hundreds of stakeholders, and thousands of residents together to develop a strategic approach to managing change in their communities. FRAMEWORK serves as a guide for decision makers and the community regarding future development and quality of life. It is both comprehensive – taking a long-term view of a broad range of topics – and strategic – serving as an action plan to move communities forward. FRAMEWORK is organized to be user friendly and builds a story that reflects the consensus-based vision.

## Organization of the Report

Following this chapter, the FRAMEWORK report is comprised of the following chapters.

### Executive Summary

The Executive Summary presents the context that led to undertaking the FRAMEWORK process, including the reasons for initiating FRAMEWORK, the leadership and resources that supported the process, and an overview of implementation.

### How Did We Engage?

The Planning Process underlies that FRAMEWORK is an iterative process, one that collects and tests insight in different forms throughout the process, built on significant leadership, stakeholder, and public engagement. This chapter summarizes that process, including an overview of the analysis and the resulting findings that provided context for drafting FRAMEWORK, and a list of the participants.

### How Will We Grow?

Understanding the near-term future relative to development and growth provides the critical physical context for weighing options and their implications in the study area. This chapter introduces the study area and provides a description of all 14 local communities, detailed characteristics and analysis of the study area, maps documenting the analysis, and the Conservation and Development Map, principles, and character types that provide a roadmap for informing future growth and development decisions.



### **What Are the Economics of Planning?**

Economic development and housing considerations that underlie FRAMEWORK are a critical piece of this process. This chapter documents and assesses the state of the housing market and the economic climate.

### **How Does Infrastructure Impact Planning?**

The availability of supporting infrastructure is addressed in this chapter, reflecting constraints, opportunities, and influences for future development and growth.

### **What Should We Do?**

Key to long-term success of FRAMEWORK is a focus on implementation. This chapter presents action priorities that could be undertaken by individual jurisdictions, a plan for reporting, monitoring, and evaluating success, and a structure for annual dialogue among the 14 participating jurisdictions and the county.

### **Appendix**

The Appendix includes a glossary, a list of all participants and jurisdictions, and documentation developed during the FRAMEWORK process.

### **Additional Documents**

Additional documents developed during the FRAMEWORK process can be found on the project website at [frameworklc.org/resources](http://frameworklc.org/resources), specifically: the case studies of relevant communities facing similar growth pressure, summary documentation of public participation, and the Baseline Findings Report.

### **Point of Contact**

The point of contact for FRAMEWORK in the first year after adoption is the Thomas J. Evans Foundation, that will continue to act as the neutral convener. Following the first year, the participating jurisdictions will decide how to move forward with FRAMEWORK.



A map of Licking County, Ohio, showing various communities and their boundaries. The map is overlaid with a semi-transparent teal color. A white rectangular box is positioned in the upper-left quadrant of the map, containing the chapter title. The communities labeled on the map include Monroe, Liberty, Johnstown, Alexandria, Granville, St. Albans, Jersey, Newark, Pataskala, Harrison, Heath, Union, and Hebron. Major roads like US-161, US-70, and US-16 are also visible.

## CHAPTER 2 Executive Summary

## Call to Action



Immediately following Intel’s announcement of its \$20 billion investment in Licking County, local leaders gathered to organize themselves to prepare for the opportunities, challenges, and the unknown. While Central Ohio and Licking County had been growing, Intel and associated development represented an unprecedented magnitude of growth with an aggressive timeline. With the leadership of the Thomas J. Evans Foundation, 15 Licking County local governments agreed to collaborate on an aligned approach to shaping the future. They were supported by a local cohort of businesses and organizations. The 15 local governments became known as the Leadership Group and their focus was to create a collaborative and aligned development approach for the 264 square mile study area.

The Leadership Group met monthly for a year and a half. Early on, they expressed the importance of a process that included insight from anyone who cared about this study area to have multiple opportunities to participate. This included the public as well as organizational stakeholders. Solid technical research to understand the current conditions and potential trends was also important to the Leadership Group. Ultimately, the Leadership Group desired insight and new tools to integrate into their individual policy and regulatory responsibilities. The process delivered just that through interactive monthly meetings, extensive public input, and the recommendations that are reflected in FRAMEWORK.

### Managing Development

Prior to the announcement, many of the participating jurisdictions experienced a low volume of development activity and therefore had little need for enhanced land use and development tools. It became obvious that the magnitude, complexity, and pace of anticipated growth would require more strategic approaches. It is critical to note, in addition to policy challenges, all the jurisdictions are understaffed—with some not staffed at all—to meet the opportunities and challenges. Many jurisdictions also rely on the county to for certain permitting processes, such as building permits. There has been and will continue to be pressure on the elected and appointed officials to manage growth. Impressively, the elected officials participating in the FRAMEWORK process have “leaned in” to the uncertainty and unfamiliarity with curiosity and resolve.

*Continued*



## Call to Action



It is important to note that these local governments participated voluntarily. They saw value in collaboration and committed resources. They understood FRAMEWORK would not replace their authority to legally manage land use in their jurisdiction. FRAMEWORK's purpose is to be: ***An inspiring resource to assist local jurisdictions to make more informed planning, conservation and development decisions.*** Nothing like this has ever taken place in Licking County.

### A Need for Collaboration

Years before the Intel announcement, the conditions were set for significant economic development in this general area, especially as economic growth extended throughout the Columbus metropolitan area. Licking County has benefited from significant job growth of quality, in-demand jobs. Intel will be joining global businesses like Amgen, Meta, Google, Amazon, Microsoft, and businesses located on the Central Ohio Aerospace and Technology Center campus. This growth combined with the Intel investment in Licking County at their Ohio One site (which is anticipated to grow from \$20 billion to \$100 billion) served as a catalyst for this collaborative planning effort.

### This is a Big Area

The study area is 264 square miles. Licking County is 687 square miles. For comparison, the City of Columbus is 223 square miles, which accommodates a population of over 900,000 people. The study area is big and could accommodate a significant amount of development. No projections suggest anything close to this magnitude, however this means it is easy to be less intentional with the consequential decisions. FRAMEWORK's conservation and development approach emphasizes efficient use of land resources, a finite resource.

The study area was identified with an interest in capturing the main transportation corridors, like State Routes (SR) 161, 16, 62, and 37, and those jurisdictions likely to be most immediately impacted by the effects of Intel and associated growth. The participating jurisdictions included Licking County, four cities, three villages, and seven townships.

## What is FRAMEWORK?

FRAMEWORK is a consensus-based, multi-jurisdictional document that provides guidance and suggestions about the ways in which individual units of local government may cooperatively guide future growth and development consistent with a joint vision of the future.

FRAMEWORK is not a comprehensive plan nor is it a land use plan. It is not regulatory. It is a strategic policy document that provides guidance reflecting the insight and support of the 26-member Leadership Group representing all 15 participating jurisdictions.

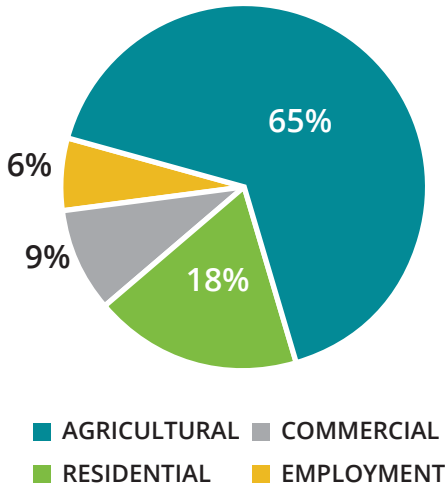
FRAMEWORK is a framework, a guide, a set of best practices, a set of recommended policies, and a tool that can be leveraged by local communities and the county to better plan and manage the future.

FRAMEWORK should be adopted by all jurisdictions as guidance as agreed to at the beginning of the FRAMEWORK process. It can inform and be a reference for the public, property owners, and the development, agricultural, and conservation communities.



# What Did We Learn?

ZONING TYPES



The best planning initiatives—those that get implemented—are built on two key inputs: technical analysis of conditions and trends; and insight and intuition from diverse voices in the community. FRAMEWORK had both.

### Existing Conditions and Trends

The land use in the study area is predominantly agricultural, which accounts for 55% of the land, but with another 30% residential. Commercial uses are limited to about 6% of the study area and employment uses occupy 4%. From a zoning perspective, 65% of the study area is zoned for agriculture (which permits residential), with 18% specifically zoned for residential uses. Commercial zoning is about 9% and zoning that supports employment uses (industrial, logistics, etc.) another 6%, both reflecting excess capacity in terms of available, zoned land.

Licking County has outstanding natural assets, such as woodlands, floodplains, and conserved properties, that comprise 28% of its land area. Based on analysis conducted for this project, the area has about 38% of available land that could accommodate new development, approximately 63,000 acres.

The study area serves as the economic engine of Licking County, as it contains the majority of the population, housing, and jobs. Current housing forecasts project that the county could attract nearly 10,000 new housing units over the next ten years.

Based on current densities within individual jurisdictions, which are as low as one home per 20 acres, the short-term forecast noted above would occupy one-third of available land. Given the low-density pattern to date and without any efforts to concentrate that residential development, an even more extensive amount of farmland would be impacted. **This clearly demonstrates that past practices when applied to this new growth pressure are not sustainable if there remains a desire to maintain a rural landscape and working farms.**



## Community Engagement

A significant effort was made to make sure engaging in FRAMEWORK was a choice for anyone who lived, worked, owned a business, owned land, etc. in the study area. This included efforts such as targeted email campaigns, speaking at events, and printed material. Over 4,000 people participated—online and in-person—and contributed over 10,000 pieces of content. That content—ideas on the future, insights on specific communities, and answers to critical questions—informed the progress of an iterative process. One of the most significant contributions was nearly 2,000 first round ideas that were distilled into 14 principle statements.

The 14 principles serve as the bedrock of community priorities going forward. The principles are “statements of intent” that express values on how and where development should take place. Community sentiments used to create the statements included: preference for improved, authentic design; deliberate approach to conservation and environmental protection; interest in redevelopment and inward growth; consideration of mixed-use (including higher density) in strategic quantities; and more.

The community also provided important insight on areas in the study area that are special to them or areas that need some attention. They then applied recommended character types (see below) to areas that needed improvement.



## What Are We Going to Do? (approach to implementation)



FRAMEWORK emphasizes conservation and development and related physical aspects of infrastructure and transportation, as well as housing and economics. Implementation will take a different approach to managing the physical environment given the community values and research.

### More Than Use

Traditionally, public sector land use and development planning has emphasized use of the land. There is growing recognition of the importance of the quality of place—the three-dimensional aspects—and how it motivates investment and emotional attachment to place. Communities that create attractive and authentic places tend to be more competitive in many ways.

Licking County could distinguish itself from Central Ohio and the region by creating the culture, tools, and practices to ensure the design of quality places. In addition to traditional design standards, quality places require consideration of natural landscape, rural character, and opportunities for conservation. At its heart, good planning is about outcomes that positively impact people.

The Gallup organization conducts research on well-being. One of their elements on the Well-Being Index is focused on how people feel about where they live. It turns out that 20% of individual well-being is dependent upon how people feel about the quality of place where they live. That is a major priority of FRAMEWORK and why making a great place is so important. A fundamental question before the leaders of the community is, “What will this place look like in 10 to 20 years?” Looking like every other developed area of the region engenders no affection or pride. With the order of magnitude of investment—and expectations from the State of Ohio and many others in the region—this should be a carefully developed place. *This is the only way to make a great place.*

## Implementation Structure

FRAMEWORK has four major implementation components that will drive results that are deemed important to the community. They are intended to be used in an interrelated manner.

**Principles:** Fourteen statements of intent were distilled from the first round of engagement. They were tested with 100-plus stakeholders and the Leadership Group. The principles influenced the balance of the work. More importantly they will be touchstones for where and how development should take place in the future.

**Conservation and Development Map:** This map is intended to capture the sentiments of the principles in a geographic manner. It is intentionally labeled “Conservation and Development” to reflect the interest of first identifying the important natural assets before determining where growth should be directed. The map recommends a general pattern of conservation and development for the study area, with an emphasis on the next 10 years. Land consumption reflects a possible scenario of what could be developed based on current density and development patterns. This is not a land use map, rather a tool to convey the order of magnitude of potential growth.

The associated development pattern blends land uses to reflect general expectations regarding the direction that growth and development should take. Rural residential development focuses on available land. Conservation areas preserve the natural landscape, protect floodplains, and acknowledge conserved properties.

This is intended to be helpful to policy makers in establishing and managing conservation strategies and programs as development occurs. The map should be used in conjunction with the presented character types. It is important to note that changes in density and development practices can reduce the footprint, conserving additional agricultural land. In addition, implementation of transportation improvements will influence the pattern. Transportation improvements should be supportive but could also be disruptive without proper planning.

**Character Types:** A range of character types are provided which represent desirable places in the study area as well as aspirational places in other communities. Each type includes a description of character and intent; photos (preferred examples); a list of appropriate uses; physical attributes; building height range; building form attributes; street and block structure; transportation context; and open space forms. Individual communities can select the character types that are appropriate and integrate into their policies, zoning code, and development management practices. Managing character of development requires clear plans and rules (zoning); appropriate land (size, configurations, utilities, etc.); motivated and capable developers; willing sellers; and willing buyers/renters.

**Implementation Structure:** Inspiring action is the point of FRAMEWORK. Among other useful guidance provided is insight on the roles of local government, the role of collaboration, and a comprehensive outline of 70 best practices. The best practice information is organized by: Administration; Sustainability; Planning; Development Regulations; Conservation; Infrastructure and Transportation; Economic Development; Housing; Collaboration; and Education (K-12). It is the intention of FRAMEWORK that local governments can use this information—as well as other parts of this work—to review their current policies and practices and adapt and amend as needed.



# Implementation Opportunities and Challenges



The Leadership Group fostered a collaborative atmosphere while doing everything asked of them as part of FRAMEWORK in fulfilling their obligations to their communities. They carefully reviewed complex data, gave insight on the engagement approach, and gave shape to a comprehensive and collaborative strategy for implementation. However, this plan may not be enough to create the kind of community they desire and the kind of community that helps realize the potential economic development activity.

Even with the momentum FRAMEWORK has created, there are critical aspects of the development process outside the authority of local governments. This has the potential to significantly complicate FRAMEWORK's implementation.

**Provision of Public Utilities:** The lack of a predictable provision of water and sewer is the most significant challenge. The current situation is likely to disrupt the most competent local government planning policies, possibly altering rational and well-conceived proposed development patterns. It seems unlikely—at this writing—that a regional approach can be conceived much less implemented. Several local jurisdictions are working together on plans to coordinate their planning policies and utilities. The lack of regional cooperation may reduce anticipated economic benefits. Ohio EPA is presently considering “rapid” approval of package plants (25,000+ gallons/day). This could help expedite approval for some much-needed housing, however, it is a “band-aid” for a challenge that deserves a systemic approach. The enforcement of proper decommissioning of the plant is a significant concern for this short-term fix.

**Utilization of Economic Tools:** The State has a set of complicated tools that are applied differently to each type of local government. While the arsenal of available tools is wide-ranging, they need to be deployed in targeted ways to ensure the benefits are maximized. This often includes cooperative relationships with developers to ensure local governments are not inundated with the infrastructure costs that they are unable to accommodate without significant revenue increases. Good examples exist in Licking County that can modeled.

**Adequate Staff Capacity:** Many jurisdictions had staff sufficient to manage modest growth but are not adequately staffed to manage the expected increase in development that will follow the Intel announcement. What many of the jurisdictions are—and will be facing—represents a significant change in volume and complexity. Much is at risk and addressing staff capacity is paramount, including private development activities and the ability for a jurisdiction to benefit from growth. Providing more efficient local procedures to be responsive to developer expectations (and criticisms) are key to ensuring future development meets local expectations in terms of quality and design.

**Housing:** The Central Ohio housing market has been—and continues to be—challenged in terms of delivering housing units that meet the quantity and variety of products needed by current and future residents. It is especially acute for affordable and workforce housing. Licking County mirrors this condition. It is reported that in the last 10 years, for every residential unit built in the county four jobs were created. Of the county's workers, 28% commute 25+ miles each day. Even with the county's economic success, building permit data is trending significantly down. It appears the issues above (provision of utilities, economic tools, and staff capacity) are impeding efforts to bring more housing online anytime soon. At some point this could have negative consequences on the aspirations of FRAMEWORK.

**Transportation:** Getting to, through, and around the study area is a major focus of many. Several studies are underway. A County-Wide Thoroughfare Plan was completed recently. The county's Long Range Transportation Plan is scheduled to be complete in mid-2024. An ODOT-led workforce transit plan is underway (focused in eastern Franklin County and western Licking County). While improvements to the road network are planned, in design, or under construction, there have been only initial efforts to consider alternative forms, such as public transit. Concurrently, while the county benefits from some exceptional bike trails, more can be done to expand this mode to connect communities, employers, and recreational destinations. Transportation investments and land use policies must be integrated, including opportunities to create transit hub(s). There is a special opportunity we must capitalize on now.

While the above can be very difficult for local governments to navigate, the Leadership Group members are determined to do their part to fulfill their responsibilities in creating policies to shape solid communities. They need support from Licking County, the State of Ohio, and the Federal Government for all levels of government to realize the extraordinary potential.

# What Is Next?



## What Is Next?

To realize the aspirations of FRAMEWORK a comprehensive yet flexible set of recommendations are provided. The jurisdictions vary widely in respect to development pressure, planning and zoning, infrastructure, etc. The leaders of the jurisdictions will work with their colleagues and constituencies to integrate appropriate FRAMEWORK recommendations into their plans, policies, and practices. This is likely to require adapting and/or amending policies and practices.

### Spirit

Just as important as the technical aspect of moving forward is a community's attitude. Over 4,000 individuals contributed to the process. This included the public, subject matter experts, business and institutional leaders, non-profits, K-12 schools, state entities, and many more. The pervasive spirit was positive with a heavy dose of curiosity. This is not to say the spirit didn't include fear or frustration. It did. However, the spirit participants conveyed is noteworthy. Holding onto this—perhaps building on it—will be critical to effective implementation.

### Momentum

Not only has the Leadership Group expressed their intent to use FRAMEWORK to shape their policies, but they also decided to continue working together in the next 12 months. The group desires to continue to support each other and gain additional insight to fine-tune their local development policies and programs. Momentum is essential in unprecedented collaborations like FRAMEWORK and efforts have been made to continue advancing the work in the next 12 months. This is encouraging for communities who desire to make a great place.



A map of Ohio counties with a teal overlay. A white outline highlights a specific region in the western part of the state, including parts of Monroe, Liberty, St. Albans, Granville, Harrison, Union, and Pataskala counties. Major cities like Johnstown, Alexandria, Granville, Pataskala, and Hebron are labeled. Highway shields for 37, 161, 79, 16, 140, and 70 are visible. The text 'CHAPTER 3 How Did We Engage?' is overlaid in white.

## CHAPTER 3 How Did We Engage?

# Introduction

The Planning Process that underlies FRAMEWORK is an iterative one built on significant leadership, stakeholder, and public engagement. This chapter summarizes that process, including an overview of the analysis and the resulting findings that provided context for drafting FRAMEWORK, and a list of the participants.





# What Process Did We Follow?

## Baseline Trends

FRAMEWORK began in July 2022 with foundational work that included assessing current conditions to define and understand the planning baseline of the study area. The planning team reviewed comprehensive plans and zoning of the participating jurisdictions as well as surrounding jurisdictions to understand local growth policy. Additional technical research included a range of physical planning features, including existing land use, natural features and environmental constraints, population, housing, and economic conditions. A Baseline Trends Report was compiled to summarize the data and analysis.



# What Process Did We Follow?

## Engagement

Three rounds of engagement defined the process.

**Round 1: Gathering Insight.** Following the first phase of the process (getting oriented), the first round of engagement was held to gather insight from the public on how they were feeling about the future and what they thought was most important to Licking County as it planned for growth. The first round of engagement took place in fall 2022 and served as a basis for formulating initial policy direction, also building upon the baseline analysis. The result was a set of principles developed to inform FRAMEWORK and the remainder of the work.

**Round 2: Focusing on the Future.** The second round of public engagement was held in spring 2023 and continued to build upon the input received in the first round of engagement as well as information gathered from analysis. Members of the public were invited to share their ideas and thoughts on the current and future character of the study area. Using this input, the planning team was better able to understand and communicate what the public wanted to see as Licking County grows. The input from both rounds was then used to develop FRAMEWORK, including growth strategies, actions, and an implementation plan.

**Round 3: Testing FRAMEWORK.** The third and final round of public engagement was held in summer 2023 to test FRAMEWORK with the public and gather their reactions. Input from this round was used to refine and finalize the final report.







# What Did We Learn?

## Baseline

The 264 square miles that make up the FRAMEWORK study area occupies 38% of Licking County but contains 65% of the population, housing, and jobs in 2020—functioning as the county’s development and economic engine. Environmental constraints (floodplain, severe slope, conservation areas) have limited impact on the developability of land within the study area.

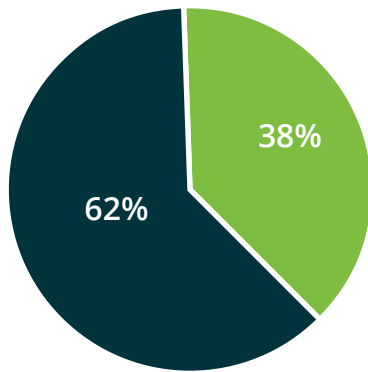
Licking County (and the study area) have traditionally benefited from modest population growth over the past 40 years, amounting to 1.17% annually. Intel and related development is expected to influence regional forecasts. The BIA of Central Ohio has forecast a need for 5,879 to 6,511 new housing units in Licking County to meet potential demand and 2,743 to 3,038 units of rental housing over the next 10 years.

A number of concurrent planning and engineering studies are underway in the county, including communities updating their comprehensive plans and studies assessing utility services, transportation improvements, and related plans.

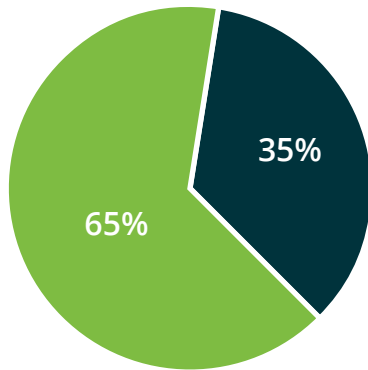
The extent of current and future utility service areas, and any major road improvements that may be proposed at the county level, will have a larger impact on development within the study area. A slight majority of the study area is comprised of agricultural uses (55%) reflecting the rural nature of the area.

Within the FRAMEWORK study area, development is generally concentrated in municipalities and villages, but large lot, lower density single-family homesites are scattered throughout the agricultural areas, consuming a significant amount of land. Industrial uses are concentrated in New Albany, Pataskala, downtown Newark, along SR 79 in Newark, Heath, and Hebron, and Etna Township, which is located south of the study area.

SHARE OF LAND



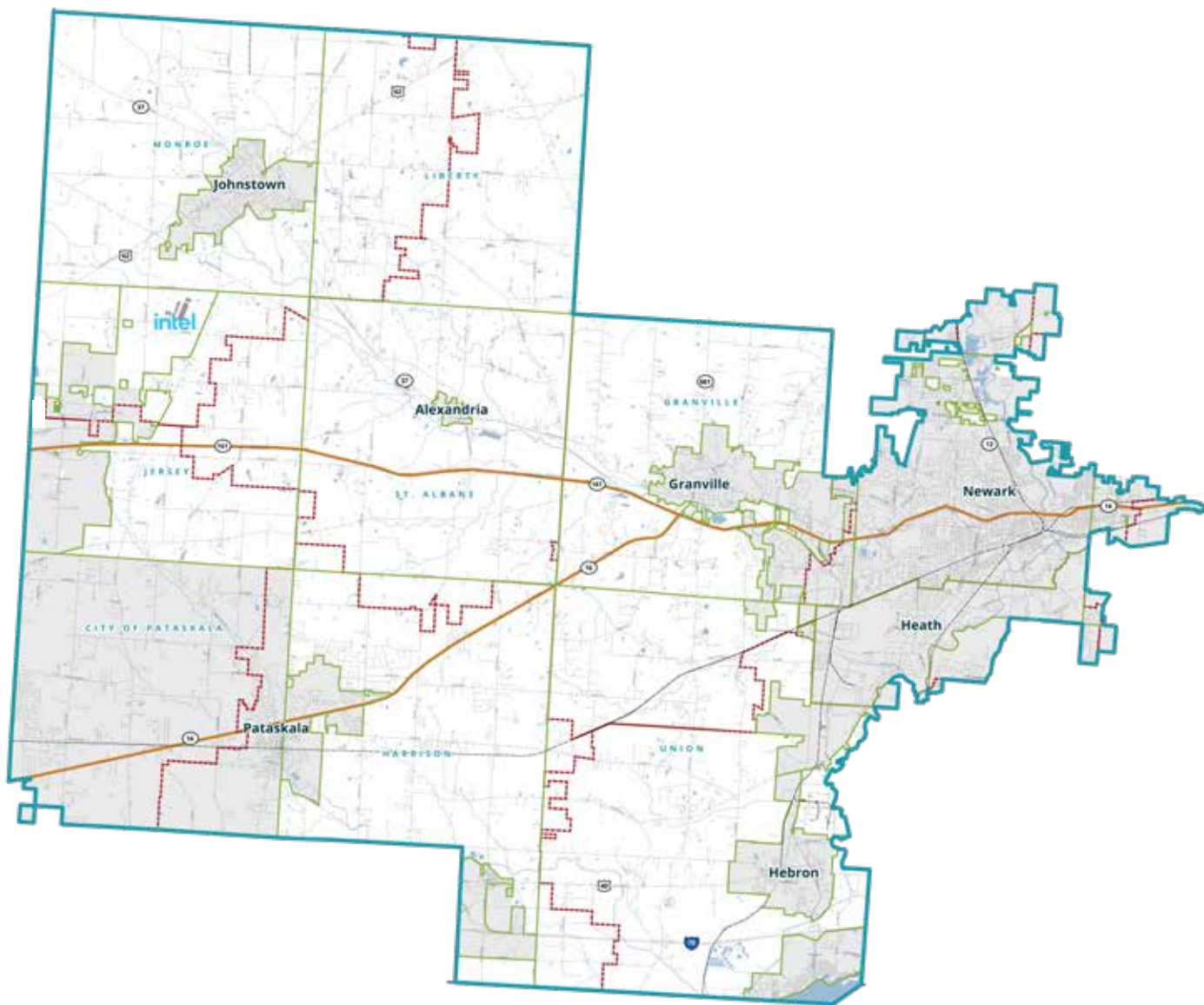
SHARE OF POPULATION, HOUSING, JOBS












■ STUDY AREA  
■ LICKING COUNTY

DATA SOURCE:  
U.S. CENSUS BUREAU





- |   |  |
|---|--|
|  Study Area               |  Building Footprint |
|  Involved Jurisdictions   |  Planning Corridor  |
|  Licking County           |  Roadway            |
|  Incorporated Area        |  Railroad           |
|  School District Boundary |  |

## Case Studies

Four case studies were prepared to highlight lessons learned from comparable communities and economic situations. The case studies were important to the process because they transfer knowledge that can inform local decisions regarding growth, development, and planning policies. The four cities that are the subject of the case studies were chosen with input from the Leadership Group due to their relevance to the situation of Licking County.

---

## Key Findings

All four city/county pairings in this case study experienced significant population growth after the introduction of their respective major corporations. However, each of the four experienced different developmental patterns.

**Hillsboro/Washington County in Oregon** had been largely agricultural before the opening of Intel in 1979. Today, the county's economy is dominated by the electronic sector. The county has seen inward focused, dense development as a result of strong transit investment and Oregon's Urban Growth Boundary policy.

**Chandler/Maricopa County in Arizona** saw a shift away from agriculture towards healthcare and social assistance, retail trade, and administrative services with the sector of professional, scientific, and technical services ranking sixth. Following the already established low-density, sprawl pattern of development in the greater Phoenix metro area, Chandler followed suit but eventually developed a buildup strip of downtown development.

**Round Rock/Williamson County in Texas** experienced a similar economic transition but did not see the same kind of dense development. New Dell employees pushed for downtown development combined with a more suburban character.

**Marysville/Union County in Ohio** remains largely rural, partly due to the fact that the Honda manufacturing plant is located six miles northwest of Marysville. The county economy is split between agriculture and industry, and density remains low despite substantial growth percentage-wise in the county.



Location	Company	Employees	Population 1980	Population 2020	% Growth	Persons/Sq Mile in 2020
Hillsboro, OR (Washington Cty)	Intel (1979)	22,000	27,644	106,477	285%	731/sq mile
Chandler, AZ (Maricopa Cty)	Intel (1980)	29,673	29,673	272,011	816%	415/sq mile
Round Rock, TX (Williamson Cty)	Dell (1994)	16,000	12,740	128,812	911%	373/sq mile
Marysville, OH (Union Cty)	Honda (1982)	4,200	7,403	25,571	245%	121/sq mile
Licking Cty, OH	Intel (2025)	3,000	120,981	178,519	48%	244/sq mile

# What Did We Learn?

## Case Studies

**Hillsboro, Oregon**  
**County: Washington County**  
**Business: Intel**

### Findings

Intel opened its first facility in the city in 1979 and has since grown to three campuses, currently employing 22,000 people and an investment of \$19.3B.

Hillsboro has expanded rapidly since the 1980s, augmented by the presence and substantial investment of Intel in the city and county.

Hillsboro's transition from an agriculturally based economy to a technology dominated environment with a dense development pattern was a result of strong urban planning and Oregon's state-mandated Urban Growth Boundary.

### Description

Hillsboro is the fifth largest city in the State of Oregon and is located on the west side of Portland. It is located within Washington County, the second largest county in the state. Density in Washington County in 2010 was 731 inhabitants per square mile, about three times as high as Licking County's 244 inhabitants per square mile, in the same year. The economy has historically been dominated by agriculture, lumbering, manufacturing, and food processing. Since the 1980s and 90s, the electronics industry has grown to dominate the county's economy with its largest player being Intel. Other notable companies with headquarters in Washington County included Nike, Leupold & Stevens, Columbia Sportswear, and Reser's Fine Foods. As of 2009, 58% of residents lived in a city, 36% outside a city but inside the urban growth boundary (UGB), and 6% resided in rural areas within the county. By contrast, in Licking County 62% of households fell within urbanized areas while 33% lived in rural areas.

### Intel

Intel opened its first facility in the city in 1979 and has since grown to four campuses in Washington County. It currently employs 22,000 people across the campuses and has invested about \$19.3B. Intel is Oregon's largest private-sector employer and has its largest concentration of employees in Washington County, with the majority living in Hillsboro. In April 2022, Intel opened a \$3 Billion factory expansion at its Ronler Acres Campus in Hillsboro, adding 270,000 square feet of manufacturing space.

### Growth Patterns

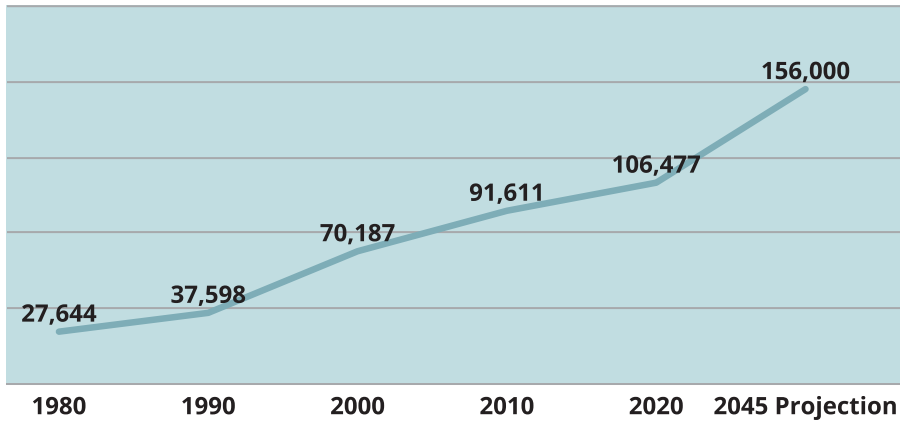
In 2020, Hillsboro was home to 106,447 people and covered a total area of 25.86 square miles. Washington County had a population of 603,514 in 2020. Hillsboro's population is expected to grow to 156,000 people by 2045, a 47% increase. Washington County has also grown significantly over time, adding 357,834 new residents since 1980, a 145% increase. As part of the Portland metro area, Hillsboro has benefited from a history of strong urban planning and transportation, including public transit in the form of trains, light rail and commuter rail that link to surrounding cities. Hillsboro is also serviced by the North Hillsboro Link, a shuttle service that provides employee transportation to the ever-expanding North Hillsboro Industrial Area.



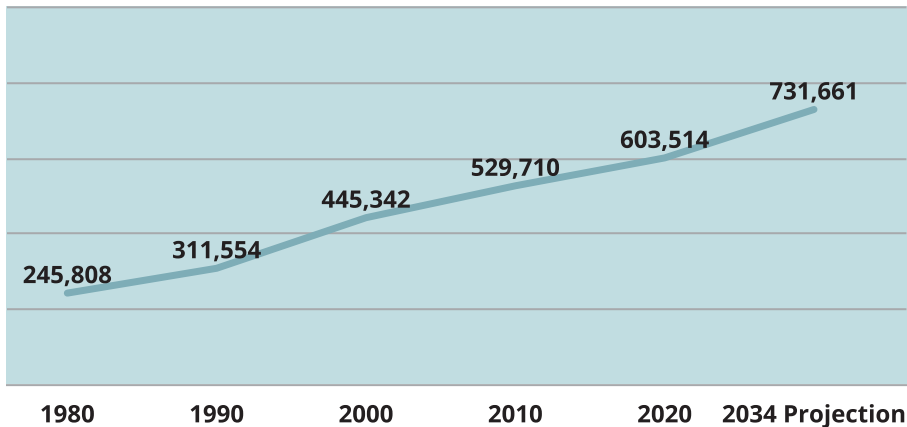
## Existing Conditions

Cities in the state of Oregon are required to establish an Urban Growth Boundary (UGB) to promote the efficient use of land. Hillsboro is part of the Portland metropolitan area's UGB which effects their growth and encourages thoughtful planning. Every six years, the Metro regional government prepares a 20-year forecast of the region's population and employment growth and adjusts the UGB, if necessary. Over 3,500 acres have been added to the UGB around Hillsboro since the late 1990s. The expansions were a result of the city successfully demonstrating that land inside the UGB could not reasonably accommodate Hillsboro's forecasted residential or employment growth needs.

### Hillsboro Growth Pattern (1980-2045)



### Washington County Growth Pattern (1980-2034)



# What Did We Learn?

## Case Studies

**Chandler, Arizona**  
**County: Maricopa County**  
**Business: Intel**

### Findings

Intel constructed its first facility in Chandler in 1980 and has grown to 12,000 employees and invested \$20B.

Maricopa County is the fastest growing county in the United States, with much of its population center in Phoenix and the adjacent suburbs.

Intel's investment helped to fuel the city's significant population growth. However, most of the growth in Chandler has followed a low-density, sprawling development pattern.

### Description

Chandler is located in the southeast portion of Greater Phoenix. As of 2020 the county population was 4,496,588 or about 62% of the state's total, with about a third of that population living in Phoenix. The population density is 415 per square mile, making it on average twice as dense as Licking County. The largest sectors in the county are healthcare and social services, retail trade, and administrative services. Professional, scientific, and technical services rank sixth. The 2010 census revealed that of the 1.64 million households in the county, 96.5% fell within urbanized areas while only 2.4% were qualified as rural.

### Intel

Intel constructed its first facility in Chandler in 1980, which helped to fuel the city's significant population growth. Intel has approximately 12,000 employees in Chandler and has invested approximately \$20B since 1996, currently investing \$450M annually. In 2019, Intel ranked eighth for largest employers, private or public, in Maricopa County.

### Future Investments

In September 2021, Intel broke ground on two leading-edge chip factories in Chandler, increasing capacity at its Ocotillo Campus through a \$20B investment that brought Intel's total Arizona investment to more than \$50B. In August 2022, Intel announced that it would devote up to \$30B into the same Ocotillo Campus in a joint investment with Brookfield.

### Growth Patterns

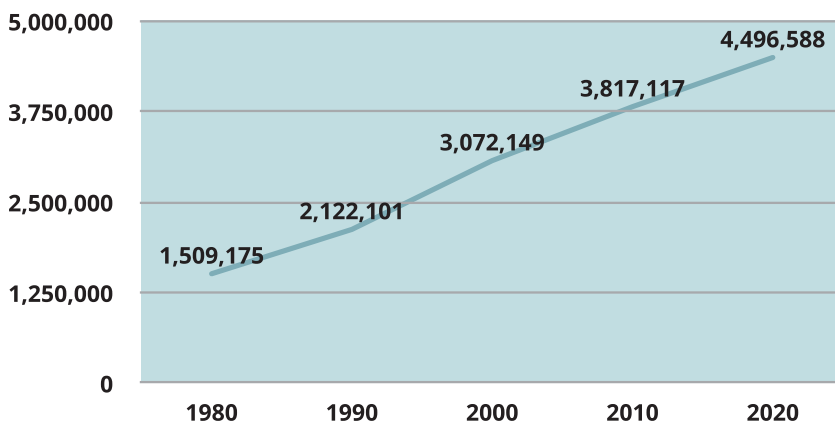
Between 1980 and 2020, Chandler added over 242,000 new residents, an increase of 816% over the 1980 population of 27,673. Neighboring cities like Gilbert and Mesa experienced a similar net growth in residents over the same period. In 2020, Chandler was home to 272,011 people while Maricopa County housed 4.497 million residents.

Maricopa is currently the fastest growing county in the US. The City of Chandler, which has developed rapidly since 1980, has grown into a largely auto centric environment with a low walkability score. It is important to note that the growth in Chandler is slowing compared to the 1980s and 1990s as the amount of developable land decreases.

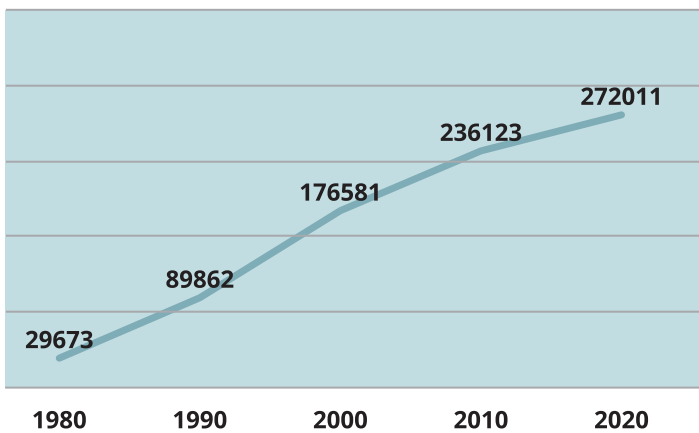
## Existing Conditions

The amount of developable land is decreasing, slowing the growth of the city. Chandler also has no annexation opportunities.

### Maricopa County Growth Pattern (1980-2030)



### Chandler Growth Pattern (1980-2020)



# What Did We Learn?

## Case Studies

**Round Rock, Texas**  
**County: Williamson County**  
**Business: Dell Computers**

### Findings

Dell established a new corporate campus in Round Rock in 1993, currently employing 16,000 people.

Round Rock, once a small suburb of Austin dominated by agriculture, has transformed into a rapidly growing city and competitive location for major tech companies.

The influx of employees has encouraged and supported some downtown development in a city that was previously a bedroom community and projections reflect expected continued strong growth.

### Description

Round Rock is the 31st largest city in Texas with a population of 128,812, located 15 miles north of Austin. It's the largest city in Williamson County, which housed 609,017 residents as of 2020. The county was an agrarian community for most of the 19th and 20th century, being the largest exporter of cotton in Texas. The introduction of Dell Computer and retail and healthcare sectors have transformed the economic landscape of Williamson County. Once a bedroom community, the county now hosts major retail and commercial developments, colleges, and hospitals, decreasing its dependence on Austin. Much of this development has occurred since 1999.

### Dell Computers

Dell initially announced that it would move the location of its world headquarters to Round Rock in 1993 and their campus opened in 1994. Today Dell employs 16,000 people and acts as a central player in the tech sector in Central Texas, generating annual revenues of more than \$90B. Dell and the City of Round Rock have a "Chapter 380" agreement that splits sales tax revenue from in-state sales 50/50 between Dell and the city. In the fiscal year 2018-19, the City of Round Rock collected a total of \$28.5M in sales tax from Dell.

### Future Investments

In terms of related tech investment, Switch, Inc. announced a plan in 2021 to construct a 1.5 million square foot building next to Dell's headquarters in Round Rock. The company agreed to invest at least \$80M in improvements to real property and additions to personal property within the city by the end of 2026. Switch's data center currently under construction will be a minimum of 150,000 sq. ft. and will add 15 new jobs.

### Growth Patterns

Before the introduction of Dell's headquarters in the city in 1993, Round Rock was a small suburb of Austin. The population, which was 12,740 in 1980, ballooned to 61,136 by 2000 and reached 128,812 by 2020, marking a 911% growth rate over that 40-year period. Williamson County experienced a similar exponential growth of 696%, expanding from 76,521 in 1980 to 609,017 in 2020. This rapid growth created demands on transportation that were met primarily by expanding roadways. In 2009 Williamson County released its latest Long Range Transportation

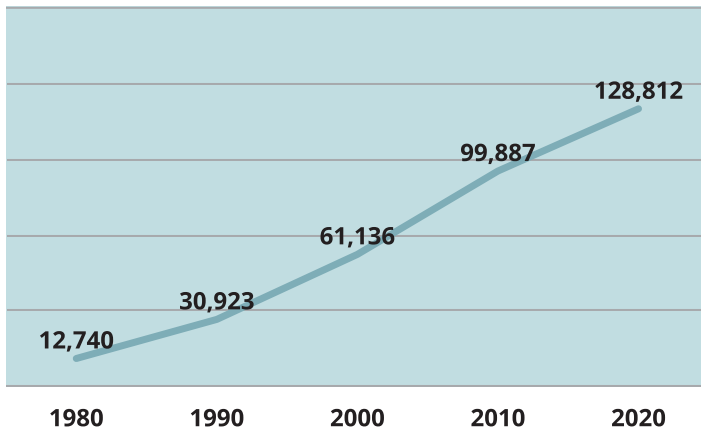
Plan, which proposed 100 miles on new roadways and 250 miles of roads receiving additional lanes for a total investment of approximately \$2.2B. There is some public transit throughout the county in the form of commuter rail and busing.

### Existing Conditions

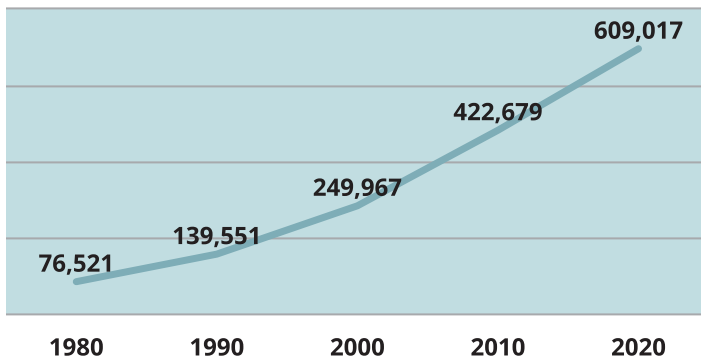
Today Round Rock is considered one of the best-planned cities in Texas, receiving accolades such as Money Magazine’s 2nd Best Place to Live in America. It is also statistically the safest city in Texas and 5th safest city in the US. Highly skilled employees and residents continue to bolster the economy and increase the demand for a strong downtown area and entertainment opportunities. Dell’s presence has also increased diversity of population, created chances for small-business suppliers to thrive, and improved Williamson County’s credibility as a business center, encouraging other tech companies like Apple, Google, IBM, and Samsung to establish themselves in the greater Austin area.



**Round Rock Growth Pattern (1980-2020)**



**Williamson County Growth Pattern (1980-2020)**



# What Did We Learn?

## Case Studies

**Marysville, Ohio**  
**County: Union County**  
**Business: Honda**

### Findings

Honda built its first auto plant in 1982 six miles northwest of Marysville, employs about 4,200 people, and has made an estimated capital investment of \$4B. Marysville has experienced steady growth since 1980, as has Union County, which remains largely rural, with a population density half that of Licking County.

### Description

Marysville is located about 30 miles northwest of Columbus in Union County; the county had a population of 62,784 in 2020. Agriculture dominates the economy and landscape of the county, with 230,000 of the 277,000 acres being dedicated to this sector. Industry is another major sector; in 2020 the estimated value of manufacturing operations was \$5.55B. Major corporations include Honda, Goodyear, and Scotts Miracle-Grow. Union County is more rural than Licking County; the 2010 census revealed that 4.8% of households were found inside urbanized areas, 42.9% were inside urban clusters, and the remaining 52.3% were classified as rural. The population density of the county in 2010 was 121 residents per square mile, half of Licking County's current density of 244 residents per square mile.

### Honda

Honda built its first auto plant in 1982 six miles northwest of Marysville, near the intersection of US 33 and State Route 739. It is considered one of the most integrated and flexible auto plants in North America, with a plant size of 3.6 million square feet. The auto plant employs 4,200 people and has made an estimated capital investment of \$4B at the site. The largest Honda vehicle production facility in the US, it reached an assembly threshold of the 20 millionth Honda produced in Ohio in 2020.

### Growth Patterns

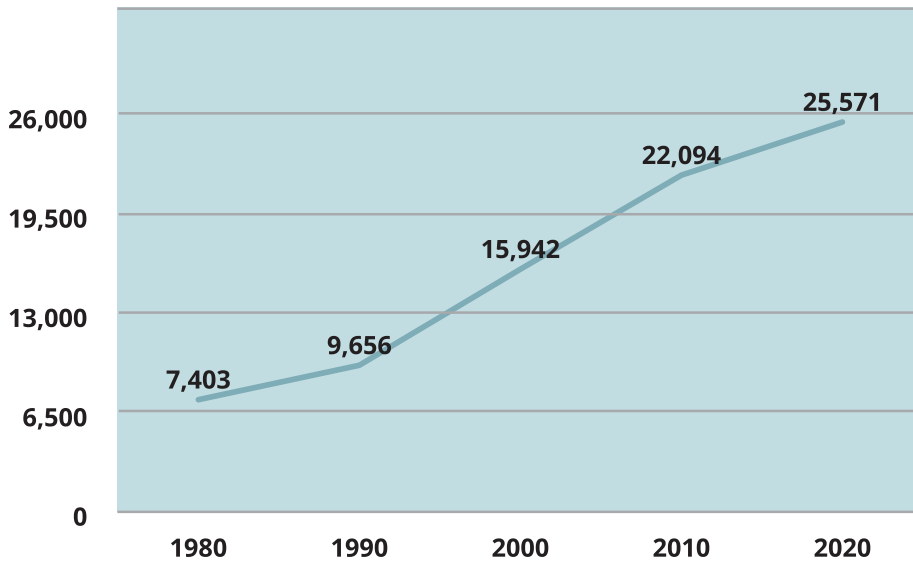
With a 1980 population of 7,403, Marysville grew by 246% over the past four decades and had a population of 25,571 in 2020. Union County had a population of 62,784 in 2020 and is the second fastest growing county in Ohio, having grown by 130% since 1980. The county is projected to grow to 77,360 residents by 2040, a 23% increase over 2020. As a result of expanding population and growing economic strength in the county, greater investment has been placed into transportation. As promoted on Union County's Economic Development website, "Already home to over 70 automotive suppliers and world-renowned automotive assets, the 33 Smart Corridor continues to attract attention from around the world. Recent investment in fiber and smart transportation infrastructure, totaling more than \$500M, has allowed the corridor to emerge as the nation's leader in the research and deployment of smart mobility technologies, including connected transportation infrastructure, traffic management and safety systems, CAV testing, queue warning and pedestrian safety, and data collection and commercialization."



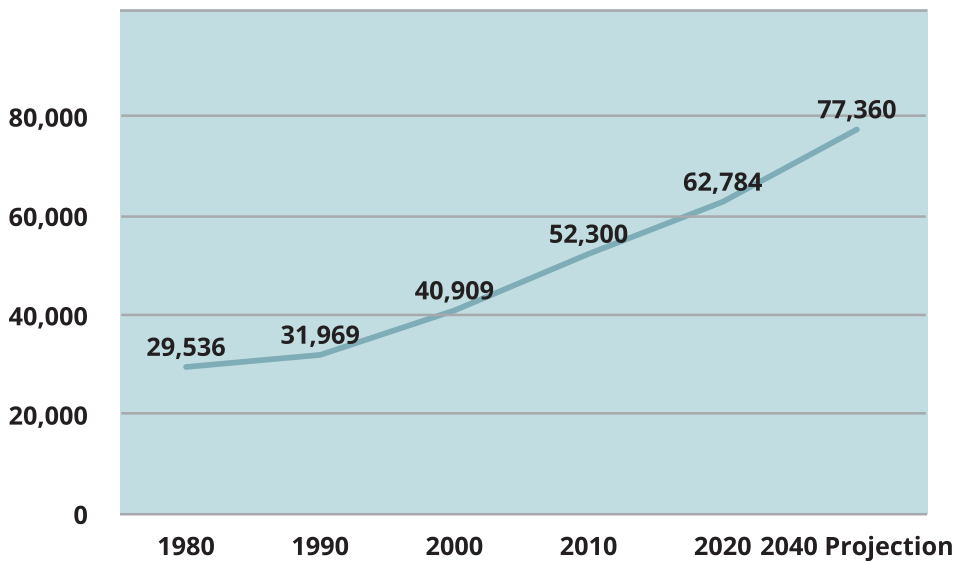
### Existing Conditions

The automaker's Marysville plant, which opened in 1982, is about 4 million square feet, employs more than 4,000 and sits on a campus of more than 8,000 acres. Honda, as of 2019, had invested \$11B into Ohio and had spent \$21B on overall US operations. In comparison, Intel will be investing \$20B in its initial opening in Licking County.

#### Marysville Growth Pattern (1980-2020)



#### Union County Growth Pattern (1980-2040)

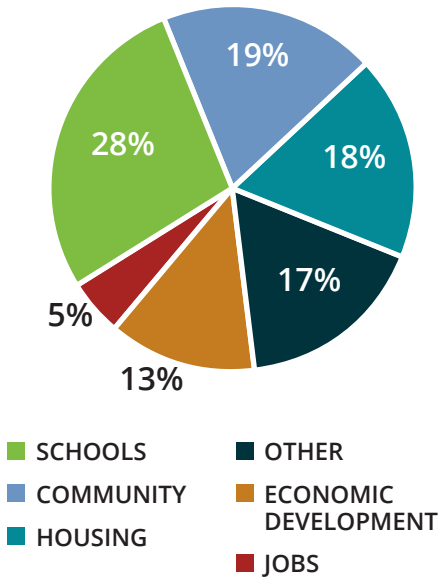






# What Did We Learn?

ROUND 1  
ENGAGEMENT PRIORITIES



## Engagement

### Round 1: Gathering Insight

The first round of engagement provided insight into what the community valued moving forward. The key question—This is a time unlike any other in Licking County. What is most important to you in the future?—allowed participants to imagine the future and think about what they thought would be most important as the county grows. Possible answers to the survey included economic development, housing, jobs, schools, sense of community, and other. Overall, more than 1,900 responses were analyzed. Schools received the most answers (28%) followed by sense of community (19%), housing (18%), other (17%), economic development (13%), and jobs (5%).

The following provides a summary of comments submitted for each answer.

### Summary of Responses

#### Schools

Responders are concerned about schools having enough resources to adequately provide service to a large influx of students, including worries about overcrowding and maintaining adequate teaching staff.

Many commenters referenced children being future leaders, and the schools in the county being responsible for raising and training the next generation.

Higher property taxes to pay for schools and expansions are also a high concern. Commenters made many references to diversifying funding for schools.

#### Sense of Community

Commenters emphasized the importance of small-town feel, rural characteristics, and maintaining strong communities in the face of expansion.

Responders also said that sense of community leads to success of all the other topics, connects the other aspects of a strong community.

Relationships between community members were also important. People talked about the strength of generations of Licking County families and knowing their neighbors. Many saw these strong relationships as important to the safety of their communities.

# What Did We Learn?



## Summary of Responses continued

### Housing

Affordable housing was important to many responders. People are worried about being able to afford a home for their family as well as workers being able to afford a place to live.

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Many also commented about a lack of housing and not having enough housing to fill the need.

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Comments also talked about diversifying the stock of available houses.

### Economic Development

Responders said economic development leads to all the other topics, that it is a lynchpin to success in other areas.

Commenters were also worried about high property taxes and growing the business base.

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### Jobs

Many commented on improving the availability, variety, salary, etc. of jobs in the county, as well as jobs for their children and future generations.

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Maintaining and increasing the number of well-paying jobs was also important to responders.

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### Other

Many people said all the responses were important and they did not want to pick just one. Comments also said all responses worked together; the county can't have one without the others.

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Infrastructure was a popular response to this topic. Responders included roads, bridges, and utilities in this response.

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Nature and the environment were also important to people. Some responders connected this to maintaining the rural characteristics of the county. Others were worried about the effect of increasing development on the quality of the environment.

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Some other responses to this topic include loss of rural areas and feel, parks and green space, public safety, and taxes.

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## Round 2: Focusing on the Future

The second round of engagement asked the public to share insight into the current and future character of the study area. Participants were asked to place stickers on places reflecting one of two types of character:

“**Model**” character areas included places that are working well, reflect well on the community, and should be protected or maintained.

“**Opportunity**” areas included places that are weak and need to be improved or changed, places at risk or threatened and need attention, and places that have significant untapped opportunity.

Participants could also assign ideal character types, or character types they would like to see, to places that were identified as opportunity areas. Character types are described in Chapter 4: How Will We Grow?

### Common themes heard about “model” areas were:

**Green spaces/conservation:** Areas with well-preserved green space and open space in locations like Granville and Pataskala. Comments about open space included mentions of larger lots, park spaces, trails, and agricultural land.

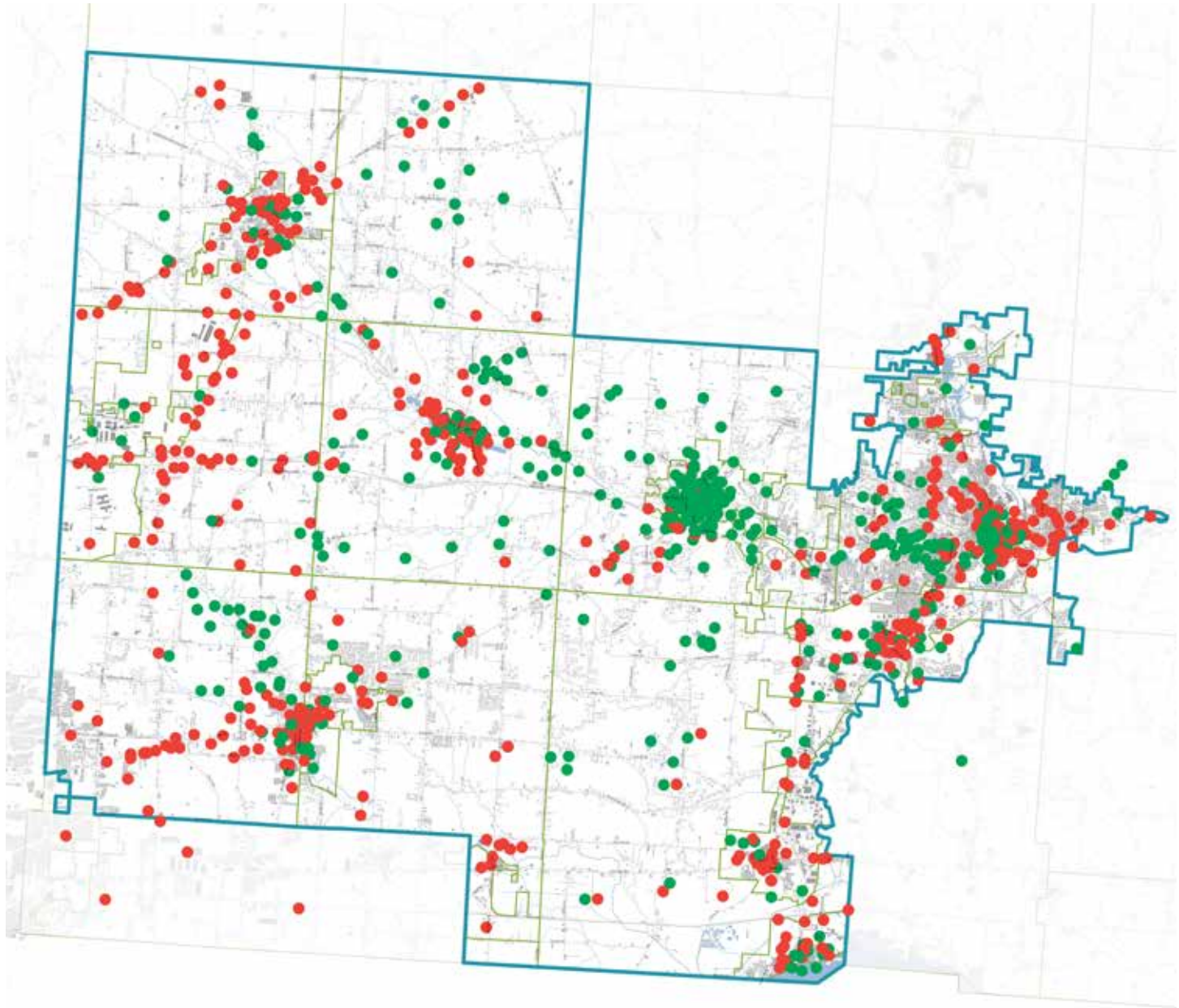
**Sense of community:** The strong sense of community in certain areas like Johnstown and Granville. Participants noted the welcoming feel of some communities, as well as noting that such places are desirable and attractive.

**Walkability:** Walkability in an area contributed to model character. Such areas include Pataskala, Johnstown, and Alexandria. Comments called out well-preserved sidewalks and street trees as contributing to a walkable area.

**Preservation of character:** Preservation of character as part of being an area with model character. Participants noted things such as preservation of small-town charm and preservation of historic character.

**Downtown:** Areas with strong downtowns and areas as places with charm and places people want to spend time. Comments attributed strong downtowns with small business, restaurants, and retail. Downtown Newark was referenced as a model of aesthetic restoration, walkability, and intentionality within the study area.

# What Did We Learn?



**Engagement Results**

- Opportunity Areas
- Model Areas

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### Common themes heard about “opportunity” areas were:

**Economic Development:** The need to promote more commerce, develop commercial centers, increase the amount of local businesses, and increase businesses in general to benefit from a strong tax base.

**Traffic:** Specific areas of high traffic such as the SR 62/SR 37 interchange in Johnstown, SR 16 corridor in Pataskala, and Thornwood Drive in Newark. Participants pointed to the need for better traffic solutions in highly traveled areas as development grows.

**Housing:** More diverse housing in specific areas such as Granville, as well as higher quality housing and more affordable housing throughout the study area. Better planned, connected subdivisions were also called for.

**Sense of Community:** Lack of a strong sense of community such as Heath or parts of Newark. Participants called for more welcoming and inviting spaces that instill a sense of community in residents and visitors.

**Collaboration:** More collaboration among individual jurisdictions as well as among jurisdictions and the county as the study area grows. Comments pointed to a lack of collaboration in the past and the potential of areas in the future.

**Downtown:** Established downtowns to provide areas for economic development and gathering in individual communities. Participants thought some areas such as Johnstown and Alexandria had potential for strong downtowns in areas already established. Other areas, such as Heath, were identified as needing a downtown core.



## What Did We Learn?



### Round 3: Sharing Results

The third round of engagement shared results from the FRAMEWORK process, including the two previous rounds of engagement and asked the public to engage with and provide their reactions to the components. Participants reviewed the material at their own pace and provided comments as they moved along.

### Comments are summarized below based on the topic they were provided for:

**Engagement:** Participants were thankful for the chance to engage with the content and thought the engagement process was well organized. They valued the multiple formats of engagement as well as the multiple rounds of engagement and felt they were being listened to throughout the process.

**Technical Analysis and Land Use:** Participants were interested in the housing and economic data presented. Many commented on the need for more diverse housing types and salaries. They wanted to see more information on transportation and how it would impact the area in the future. Participants included topics like trails and integrated public transportation options in their responses on transportation. They were surprised at the amount of land that was developable and the economic implications of that. Comments included concerns about taxes, density, and more.

**Principles:** Participants were supportive of the principle statements. This is especially true for the housing statement in which they mentioned the need for different housing types as well as diverse price points for homes and affordable/workforce housing. They were concerned about issues around affordability, including property taxes for existing residents and the cost of land. Some participants asked for more focus in the principles on preservation of greenspace like parks, trails, and wildlife habitats. They appreciated the focus on preserving agricultural land but wanted to see natural conservation called out more.

**Character Types:** Participants appreciated the variety of character types and were interested in how they could be used by developers and leaders. They continued to call out the need for a variety of housing types in the different character types to attract diverse employees.

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**Conservation and Development:** Participants were concerned about increased industrial uses and how they would impact land in the conservation areas. They included concerns about the health of residents, proximity to homes and water supplies, and more. Some comments called for increased conservation areas, especially in places where agriculture and historic sites could be preserved. Participants appreciated the conservation and development map and realized the important role it could play in collaboration and growth moving forward.



## Who Participated?

Participating jurisdictions:

- City of Heath
- City of Johnstown
- City of Newark
- City of Pataskala
- Granville Township
- Harrison Township
- Jersey Township
- Liberty Township
- Monroe Township
- St. Albans Township
- Union Township
- Village of Alexandria
- Village of Granville
- Village of Hebron
- Licking County Government

The Thomas J. Evans Foundation served as a neutral convener for FRAMEWORK, and provided leadership and staff support to the project. A Leadership Group was also formed to provide process guidance and substance; it included a designated elected official from each participating jurisdiction and leadership from private sector partners.

Private sector partners were:

- First Federal Savings
- Heath-Newark-Licking County Port Authority
- Licking Memorial Health Systems
- Park National Corporation
- Southgate Corporation
- Thomas J. Evans Foundation







Members of the public were involved throughout the process in the form of stakeholder interviews, in-person events, and online engagement. More than 4,000 people were engaged throughout the FRAMEWORK process.

### Specifically:

More than 150 stakeholder interviews were completed with representatives from businesses, community organizations, schools, and more from across the FRAMEWORK study area (see Appendix for a complete list).

A stakeholder roundtable was also held in winter 2023 to gather insight and input from all stakeholders.

More than 4,000 community members participated in the three rounds of engagement, either through in-person events or through online activities.

Presentations were made by FRAMEWORK representatives at more than 50 meetings across the county throughout the process to spread the word and encourage people to get involved in the process.

A billboard located on SR 161 advertised the process to passing vehicles.

Businesses, non-profits, and “social connectors” shared information about FRAMEWORK with a reach of approximately 60,000 community members.

Several thousand impressions were created by LinkedIn and Facebook.

Thousands of direct and shared email notifications.

Extensive media coverage, including print, radio, and television.

5,000 rack cards distributed throughout the county to libraries, non-profits, and businesses.

Personal grass-roots outreach to community leaders, underserved populations, and “social connectors.”

## **NEIGHBORING COUNTIES**

While leaders in Licking County organized FRAMEWORK to address the future, the neighboring counties of Knox and Fairfield launched significant processes. During the process, the FRAMEWORK team convened leaders from the other two counties to share lessons-learned and support each other in their unique efforts to shape the future.

### **Knox County**

Knox County took a countywide approach to planning for growth expected from the Intel project in Licking County. Led by the Area Development Foundation, Knox County's economic development entity, a stakeholder group of nearly 25 organizations that represented manufacturing, education, government, transportation, and services was convened to lead the efforts. Organizations were chosen rather than individuals because they are the most likely impacted sectors in the county and will outlast individuals should they leave their positions.

The group took stock of existing planning, workforce, housing, and business development efforts and determined there was more to do, but it needed help. A professional planning firm was enlisted to create a growth strategy for the area of Knox County within a 45-minute drive from the Intel site. Initially focused just on potential growth from Intel, the group realized that it should take a wider view and focus the plan on growth in general. Through five stakeholder meetings and extensive data, the resulting plan attempts to estimate the amount of new housing units, business square footage, and jobs created Knox County should expect over the next ten years. Then, using a parcel analysis formula, a potential development map was created. This "heat map" allows the community to prioritize the development of the most likely growth areas.

As far as recommendations, the general vision is for the community to deploy development tools in advance of growth to maximize its positive impact on the community. For example, the plan recommends creating new community authorities, taking advantage of the Ohio Future Fund, creating a port authority and creating JEDDs, among others, before development happens. As for future planning, there is much more to be done. Some of the recommendations include writing a new county comprehensive plan, as well as GIS mapping all of the water and wastewater systems in the county. The plan did not involve public involvement because it is meant to be used by governments to create new programs and policies that require public input. In short, it could be considered "a plan for plans."

## Fairfield County

Fairfield County has been experiencing significant growth as part of regional growth pressure that is affecting the housing market and increasing competition for economic development throughout the region. As a result, in 2022 the county initiated an update to its Comprehensive Plan to address these and other growth management issues. The project is being led by the county's Economic and Workforce Development Department with significant support from the County Commissioners. A representative steering committee was appointed to work with staff and the consultant team.

The process involved the gathering and analysis of existing conditions data, including a detailed dive into the economy and housing market. Development pressure has been emanating along the US 33 corridor and eastward from Pickerington, Violet Township, and Canal Winchester, as well as regional influences from Licking County at each of the four nearby I-70 interchanges north of the Fairfield County line. An assessment of the various utility systems indicated challenges to concentrating development in appropriate locations.



Lancaster area in Fairfield County









## CHAPTER 4 How Will We Grow?

# Introduction

Growth occurs at the parcel level within communities and within the FRAMEWORK geography. The way in which we all grow together to reach a unified vision of the future, while ensuring prosperity for all is fundamental to FRAMEWORK.

Each community can chart its own path, but doing so in collaboration will ensure all places equally benefit from the opportunities offered by a prosperous future and avoid adverse effects of noncollaborative decisions. Understanding the near-term future relative to development and growth provides the critical physical context for weighing options and their implications for FRAMEWORK.

This chapter introduces the FRAMEWORK study area, provides a description of all 14 local communities and the county, details the characteristics and related analysis and maps, and concludes with the Conservation and Development Map to provide a joint roadmap for success.





# FRAMEWORK Area

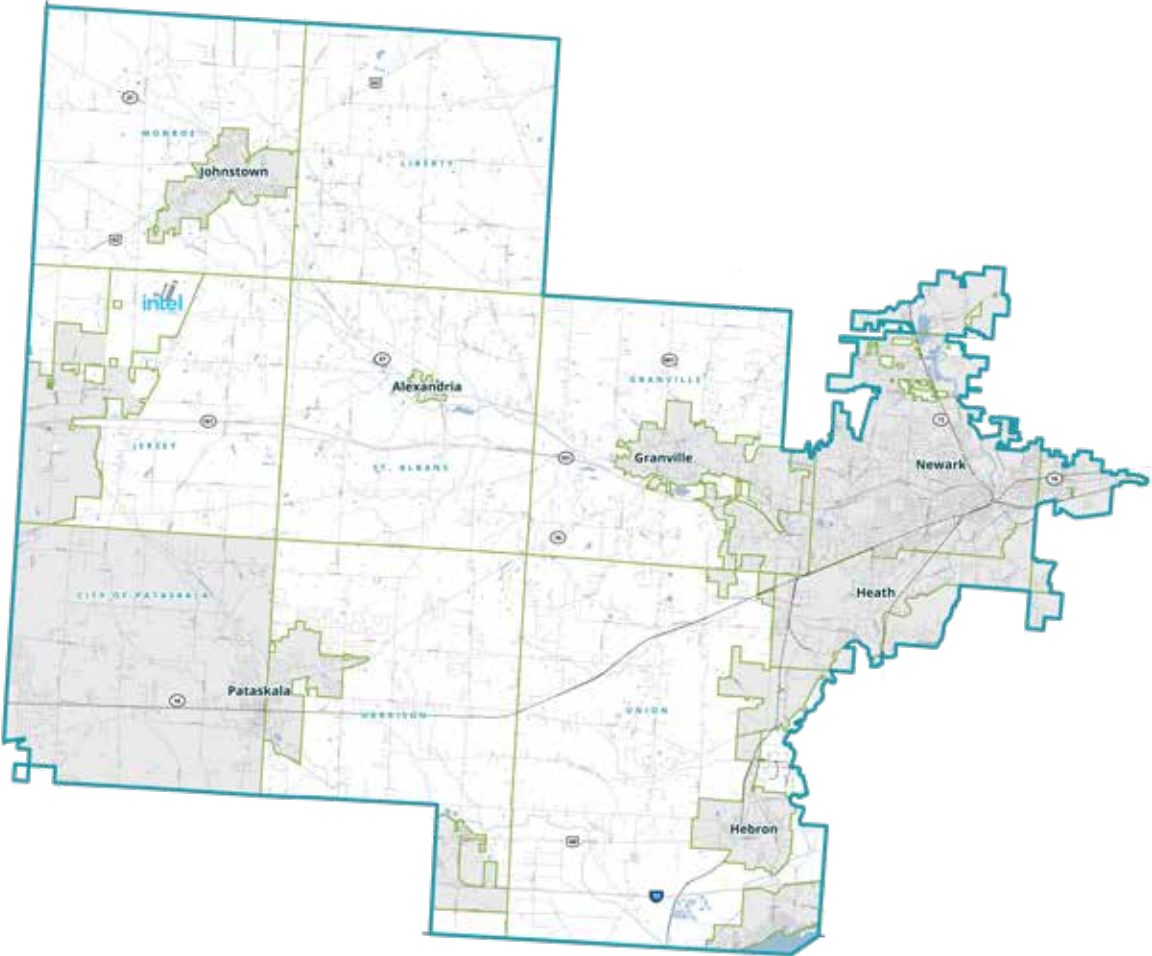
The FRAMEWORK study area plays a significant role in the development and economy of Licking County. It has historically captured most of the growth, partly due to its proximity and accessibility to Columbus and Franklin County. Its assets helped to drive much of this demand over time.

## Participating Jurisdictions

*An unprecedented collaborative effort.*

The participating jurisdictions total 15, which includes Licking County Government. The participants were the cities of Heath, Johnstown, Newark and Pataskala; the villages of Alexandria, Granville, and Hebron; and the townships of Granville, Harrison, Jersey, Liberty, Monroe, St. Albans, and Union. A description of each is found in the Community Descriptions section in this chapter.

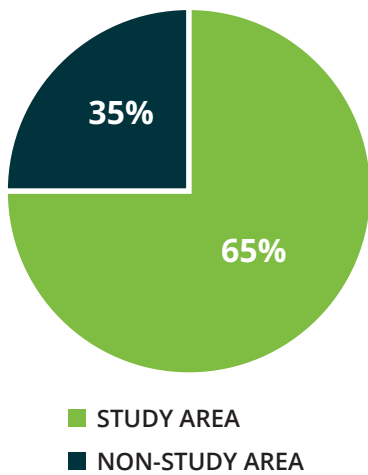
- Study Area
- Incorporated Area
- Railroad
- Involved Jurisdictions
- Building Footprint
- Roadway
- Licking County



# FRAMEWORK Area

## The FRAMEWORK Study Area by the Numbers *The economic and development engine of Licking County.*

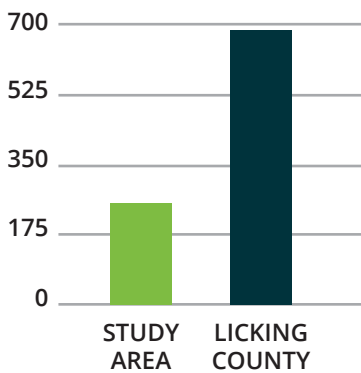
**POPULATION, HOUSING & JOBS**



The FRAMEWORK study area represents 38% of Licking County, but contains 65% of the population, housing, and jobs—functioning as the county’s development and economic engine. Combined with the availability of centralized utilities and closer commuting distance to Franklin County and its services, the study area can be expected to capture a large percentage of future growth that will occur in Licking County.

In terms of the individual jurisdictions that comprise FRAMEWORK, the largest jurisdictions are the cities and villages that together contain 67% of the population (89,360) reflecting their significant development role and influence. This includes Granville, Heath, Johnstown, Newark, and Pataskala. Economically, these jurisdictions contain 65% of the jobs (42,652). The townships comprise the remaining 33% of the population, but contain most of the land area, which reflects their historic lower density development pattern.

**SQUARE MILES**





## FRAMEWORK AND COUNTY COMPARISON

	LAND		POPULATION		HOUSING		JOBS	
	SQ MILES	PRCT	NUMBER	PRCT	NUMBER	PRCT	NUMBER	PRCT
FRAMEWORK	264	35%	116,525	65%	46,731	65%	57,030	65%
BALANCE OF LICKING CTY	423	65%	44,703	35%	27,716	35%	22,634	35%
TOTAL	687	100%	178,519	100%	71,034	100%	88,197	100%
SOURCE: US CENSUS, 2020								

## JURISDICTION COMPARISON

JURISDICTION	POPULATION 2020 DEC CENSUS	TOTAL HOUSEHOLDS 2020 ACS 5-YEAR EST.	HOUSEHOLD SIZE PERSONS PER HOUSEHOLD	HOUSING UNITS 2020 ACS 5-YEAR EST.	JOBS 2020 ACS 5-YEAR EST.
Alexandria	483	216	2.24	230	320
Granville	5,946	1,496	3.97	1,637	2,575
Granville Twp.	4,298	1,498	3.42	1,635	2,168
Harrison Twp.	8,049	2,465	3.19	2,494	3,927
Heath	10,412	4,266	2.44	4,653	5,189
Jersey Twp.	2,557	1,209	2.11	1,328	2,068
Johnstown	5,182	1,871	2.77	1,871	2,733
Kirkersville	471	206	2.29	222	254
Liberty Twp.	2,756	793	3.48	840	1,456
Monroe Twp.	2,571	932	2.77	945	1,227
Newark	49,934	19,336	2.58	22,170	23,798
Pataskala	17,886	5,749	3.11	6,021	8,357
St. Albans Twp.	2,059	879	2.32	955	976
Union Twp.	3,921	1,409	2.54	1,730	1,982
Total	116,525	42,325	2.75	46,731	57,030
Licking County	178,519	64,466	2.77	71,034	88,197

## Building on FRAMEWORK Assets

Significant economic, education, agricultural, and residential assets define the FRAMEWORK study area.

The FRAMEWORK area contains a variety of economic, education, agricultural, and recreational assets that further define its character and quality of life. Among the most significant economic assets located in the study area are the Thornwood Drive/SR 79 industrial corridor linking Newark, Heath, Granville, and Hebron (between SR 161 and I-70) in the east and the New Albany (Beech Road) Industrial Park, as well as other employment concentrations and major employers (e.g., Amazon, Licking Memorial Hospital, Licking County Government, Axium Plastics, and Denison University).

Higher education institutions in the study area are Denison University in Granville, The Ohio State University at Newark, and Central Ohio Technical College in Newark and Pataskala. Licking County students are primarily served by ten school districts: some within the FRAMEWORK study area, some partially within the study area, and some outside of the study area. Numerous public parks are also scattered throughout the various jurisdictions.

Agriculture continues to be a dominant land use, representing 55% of the study area. Recreational assets include 17 county parks, several golf courses, the Newark Earthworks, and more than 45 miles of bike trails, including the T.J. Evans Trail and the Panhandle Trail. The study area is well served by major state routes, including 161, 16, 37, 13, 661, 310, and US 40 and I-70. Licking County students are primarily served by 10 school districts: some within the FRAMEWORK study area, some partially within the study area and some outside of the study area.



# Community Descriptions

**FRAMEWORK** represents a consensus-based process reflecting the growth and development considerations of the following 14 local participating jurisdictions. The following is a description of each participant.

## Alexandria

Founded in 1830, the Village of Alexandria is in western Licking County. It is a small village in the center of St. Albans Township and contains 25% of the township population. In 2020, the village had a population of 483 and a land area of 154 acres.

## Granville

Founded in 1805, the Village of Granville is in central Licking County. The village is principally developed, compared to the rural patterns in the rest of the township. It has a strong small-town identity that the community prides itself on. In 2020, the village had a population of 5,946 and a land area of 4.8 square miles.

## Granville Township

Established in 1805, Granville Township is in the middle of Licking County. It is primarily rural in character, with abundant agriculture and open space, due to its woodlands to the south and prime farmlands to the north. In 2020, the township had a population of 10,244 and a land area of 25.9 square miles, which includes portions of the Village of Granville within its boundaries.

## Harrison Township

Established in 1816, Harrison Township is the oldest organized community in southwestern Licking County and developed around the railroad in the mid-nineteenth century. Harrison Township is dominated by agricultural uses (64%) that are spread throughout the jurisdiction. Single-family residential uses are scattered throughout the township as well, occupying an additional 32% of the area (this includes several large, platted subdivisions located east of Pataskala in the SR 16 corridor). The township benefits from a strong network of traffic corridors, including direct access to I-70. In 2020, the township had a population of 8,520 and a land area of 27.5 square miles which includes portions of the City of Pataskala and Village of Kirkersville within its boundaries.

*Continued*





# Community Descriptions



## Heath

Incorporated in 1952, the City of Heath is in central Licking County to the south of the City of Newark. Heath contains a significant amount of industrial and employment square footage in the county, as well as commercial and retail. In 2020, the city had a population of 10,412 and a land area of 11.1 square miles. The city is pursuing a major mixed-use development project west of Indian Mound Mall.

## Hebron

Founded in 1827, the Village of Hebron is in south-central Licking County within close proximity of I-70. The village is primarily comprised of detached single-family units (58.4%), with about one third of the housing stock renter-occupied. It also benefits from a concentration of industrial and employment uses. Hebron has a business district to the north and a downtown with vacancies that are identified as opportunities to encourage neighborhood commercial development. In 2020, the village had a population of 2,326 and a land area of 2.9 square miles.

## Jersey Township

Established in 1820, Jersey Township is located on the western edge of Licking County. The township is defined by a largely rural and agricultural development pattern that is interspersed by large lot, single-family homesites (25% of the total). Over 70% of the township area participates in the Current Agricultural Use Valuation (CAUV) program for tax purposes. In 2020, the township had a population of 2,557 and a land area of 27.2 square miles, which contains a portion of the City of New Albany within its boundaries. The Intel development is located within the township and a significant portion has been annexed into New Albany.

## Johnstown

Founded in 1813, the City of Johnstown is in northwestern Licking County. In 2020, the city had a population of 5,182 and a land area of 2.9 square miles. The city is predominantly single-family residential in character, with a defined historic downtown and newer commercial development on its south end along the US 62 corridor and industrial uses on the north end, also in the US 62 corridor. The Intel development is in close proximity.

### Liberty Township

Established in 1827, Liberty Township is in northwestern Licking County. It is largely low-density single-family residential and agricultural in land use. In 2020, the township had a population of 2,756 and a land area of 26.2 square miles and is east of the City of Johnstown.

### Monroe Township

Established in 1812, Monroe Township is located on the northwestern edge of Licking County. In 2020, the township had a population of 7,753 and a land area of 26.8 square miles, which contains a portion of the City of Johnstown within its boundaries.

### Newark

Founded in 1802, the City of Newark is in east-central Licking County. In 2020, the city had a population of 49,934 and a land area of 21.3 square miles. The city has been an economic and residential anchor of Licking County since its founding. Currently, it has limited area for growth through annexation, but has benefited from public and private investments, particularly in the downtown, which is experiencing a resurgence.

### Pataskala

Founded in 1851, the City of Pataskala is in southwest-central Licking County. In 1996, the city was formed through a merger between the Village of Pataskala and Lima Township, creating a mix of urban and rural areas. In 2020, the city had a population of 17,886 and a land area of 29.0 square miles. Currently, the city is predominantly agricultural in character (58.6%) and another 26% is residential. The majority of development is scattered throughout the city reflecting a low-density development pattern.

*Continued*



# Community Descriptions



## St. Albans Township

Established in 1813, St. Albans Township is in west-central Licking County. The majority of the township is designated for agriculture. In 2020, the township had a population of 2,542 and a land area of 26.4 square miles, which contains the Village of Alexandria within its boundaries.

## Union Township

Union Township is in south-central Licking County. It is mostly zoned as rural residential, with commercial uses clustered around the highways and other major roadways. Much of its development is constrained by extensive floodplains in the southern third of the township. In 2020, the township had a population of 9,130 and a land area of 42.3 square miles, which contains the Villages of Hebron and Buckeye Lake within its boundaries.



# Existing Conditions

An assessment of existing conditions provides the context for identifying future growth opportunities in the study area.

Understanding existing conditions affecting the FRAMEWORK study area is critical to analyzing constraints and anticipating opportunities for development and growth. This section addresses environmental constraints, developable land, land use, planning and zoning, and current development pressures.

## Environmental Constraints

The ability to accommodate new development is constrained by several physical factors, such as floodplains, significant slope, wetlands, open space, and conserved properties.

*Continued*

### Natural Constraints

- Involved Jurisdictions
- Licking County
- 12-24% Slope 8%
- 25+% Slope 1%
- Protected Land 9%
- Flood Zone A 1%
- Base Floodplain 3%
- Wetland 5%



# Existing Conditions



## Overview

The environmental factors that constrain development are hydric soils, prime agricultural soils, floodplain, groundwater, slope, and conserved lands. In the case of the study area, hydric soils and prime agricultural soils are abundant—so while each is typically a constraint, given that abundance they become less of a hindrance to development (hydric soils and insufficient groundwater are limiting factors for on-site septic systems and wells, further enforcing the need for central utilities).

## Floodplains

Only 4% (6,511 acres) of the FRAMEWORK study area is constrained by regulatory floodplains (FEMA) and are limited to the southern portion of Union Township in proximity to the South Fork Licking River watershed and Buckeye Lake.

## Slope

Severe and steep slopes impact 13% of the area, principally located along the Raccoon Creek and South Fork Licking River riparian corridors (21,161 acres in total). A portion of Granville Township is impacted by a variation in slope, as well.

## CONSTRAINED LANDS SUMMARY

CATEGORY	RESULT
TOTAL PLANNING AREA ACRES	162,781
CONSTRAINED LANDS ACRES	42,322
CONSTRAINED LANDS: % OF TOTAL PLANNING AREA	26%

## Conserved Lands

Conserved lands are properties that have been permanently set aside under conservation easements, or as parks and similar recreational areas, whether publicly or privately owned. These total just over 9% of the area (14,650 acres). Most of the conservation easements are clustered within the Raccoon Creek watershed in Granville Township.



### Prime Agricultural Soil

Prime agricultural soils are very extensive throughout the study area (89%), as they are throughout the county and Central Ohio. The richest agricultural lands lay near the two river watersheds running east and west. The eastern portion of the planning area has little prime farmland due to the development patterns of Granville and Newark. While prime agricultural soil is a valuable resource from an agricultural economy standpoint, it is not a constraint to development given its abundance. However, as lower density, large lot residential and related development occurs, a dispersed development pattern will inherently create conflicts affecting the viability of productive farmland.

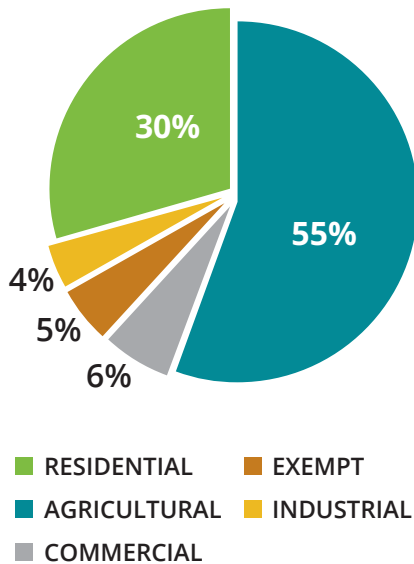
### Groundwater Contamination

The eastern third of the area is highly vulnerable to groundwater contamination with shallow depths to the water table and compromised media. Jersey Township and the area have some of the least vulnerability to contamination. Both ends of this spectrum have implications on the number and locations of wells and septic fields.



# Existing Conditions

EXISTING LAND USE



## Land Use

The FRAMEWORK study area includes a significant amount of agriculture, but also includes a large amount of residential land uses that reflect its quasi-suburban to exurban development pattern. Commercial uses support those residential uses and employment (industrial) uses are growing.

### Overview

In terms of the entire area and its landscape, the majority is comprised of agricultural uses (55%), principally productive farmland.

### Residential

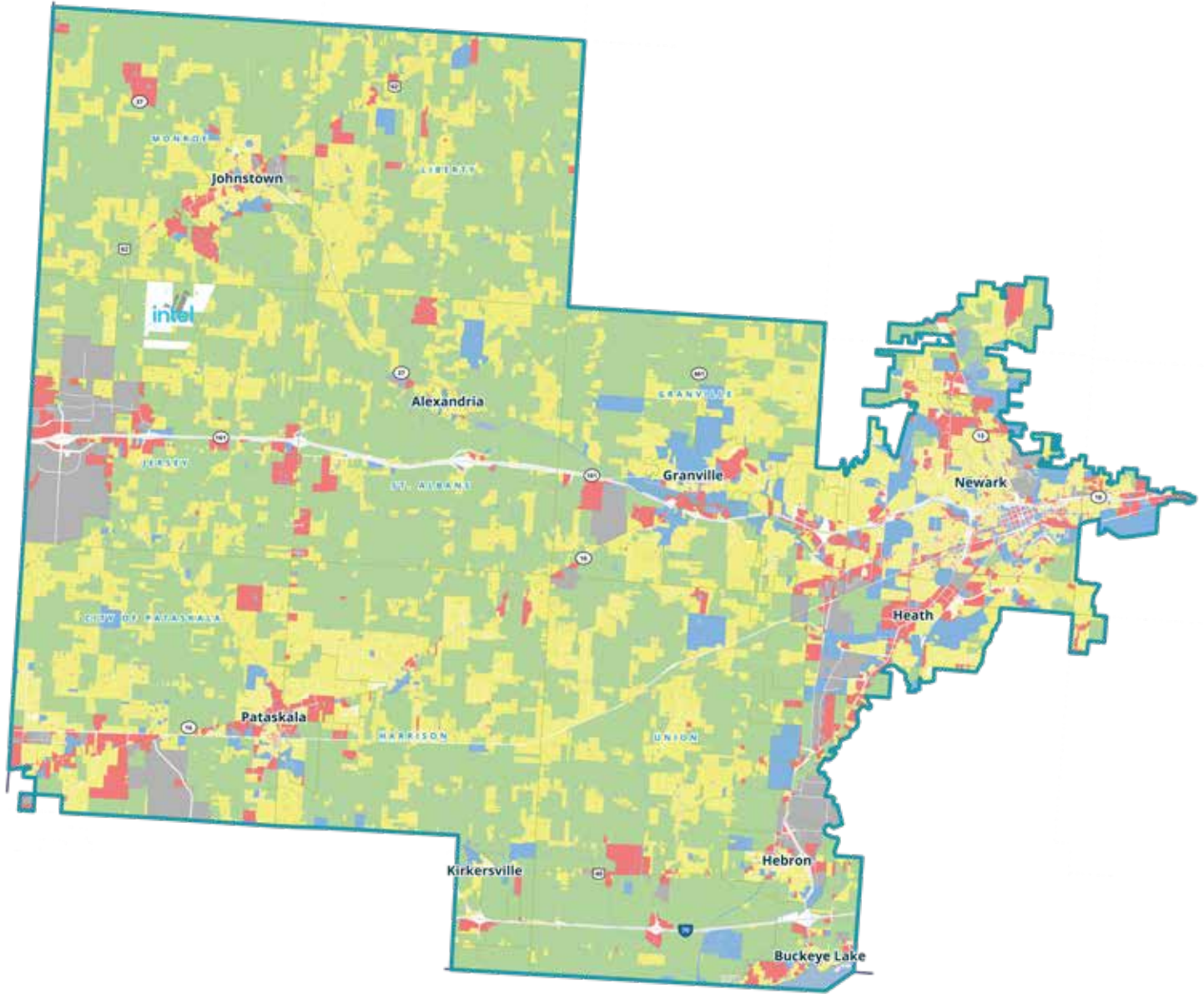
Residential uses occupy another 30% of the study area but are dominated by single-family homes on large lot parcels, extending along and occupying street frontage, and interspersed among working farms. Less acreage is occupied by residential uses within cities and villages but reflects a higher density pattern.

### Commercial

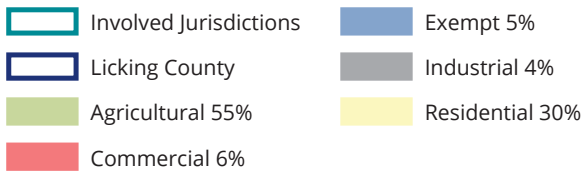
Commercial uses (6%) are equally dispersed throughout the study area. While concentrations can be found in cities and villages, there are concentrations along state routes and scattered sites in more rural parts of the study area.

### Employment

Employment uses (4%) are reflected by industrial zoning and concentrated in New Albany, Pataskala, and in downtown Newark and along the SR79 corridor in Newark, Heath, and Hebron. There is also a concentration in the Granville area at the Owens-Corning property.



**Existing Land Use**



# Existing Conditions

An impressive amount of local planning has been undertaken within the FRAMEWORK study area, in many cases anticipating the amount of significant growth pressure that is already exhibited in the area.

## Planning and Zoning

### Planning

Many local jurisdictions within the FRAMEWORK study area have adopted plans, many of which have been updated in just the last few years, some in response to regional growth trends. Many plans have included best practices for land planning, including mixed-use centers and transitioning residential densities in more agricultural areas. Others have supported commercial development along major corridors, which could encourage a sprawling pattern that further impacts adjacent properties.

#### STATUS OF LOCAL PLANS

JURISDICTION	COMPREHENSIVE PLANNING EFFORT
Granville Township	Plan adopted in 2012, update in progress
Harrison Township	Plan adopted in 2022
Jersey Township	Plan adopted in 2010, update in progress
Liberty Township	Plan adopted in 1993, update in progress
Monroe Township	Plan adopted 1997, update in progress
St. Albans Township	Plan adopted in 2022
Union Township	Plan adopted in 1998
Village of Alexandria	Plan adopted in 1995
Village of Granville	Plan adopted in 2012, update in progress
Village of Hebron	Plan in progress
City of Heath	None
City of Johnstown	Plan adopted in 2020, update in progress
City of Newark	Plan adopted in 2002
City of Pataskala	Plan adopted in 2021



## ZONING TOTALS








ZONING CATEGORY	%
AGRICULTURE & RURAL RESIDENTIAL	64.0%
CONSERVANCY & OPEN SPACE	2.1%
COMMERCIAL	8.1%
HIGH-DENSITY COMMERCIAL	0.6%
INDUSTRIAL	6.2%
PUD	2.1%
LOW-MEDIUM RESIDENTIAL	13.2%
MEDIUM-HIGH RESIDENTIAL	2.9%
SPECIAL USE	0.8%

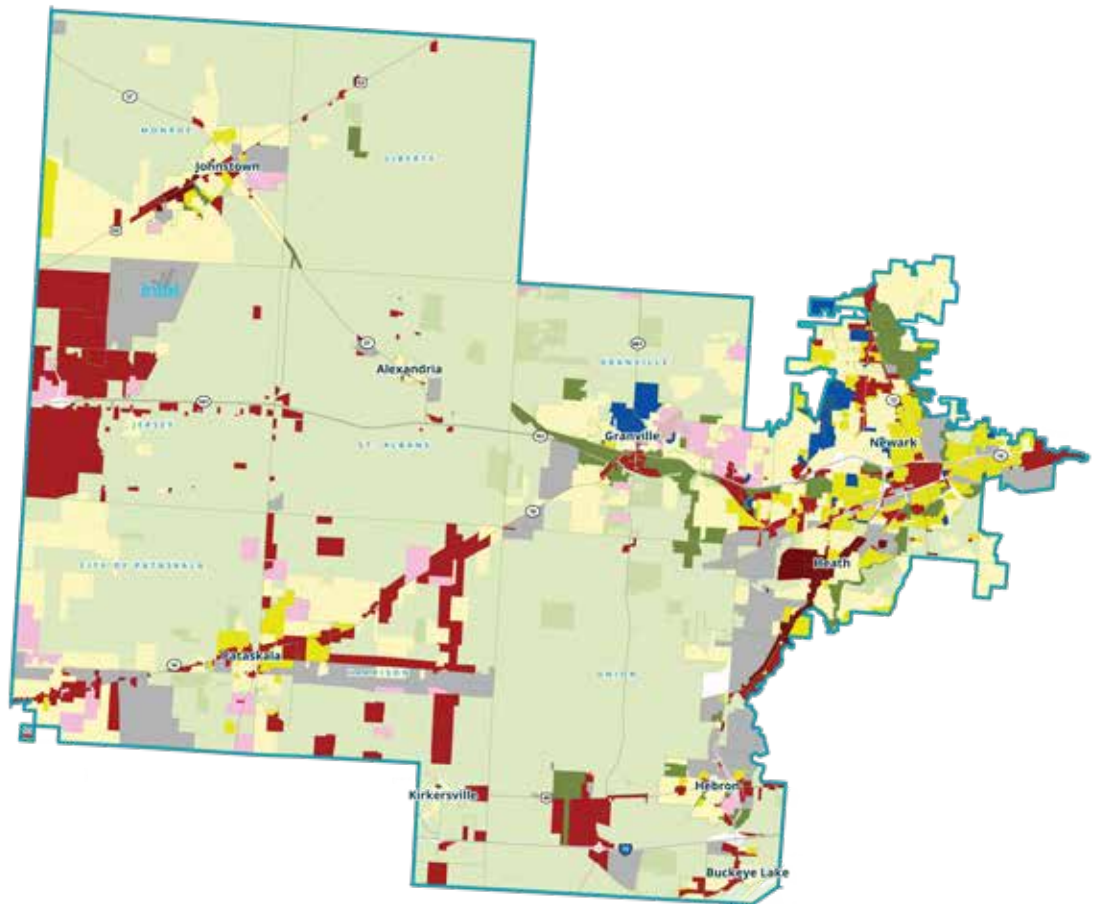
## Zoning

The vast majority of the FRAMEWORK study area is zoned for agricultural uses (64%), which typically permits single-family residential development on large lots. An additional 18% of the area is zoned specifically for residential uses at varying densities. This includes 2% that is zoned under a Planned Unit Development (PUD) District. Nearly 9% is zoned commercial, and another 6% is zoned industrial.

Employment (Business or Manufacturing) zoning is concentrated in obvious locations, such as in New Albany, Pataskala, Johnstown, Granville and Granville Township, Newark, and significant portions of Hebron and Heath, and portions of Harrison and Union Townships. Commercial zoning has been applied in some concentrations, but also scattered along several corridors in a few townships.

## Generalized Zoning

-  Involved Jurisdictions
-  Licking County
-  Ag & Rural Residential
-  Conservancy / Open Space
-  Low-Medium Res (R-1)
-  Medium- High Res (R-2)
-  Commercial
-  High Density
-  PUD
-  Industrial
-  Special Use



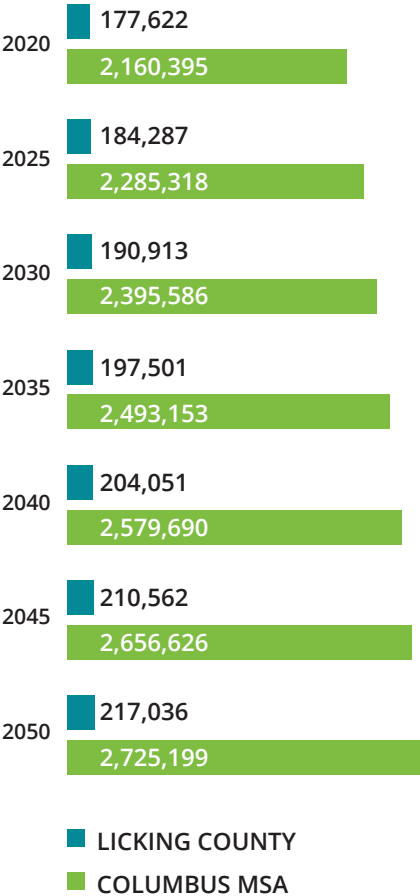
**CHAPTER 4**  
HOW WILL WE GROW?





# Forecasting Growth

Continued expected growth presents opportunities and challenges for each jurisdiction.



Current development pressures are significant at both the regional and local level. This is defined by population growth, increasing housing demand, and employment growth. Understanding the amount of land that is available to accommodate this growth is another important step in moving forward. Applying this analysis and the development forecast to each jurisdiction within FRAMEWORK establishes the foundation for understanding the growth management options available.

## Current Development Pressures

FRAMEWORK continues to witness significant growth pressure as the Central Ohio region continues to expand, in conjunction with the economic development activity in the Thornwood Corridor, New Albany, and Etna Township.

### Population

Although the third largest county in the six-county Columbus metropolitan area (MSA), Licking County remains relatively small in terms of population, housing, and jobs. This is partly because most of the regional population, housing, and employment is in Franklin County, which is the core of the region.

Licking County is adjacent to Franklin County and within a reasonable commuting distance of most employment centers, which provides the county with certain advantages. Licking County had a 2020 population of 177,622, which is 8.2% of the MSA, which has a population of 2,160,395. Over the past 40 years, the county has experienced steady population growth, growing from 120,981 to 177,622, which reflects an annualized growth rate of 1.17%.

Absent the impact of Intel, Licking County has been forecast to grow to 217,036 persons by 2050, an increase of 39,414 or 22%, according to the Mid-Ohio Regional Planning Commission (MORPC). This reflects a modest annualized rate of 0.07%, a decline from the historic trend of the previous 40 years of 1.17%.

# Forecasting Growth



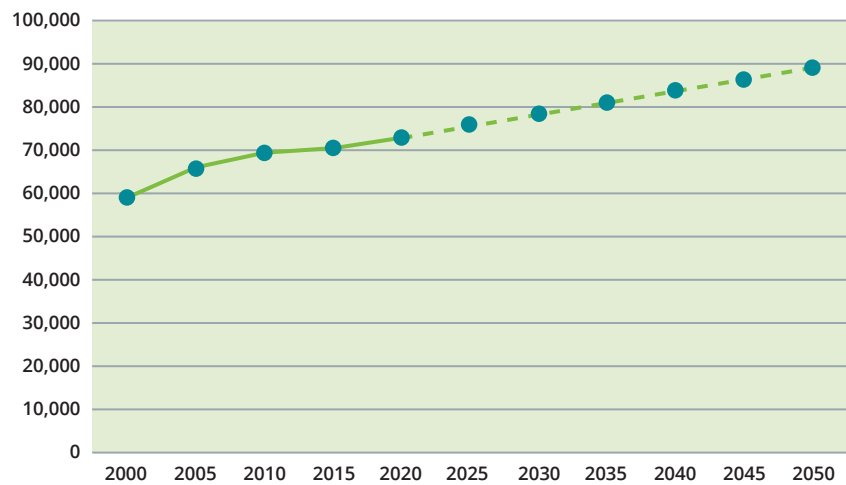
## Housing

Housing units in the county increased 23% from 2000 to 2020, an increase of approximately 13,800 units. The county's 78,400 housing units account for 7% of the housing units in the MSA in 2020.

MORPC has forecasted an additional 23,300 units in Licking County by 2050, a 32% increase from 2020 numbers.

In 2020, 67,700 (86%) housing units were occupied and 80% were single unit structures. The housing stock in Licking County is on the older side, with a large majority of structures built between 1960 and 1999.

HOUSING UNITS BY YEAR 2000–2050





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## BIA Housing Needs Assessment

The Building Industry Association of Central Ohio (BIA) regularly issues a Housing Needs Assessment (Analysis of Housing Need for the Central Ohio Region, Vogt Strategic Insights, 2022) that forecasts housing demand based on historic trends, in this case the past two decades and the impact of COVID-19 on the economy. The current assessment was issued in 2022 and forecasts demand through 2032. The assessment addresses demand for a 10-county region around Columbus.

For the region, the assessment forecasts an employment increase of between 145,000 and 202,000 jobs, which serves as the basis for projecting new housing demand. For Licking County, the assessment forecasts a population increase of 13,018 persons, increasing from 181,384 to 194,402. This represents an annualized increase of 0.71%.

This translates into a projected housing demand of between 138,659 and 193,476 units (owner- and renter-occupied). For Licking County, the assessment forecasts housing demand of between 8,622 and 9,549 housing units. Of those, owner-occupied units would comprise 5,879 to 6,511 units and renter-occupied units would comprise 2,743 to 3,038 units.

## Employment

Employment in Licking County has been greatly impacted by economic development growth within portions of the City of New Albany that annexed from Jersey Township, altering the employment landscape. In 2020, there were an estimated 66,378 jobs in Licking County. The majority were industrial jobs (34.8%) followed by office, retail goods, retail services, and jobs in other industries such as education and hospitals. Major employers in the county include Amazon and Licking Memorial Hospital. Prior to Intel, jobs in the county were forecasted to grow to 79,312 jobs by 2050, an increase of 19.4%. Given the additional investment already announced in New Albany, this forecast would be expected to be reached sooner than 2050.

# Forecasting Growth

**DEVELOPABLE ACREAGES  
BY JURISDICTION**

LOCATION	DEVELOPABLE ACRES
FRAMEWORK	62,153.70
Alexandria	21.50
Granville	529.60
Granville Twp	3,213.90
Harrison Twp	7,059.80
Heath	1,984.00
Hebron	747.00
Jersey Twp	8,283.20
Johnstown	538.20
Liberty Twp	6,124.20
Monroe Twp	8,031.60
Newark	1,878.90
Pataskala	8,090.10
St Albans	5,740.40
Union Twp	9,911.30

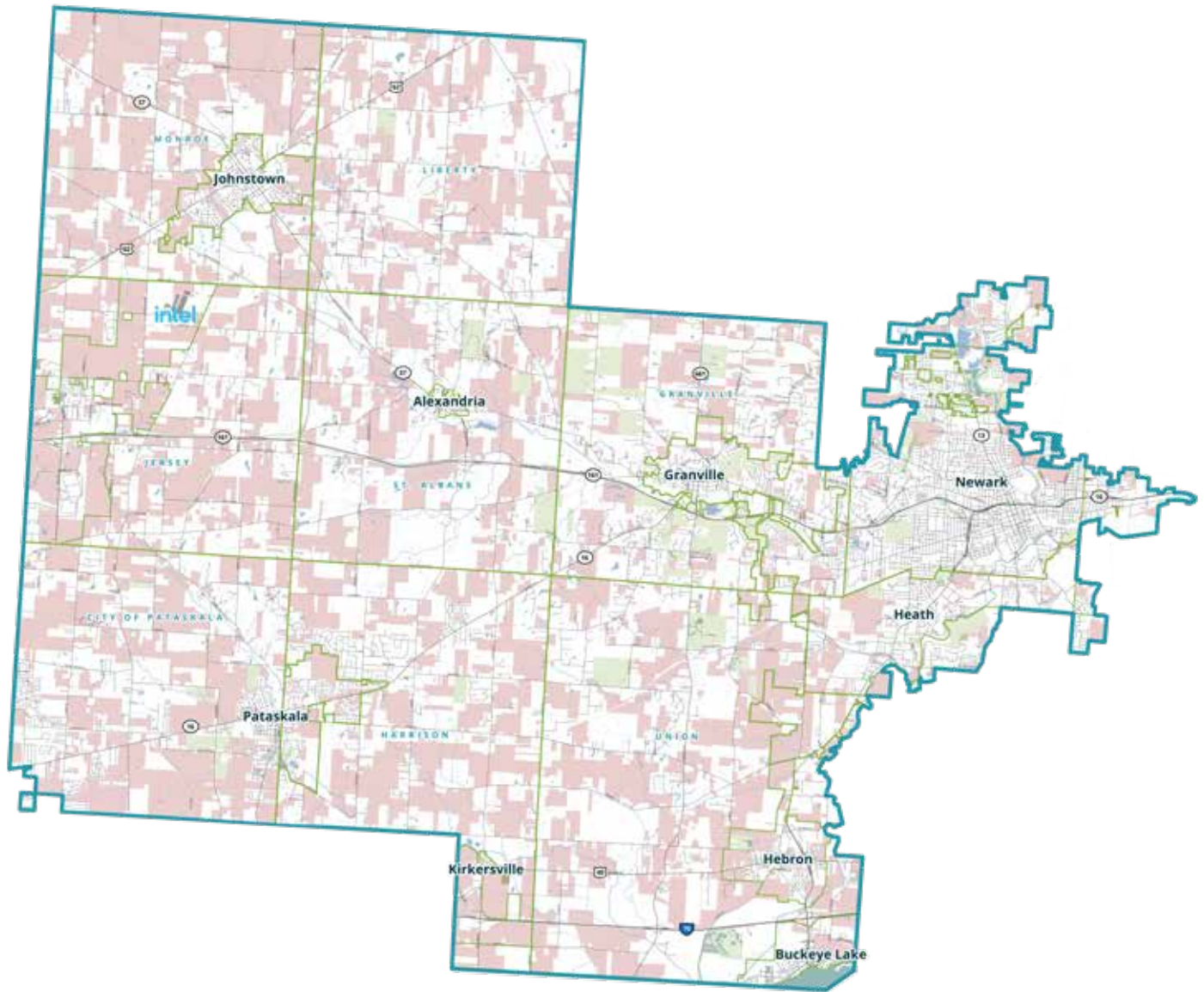
## Growth Potential

About 39% of the FRAMEWORK area is available to accommodate future new development. But how much development can be expected over the next 10 years?







### Developable Land

Having assessed constrained land, the next step in physical planning is to estimate the remaining land that is suitable to accommodate new development. Based upon GIS data from the Licking County Auditor’s Office, the criteria to identify development land were parcels five acres or larger, land not otherwise protected or conserved, properties with less than \$100,000 in improvements (as a proxy for “vacant” property), property largely free of significant slopes, and property located outside mapped flood zones.

The analysis identified 62,153.70 acres available to accommodate development, representing 38% of FRAMEWORK. It’s important to note that these properties are distributed throughout the area and may (or may not) benefit from road access or availability of public utilities. This represents the “ultimate” amount of land that might be available as the area continues to grow, but the impact could be greater as the availability of road frontage diminishes. This estimate does not include land that could be redeveloped, such as within the FRAMEWORK study area cities or villages.



**Developable Land**

- |   |                        |   |                  |
|---|------------------------|---|------------------|
|  | Involved Jurisdictions |  | Protected Lands  |
|  | Licking County         |  | Roadway          |
|  | Open Water             |  | Developable Land |
- > Five Acres  
 < \$100k Improved Value  
 Considers 25% Sloped Land  
 Considers Protected Land  
 Considers Flood Zones

# Forecasting Growth

## HOUSING FORECAST BY JURISDICTION

LOCATION	BIA FORECAST
FRAMEWORK	61,604
Alexandria	261
Granville	1,857
Granville Twp	3,712
Harrison Twp	3,081
Heath	5,278
Hebron	1,376
Jersey Twp	1,506
Johnstown	2,122
Liberty Twp	953
Monroe Twp	3,194
Newark	25,148
Pataskala	6,830
St Albans Twp	1,344
Union Twp	4,942

### Development Forecast

An estimate was made to forecast the amount of future residential, commercial, and employment development that might occur over the next 10 years. The purpose was to provide a context in which communities should plan to manage that development potential.

For the purposes of this analysis, the proportion of the BIA housing forecast for the FRAMEWORK study area was proportioned to each jurisdiction based upon their current size (see accompanying table). To forecast the amount of land that would be consumed by each forecast, the existing density of residential development was calculated for each jurisdiction (the finding was that residential development has occurred at an exceedingly low-density in the rural portions of FRAMEWORK study area, far lower than minimum lot size requirements).

For example, the highest density was in Alexandria at 1.62 units per acre (comparable to a 35,282 square foot lot) and the lowest density was 0.05 units per acre in St. Albans Township (comparable to a 20-acre lot). As a result, the forecasted housing demand will occupy a larger amount of land in St. Albans Township than in Alexandria. **Critical observation is that increasing net residential densities will result in less land occupied by development, thereby providing a more efficient development pattern and an increase in preserved open space or agricultural land than what would otherwise occur.**

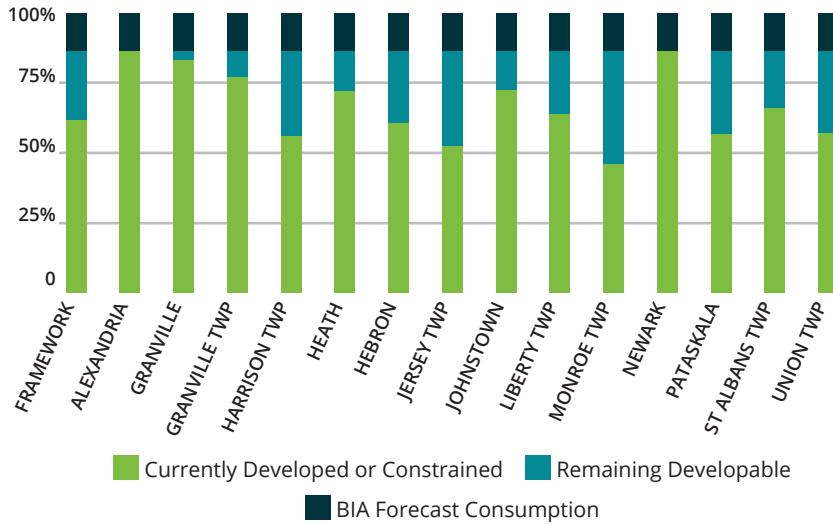
### RESIDENTIAL DENSITY AND LAND CONSUMPTION

JURISDICTION	BIA FORECAST DWELLING UNITS	EXISTING DENSITY UNITS/ACRE	LAND CONSUMPTION ACRES
Alexandria	261	1.62	161
St. Albans Twp	1,344	0.07	19,200

To forecast commercial development, an assessment of the area found that currently, for every acre of commercial land use there are six acres of residential land use. To forecast employment uses, it was assumed that industrial zoning would grow by 50% but given that 25% of existing industrial zoning is vacant, the net increase would only be an additional 25%.

The findings show that the development forecast would consume 35% of the available developable land.

### DEVELOPMENT FORECAST BY JURISDICTION



The findings identified the proportion of each jurisdiction relative to developed or constrained land remaining developable, and the BIA housing forecast based on current densities. Two key conclusions:

#### Cities and Villages

For most cities and villages, the forecast was consuming almost all available land within current corporate boundaries, presenting the options of reducing densities (and related redevelopment also reducing capital costs), or expanding through annexation and investing more in utilities and roads.

#### Townships

For townships, undeveloped land is abundant, but not necessarily the adjacent road frontage, which is necessary for development (e.g., access). At current densities, the forecasted development will consume a significant amount of road frontage, expanding the impact new development will have on the surrounding landscape, while impacting working farms. In most cases, the valued rural landscape will be irreversibly changed to one that is more suburban in character. The provision of public utilities would necessitate higher densities (to offset the public investment) thereby reducing land consumption and conserving farmland.

### RESIDENTIAL DENSITY AND LAND CONSUMPTION COMPARISON BY JURISDICTION

LOCATION	BIA FORECAST CONSUMPTION	% OF DEVELOPABLE
FRAMEWORK	22,254.47	34.8%
Alexandria	21.26	98.9%
Granville	418.36	79.0%
Granville Twp	1,883.50	58.6%
Harrison Twp	2,139.44	30.3%
Heath	957.53	48.3%
Hebron	254.74	34.1%
Jersey Twp	2,336.07	28.2%
Johnstown	258.08	48.0%
Liberty Twp	2,253.36	36.8%
Monroe Twp	1,986.63	24.7%
Newark	1,847.95	98.4%
Pataskala	2,497.59	30.9%
St Albans Twp	2,269.51	39.5%
Union Twp	3,130.44	31.6%

# Forecasting Growth

A significant amount of growth can be expected among local jurisdictions, maximizing development opportunities but raising policy questions regarding the form of future development (and the implications).

## Developers Roundtable

A Developers Roundtable was held in spring 2023 to gather developers' perspectives on building and developing in Licking County. Participants shared that Licking County can be difficult to work with during the session. The time it takes to move from entitlement to completion is impacted by politics, slow approval processes and inspections, procedures, and extensive turnover in staff. In order to advance the quality and amount of housing necessary, Licking County needs to increase capacity at the county and jurisdiction levels from a staffing perspective. Municipalities need to be more creative and open and have a playbook of design types, codes, and processes to improve speed and the quality of experience working with local jurisdictions.

## Growth Distribution

Mapping the development forecast for each jurisdiction within the FRAMEWORK area graphically captured the potential impact of this 10-year forecast in terms of the landscape. It clearly demonstrates that past practices when applied to this new growth pressure are not necessarily sustainable if there remains a desire to maintain a rural landscape and working farms.

The Growth Distribution Map reflected the development forecast to scale, with the most significant visual findings being the amount of unincorporated land within townships that would be consumed by new housing if past practices did not change. More importantly, the graphics depict total land consumption, not the actual pattern that would result if this development occurred along road frontages, thereby dispersing the impact further inside each township.

In conclusion, policy and regulatory changes would limit (or expand) the forecasted development footprint and the related impacts. Changes to consider would be to prioritize growth areas within existing land use maps, adopt zoning districts that incentivize mixed-use and higher density development (e.g., up to four units per acre), update subdivision regulations to support alternative development patterns (e.g., conservation subdivisions), and revisit county health regulations regarding on-site well and septic to determine if there are alternative approaches to the "standard" single-use placement.



# Conservation and Development Map

**Balancing the conservation of open spaces and agriculture, while responsibly managing future development to ensure a successful, shared vision for all.**

## Overview

The Conservation and Development Map presents a general pattern of conservation and development for the FRAMEWORK study area, especially focusing on the next 10 years of growth. It is not a land use plan, nor does it replace local comprehensive plans. It is intended to present a shared vision of a future that benefits all jurisdictions.

The development pattern blends land uses to reflect general expectations regarding the direction that growth should take (residential, commercial, and employment). Rural residential development focuses on available land and continues to reflect the current densities that have occurred in each jurisdiction. Conservation areas preserve the natural landscape, protect floodplains, and incorporate conserved properties (e.g., agriculture, open spaces, parks).

## Development Areas

The map reflects development growth around many jurisdictions consistent with their adopted plans or short-term development expectations, including significant development relative to residential, commercial, and employment uses reflected in cities and villages. The development areas merge the residential, commercial, and employment growth identified in the Growth Distribution Map.

## Rural Residential Areas

Rural residential development in jurisdictions is reflective of the potential impact of new housing without either public utilities or higher densities (e.g., four dwellings per acre) that would reduce the development footprint. As a result, significant loss will occur relative to agricultural land and open space.

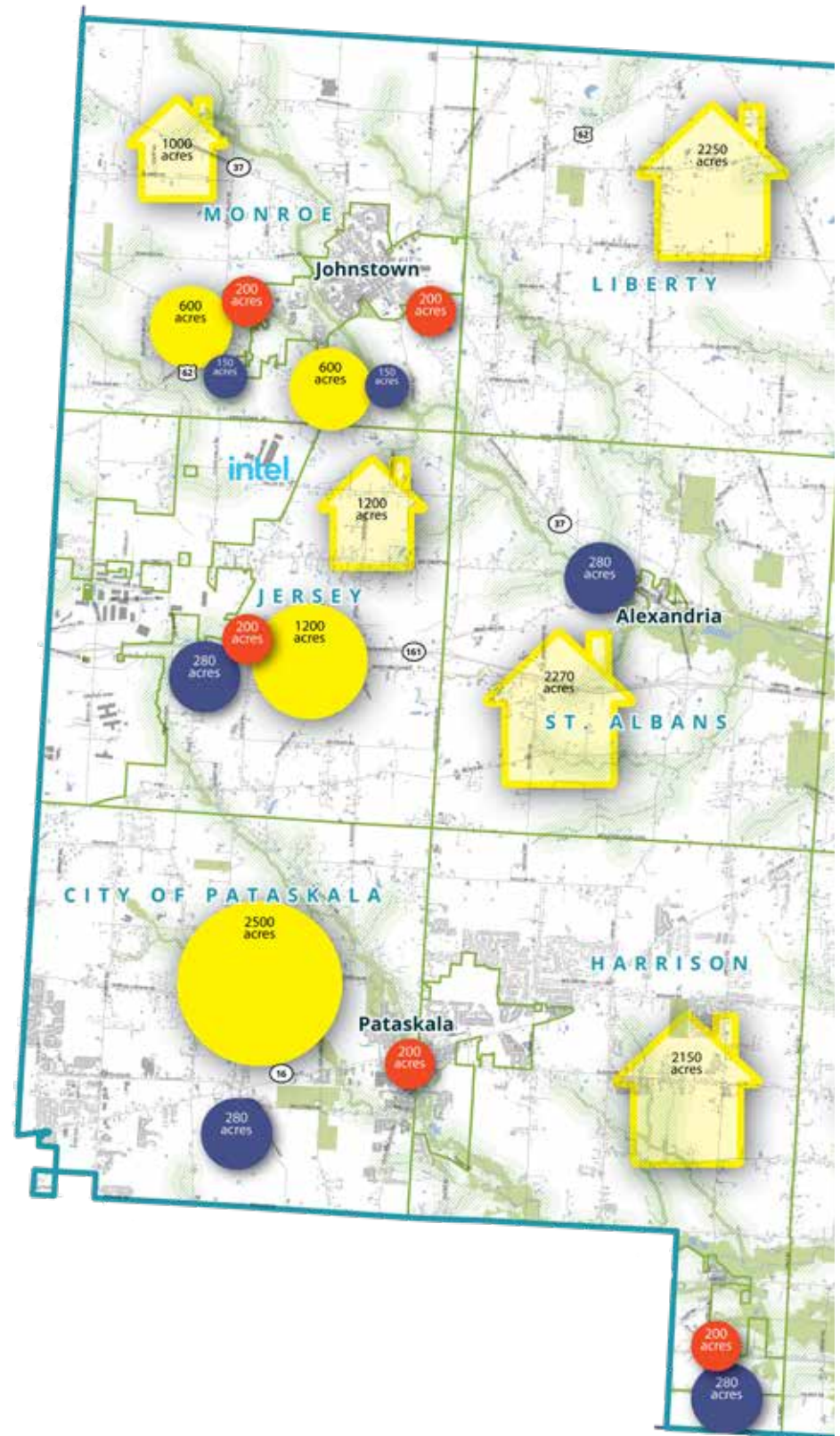
## Conservation Areas

Conservation areas reflect the pattern of streams and valleys that define the rural aesthetic of the FRAMEWORK study area, while incorporating abundant conserved farmland and open space. These are an incredible resource that defines the character of the area, provides opportunities for open space and recreation, supports natural habitats, and manages storm water and water quality. Unless otherwise conserved, these areas will be lost or damaged.

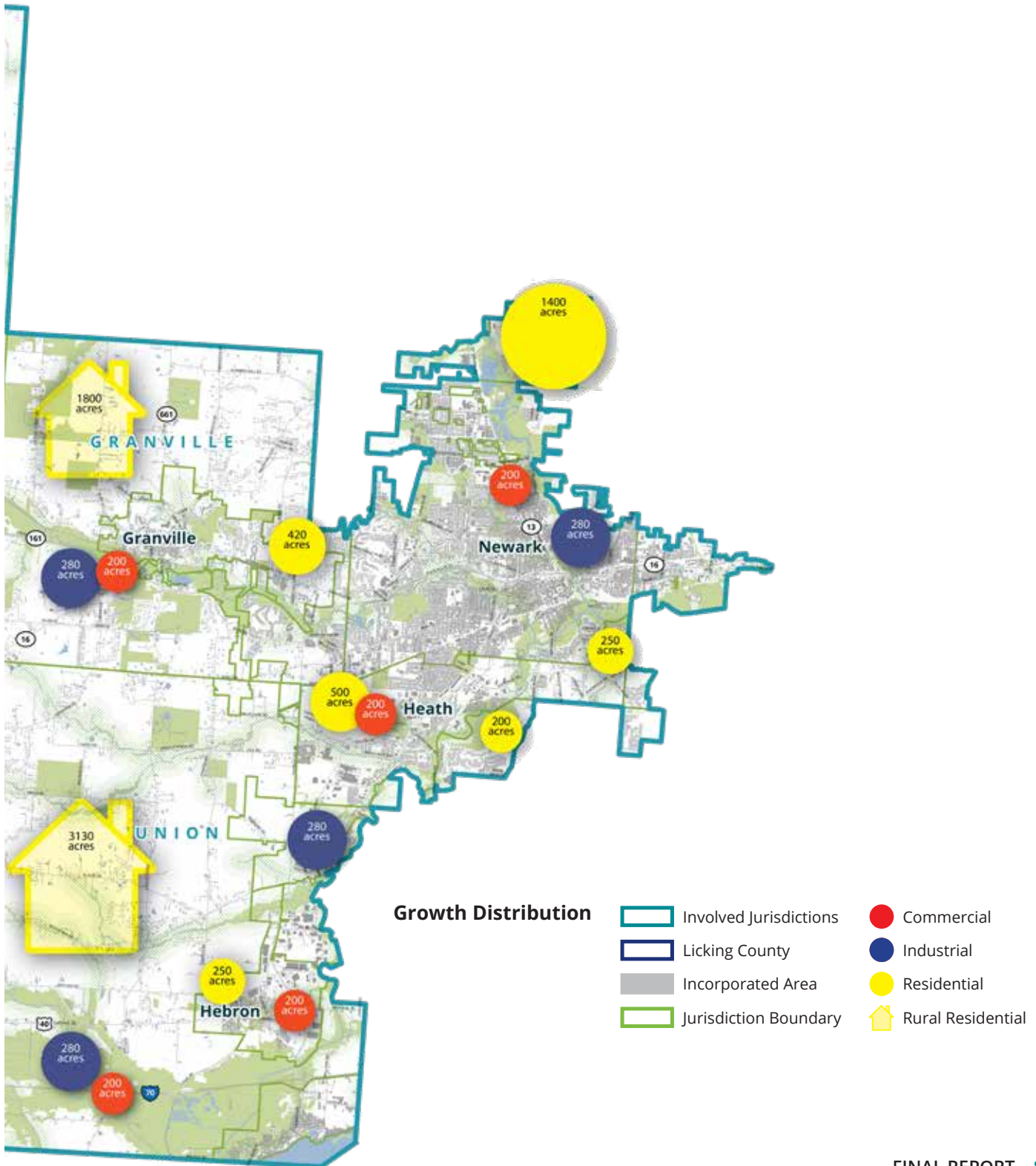
**CHAPTER 4**  
HOW WILL WE GROW?

# Growth Distribution

Balancing the conservation of open spaces and agriculture, while responsibly managing future development to ensure a successful, shared vision for all.



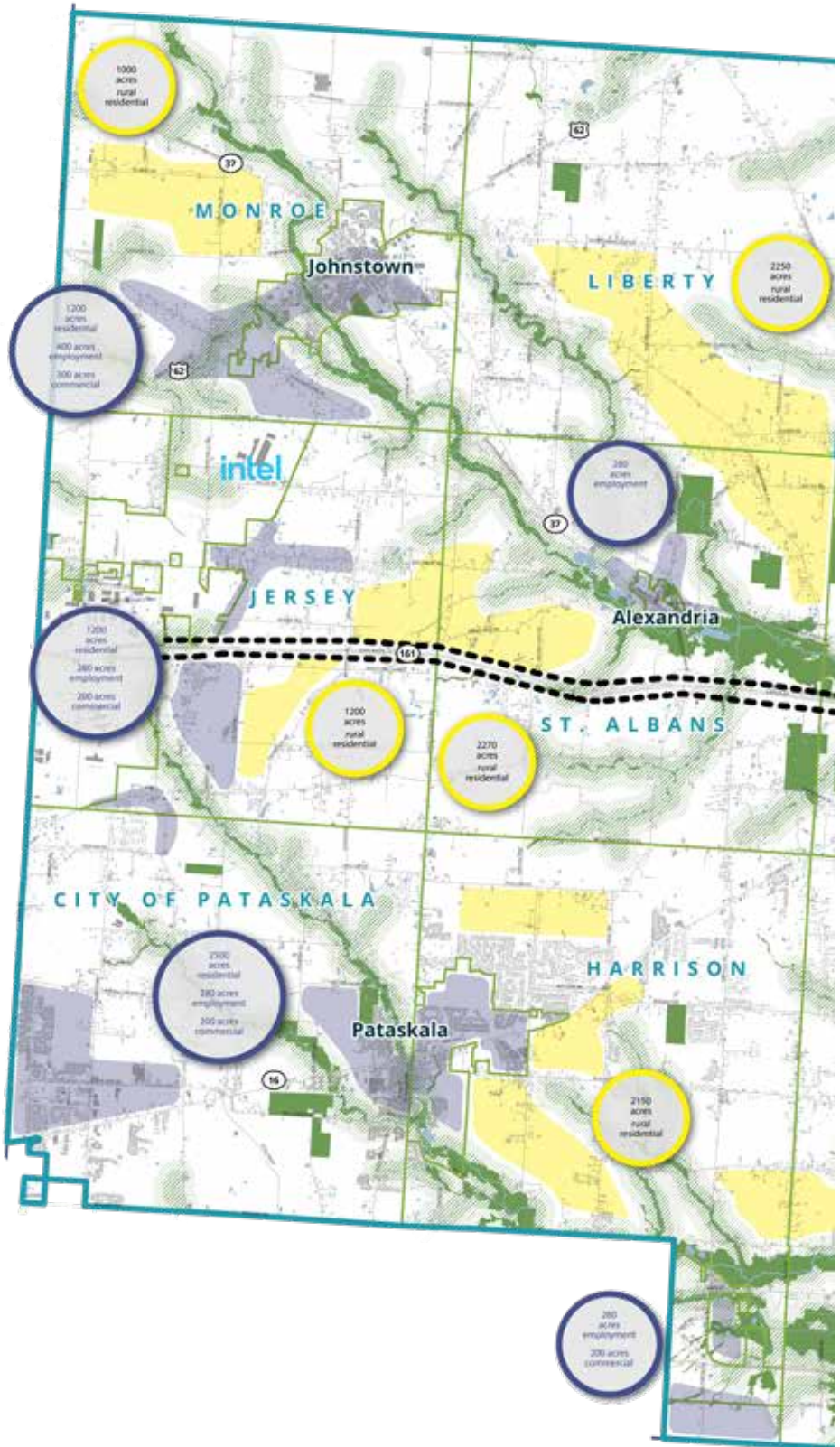




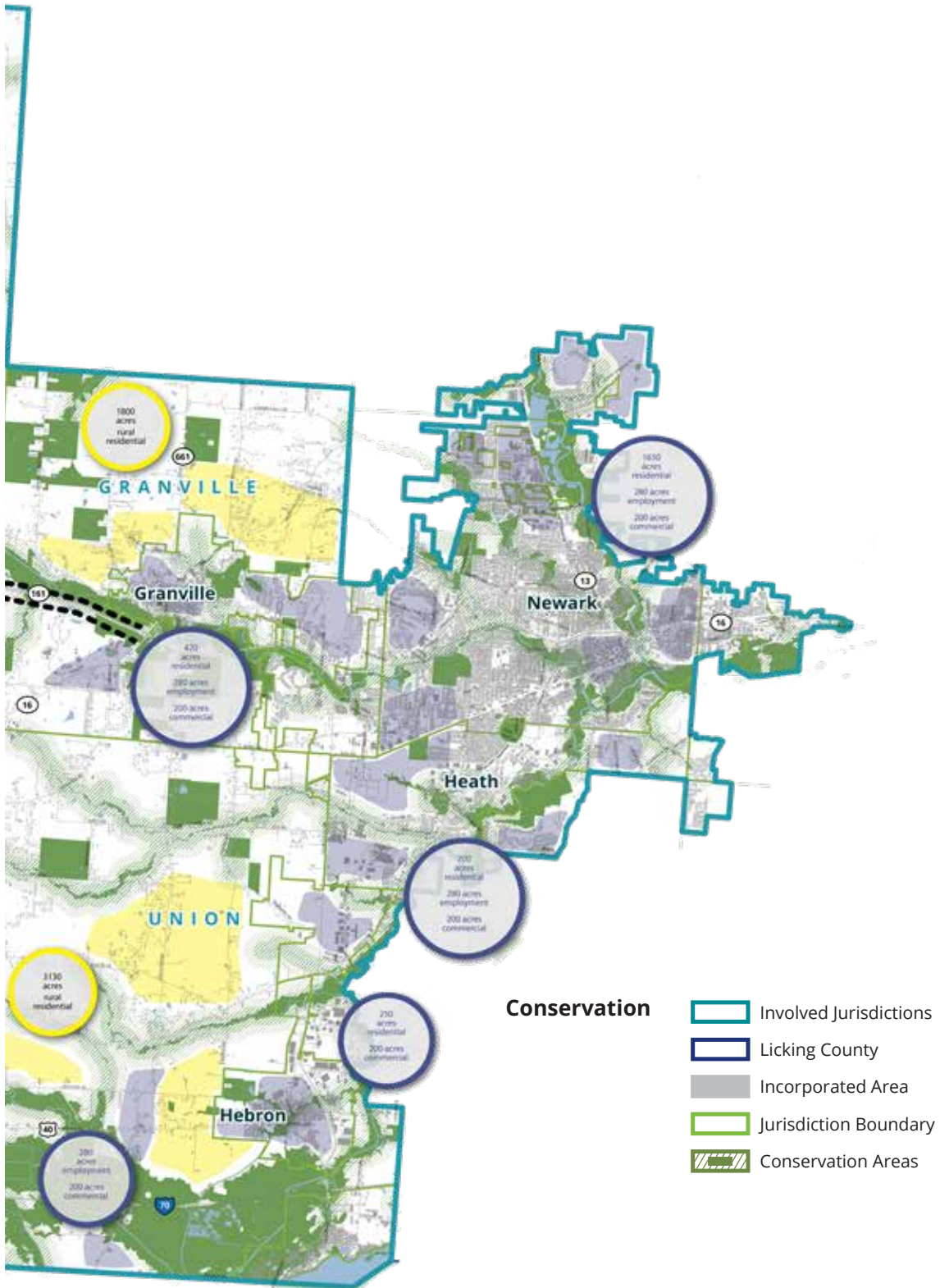
## CHAPTER 4 HOW WILL WE GROW?

# Conservation

The map depicts one possible future relative to conservation and development; changing density requirements will shrink the development footprint, conserving more agricultural land and open space than would otherwise happen.







# Impacts

The Conservation and Development Map raises the following observations:

## Density and Development Practice Changes

Changes in density and development practices can reduce the development footprint, thereby conserving additional agricultural land and open space. An illustration of this can be seen on the next page.

## Impact of Future Utility Services

The provision of public utilities will either support or alter the development patterns reflected in the Conservation and Development Map. As a result, **the future is uncertain unless public utilities reinforce a concentrated development pattern, especially consistent with local land use plans.**

## Role of Future Transportation Improvements

Implementation of transportation improvements will likewise influence the development pattern otherwise reflected in the Conservation and Development Map. A multi-modal facility in Jersey Township near the SR161 and Mink Road interchange would support higher densities and a mixed-use center. Constructing a connector between SR 161 and I-70, in the western part of the study area, would significantly alter the development pattern in positive and negative ways. Major transportation investments should be supportive where they are otherwise not disruptive.

## Protecting Employment Corridors

The availability and concentration of employment uses in places such as New Albany and in the Thornwood Drive/SR 79 industrial corridor are important resources to ensure the continuation of a strong economy, as are emerging areas consistent with local comprehensive plans.

## Aligning Local Plans and Codes

Local jurisdictions should consider ways in which their local plans and zoning codes should be modified to align with the Conservation and Development Map, so that all are mutually supported.

## Density and Development Practice Changes Illustration

### Typical Rural Residential Development

This illustrates the “business as usual” approach to subdividing land for single-family homes, where lots are created with road frontage and on-site well and septic (typically two acres in size to meet health codes). This approach transforms the rural character of the corridor into a low-density, rural neighborhood.

**75 Homes - 150 Acres**



Two Acre (2.0) Parcel Developable Land Building Footprint

### Clustered Rural Residential Development

This illustrates a similar-sized concentration of single-family homes (with common open space) but in a platted subdivision that takes far less land out of agricultural production, based upon the availability of public or private utilities. This approach retains the majority of the rural character of this corridor.

**75 Homes - 75 Acres**



Two Acre (2.0) Parcel Developable Land Building Footprint

### Traditional Neighborhood Development

This illustrates a traditional neighborhood of similar single-family lots (with common open space) in a platted subdivision. Smaller lots take far less land out of agricultural production and the grid street pattern clusters lots. This approach is based upon the availability of public or private utilities and retains more of the rural character.

**75 Homes - 38 Acres**



Two Acre (2.0) Parcel Developable Land Building Footprint

# Principles

The following principles were generated using insight gathered from the public and other stakeholders during the first round of public engagement and were tested and refined with stakeholders and the Leadership Group. The principles serve to define the intent of FRAMEWORK by identifying key expressions which are forward-looking.

## **Communities benefit from growth and development.**

A range of positive outcomes will be realized from community and county development. Growth and development generally provide a range of benefits to local communities, provided any potential negative impacts are addressed or offset. Benefits include more housing, additional retail, employment opportunities, and fiscal revenues that offset fiscal costs for public services and facilities. One of the cumulative effects is the stabilization, if not increase, of net fiscal benefit. Benefits must address broader housing choices for residents and targeted employment. Attention must be paid to the impact of rising development costs, including housing, on residents and ensuring that new housing opportunities meet local needs.

## **Development and change are proactively managed.**

Communities currently manage growth and development in various ways but ensuring residents benefit from a proactive approach will be critical at all levels of local government. Adequate staff to manage the development process, actively engaging the public to ensure their voice is heard, and supporting well-trained, active civic leadership to safeguard the public interest. A county-wide system of development coordination through shared data, development case review, infrastructure joint planning and coordination, and joint service delivery can maximize limited resources.

## **Growth is focused inward toward communities and adjacent to existing development.**

To balance the need for growth with conserving the base qualities of Licking County, future development should be focused inward within communities and adjacent to existing development. Focused growth will create more efficiently delivered public services.

## **Development and infrastructure are coordinated among jurisdictions.**

Coordinating development approvals and infrastructure will reduce public expenses and help to ensure a cost-effective development pattern in the county. Seeking additional revenue sources may offset some costs, both in the short- and long-term.





### **Mixed-uses and appropriately scaled development is supported in strategic locations.**

With the villages and municipalities, additional mixed-use development and higher densities are appropriate to both capture future development demand and provide stronger economies in these places, while reducing public infrastructure costs. Mixed-use development integrates residential and commercial uses, including offices, into single developments that meet a variety of economic and housing needs. In many respects, this reflects the natural function of local downtowns, but in a new form. New residential development can provide more housing options for young families, people living alone, and downsizing seniors. These are best located in walkable places near retail, health, and educational services.

### **Natural landscape and rural character are prioritized for conservation.**

The study area benefits from a remarkable natural and rural landscape that reinforces the culture and attractiveness of this place. At a macro scale, stream corridors, floodplains, woodlands, and related natural features should be protected to the extent possible during the development process. As development occurs, its visual and environmental impacts should be minimized to ensure harmony between the two. Approaches include directing new development to existing communities with central services, conservation design approaches that cluster development and conserve open space, enhanced landscaping requirements, and architectural standards that complement the existing character.

### **Design quality is prioritized.**

New construction should add to the quality of the built environment, while ensuring it is harmonious (respectful of) with the rural landscape that typifies Licking County, as well as the village-like character of its communities. Natural building materials, harmonious colors, landscaping, and similar features ensure new buildings enhance the existing character of local communities—this should be authentic to Licking County and not reflect the aesthetic of other communities in Central Ohio. Non-residential buildings, especially high-tech manufacturing and distribution facilities, can likewise employ design approaches and enhanced landscaping to ensure a compatibility with the unique character of this county. Development regulations can require open space dedications and landscaping requirements to conserve the natural environment and emphasize rural and small-town character.

# Principles



## **Full range of housing choices are found.**

Residents should be able to remain in their chosen communities throughout their lives, with housing options that respond to these varying needs (rental options, small starter homes, larger homes for growing families, empty nester housing, and assisted living). New residential development should diversify the housing options available to both current and future residents, including ownership and rental options that respond to shifting demographics. New housing should be located in close proximity to services, healthcare, schools, daycares, and parks, preferably in walkable places that reduce the need for driving. Design and densities of new residential development should be compatible with or enhance existing development patterns, especially in villages and cities, adding to existing traditional neighborhoods to holistically build community.

## **Net fiscal benefits resulting from development are realized, after careful analysis.**

Net fiscal benefits are calculated by comparing the revenue generated by each type of development with the associated capital, operating, and maintenance costs. Without undertaking a detailed analysis, it is assumed that higher valued development generates sufficient revenues to cover public costs. Development rarely covers the upfront associated infrastructure costs and related operating and maintenance costs, and can create additional public demands for ongoing maintenance of public facilities. Maintaining public infrastructure will always remain a high priority for local governments. Local jurisdictions should consider fee structures, other financing mechanisms (e.g. TIFs, NCAs, etc.) and public improvement dedication requirements that address upfront infrastructure needs without impacting current taxpayers. Administrative fees should cover internal costs to manage development and enforce local regulations. Zoning codes can require development fees to offset some public infrastructure needs. Subdivision codes should mandate appropriate public improvement dedications for infrastructure, including parkland dedications. Traffic impact studies establish fee and improvement requirements relative to roads and sidewalks.



### **Agriculture remains a strong part of the local culture and economy.**

Agriculture continues as a vibrant component of the county economy, cultural touchstone for many residents and visitors, and defines “rural” character. As new development occurs, it should be directed away from working farms and related operations to reduce potential land use conflicts. Farmland preservation efforts should continue to ensure family farms remain for future generations, such as using conservation easements to offset land value increases arising from nearby development. Farming related businesses, farm markets, fairs, and festivals together play a strong role in ensuring a vibrant agricultural sector.

### **Mobility options are widely available to connect workers and employers.**

Transportation options are important to ensure people can access employment opportunities, health care, and other services. New mobility options are created and successful in meeting residents’ needs. Enhanced bus commuter options, including ridesharing and commuter lots will support additional transit service in the county. For local communities, building sidewalk networks, bike routes, and safe walks to school will support pedestrian options, that also enhance public health and recreation. New development in and adjacent to existing communities will further support these networks.

### **Economic sectors are diverse and sustain local growth and workforce development.**

Manufacturing, warehousing, distribution, retail services, healthcare, education, tourism, and government have been traditional economic sectors in the county. High-tech manufacturing offers a potential new sector to grow that responds to a changing global and national economy, taking advantage of recent investments in Central Ohio. The county and local communities can position themselves to maximize these opportunities and the related development that can be attracted to provide housing for new workers, retail and other services, health care, and recreation.

### **Conditions support an expanding and highly skilled workforce.**

The educational system in place in the county is well positioned to enhance the current and future workforce necessary to support a changing economy. Resources and facilities should be positioned to optimize opportunities offered by new companies, as well as ensuring employment success for current and future residents. Coordinating with regional partners will help the county ensure further success.

### **Strong collaboration among community institutions ensures success, especially K-12 schools.**

The county benefits from a range of strong and successful partner institutions, such as educational, government, healthcare, foundations, and the non-profit sector, that together can further recent successes. Building upon current partnerships, the county should consider other options for coordinating work programs, investments, and maximizing opportunities that arise, both foreseen and unforeseen. In the educational arena alone, the local public school districts, C-TEC, Ohio State Newark, COTC, and Denison University provide a strong foundation for training of a highly skilled workforce.

# Character Types

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The form in which new development should occur in FRAMEWORK communities is as important as density.

In collaborating on this initiative, consideration was made to the character of new development to ensure that growth is both compatible and complimentary to existing communities. When developing the character types, conversation and research included precedents in Orange Township, Ohio and Franklin, Tennessee. Evans Farm, located in Orange Township, Ohio, is designed in the new urbanism development style, with homes built around a walkable community and near businesses, restaurants, and open space. Westhaven, located in Franklin, Tennessee, is a 1,500-acre master-planned community with a mixed-use town center. As a result of the collaboration and research, a series of Character Types were developed for FRAMEWORK as a planning tool to organize future development by relevant narratives, land uses, images, and plan views.

The Character Types can inform local planning and zoning decisions, in terms of updating local land use plans and as communities consider development proposals. The types provide baseline guidance in terms of development character and if applied uniformly across FRAMEWORK, would ensure consistency as new private investment occurs over the next few years.




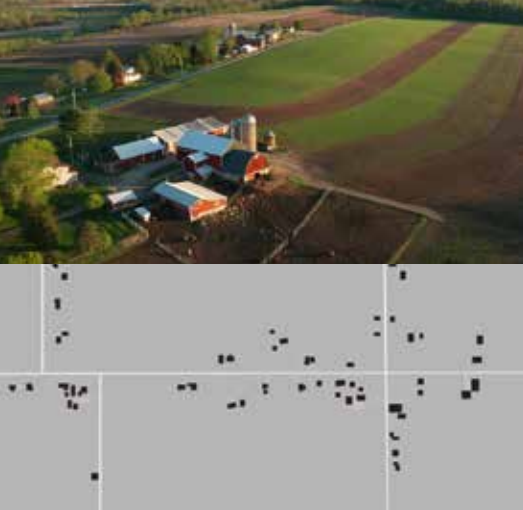
Evans Farm, Orange Township Ohio



Westhaven, Franklin, Tennessee







# Character Types

Type	<span style="background-color: #008080; color: white; border-radius: 50%; padding: 2px 6px; font-weight: bold;">A</span> <b>Open Space and Conservation</b>	<span style="background-color: #008080; color: white; border-radius: 50%; padding: 2px 6px; font-weight: bold;">B</span> <b>Traditional Agriculture</b>
<b>Description</b>	<p>Areas intended for recreation or land that is permanently protected as a natural area. These areas may be improved with amenities and other enhancements based on community desire. These areas feature large open parcels or wooded areas, as well as regional greenways, trails, and bikeways.</p>	<p>Areas that are primarily in agricultural use and may also include single-family residential, agriculture-related buildings, civic uses and specific small-scale retail. Buildings are generally set far back from the roadway on large lots (over two acres). Traditional agriculture aesthetic is maintained. These areas may not be served by municipal water and sewer utilities.</p>
<b>Primary Use</b>	Parks and open space	Agricultural
<b>Secondary Use</b>	Civic/Institutional	Rural single-family residential, Civic/Institutional, Commercial, Light industrial
<b>Photos and Pattern</b>		



<b>C</b> <b>Mixed Rural</b>	<b>D</b> <b>Suburban Residential</b>	<b>E</b> <b>Suburban Mixed</b>
<p>Blend of agricultural land and residential, commercial (including cottage industry) and light industrial development. These areas are largely agricultural in character but may see more large lot subdivisions, lot splits, and very limited suburban style patterns in the rural setting. Buildings setbacks and lot size may vary more widely than in Traditional Agriculture. These areas may not be served by municipal water and sewer utilities.</p>	<p>Single-family homes arranged along curvilinear streets with few intersections, along long blocks, and limited connectivity between neighborhoods and other non-residential areas. Land will either 'front' or be adjacent to shared natural areas. Building and lot size may range in size and density. Generally sits adjacent to already developed areas.</p>	<p>Primarily single-family residential with a higher percentage of attached units than Suburban Residential, with some connectivity between neighborhoods and other non-residential areas. May also have small-scale multi-family residential. Building and lot size may range in size and density.</p>
<p>Agricultural, Rural single-family residential</p>	<p>Single-family residential, Multi-family residential</p>	<p>Single-family residential detached and attached, multi-family residential</p>
<p>Commercial, Light industrial, Parks and open space</p>	<p>Civic/Institutional, Parks and open space</p>	<p>Commercial, Office, Civic/Institutional</p>
		

# Character Types

Type	<b>F</b> Traditional Neighborhood	<b>G</b> Employment Center
<b>Description</b>	Primarily residential areas feature a mix of housing types on small lots with a single-family neighborhood appearance. Traditional neighborhoods have a street network of small blocks, a defined center and edges, and connections to surrounding development. These neighborhoods can include appropriately scaled nodes of small-scale retail and/or office uses.	Employment-oriented uses are characterized by light industrial-style development and office. Large footprint structures, offering flexible space to accommodate market demand for various users. Buildings are oriented to the street and can be adapted to support different uses such as light manufacturing, high-tech industries, and research and development. Buildings are set far back from the roadway and landscaping and buffering are used to minimize impacts on surrounding areas.
<b>Primary Use</b>	Single-family residential detached and attached, Multi-family residential	Light industrial, Office, Commercial, Logistics, Flex-office
<b>Secondary Use</b>	Commercial, Civic/Institutional, Parks and open space	Civic/Institutional, Parks and open space, Surface parking, Service
<b>Pattern and photos</b>	 	 

 <b>Community/Village Center</b>	 <b>Commercial Center</b>	 <b>Downtown Core</b>
<p>Traditional activity centers with a mix of small-scale commercial, office, and residential uses. They may be located in either incorporated or unincorporated areas. These areas may also include institutional and public facilities. Buildings are set closer to the road on smaller lots but setbacks and lot size may vary. Streets accommodate moderate traffic at slow speeds and may include on-street parking and feature amenities for pedestrians and cyclists such as wide sidewalks, street trees, benches, and bike facilities (multi-use trails and bike racks).</p>	<p>Commercial and retail development that is characterized by buildings on or along major roadway corridors, serves a regional market and may be anchored by a large commercial use or employer. Surface parking lots accommodate customers and should include efforts to provide landscape features and amenities that improve the aesthetics of the architecture. Landscaping and buffering are used to minimize impacts on surrounding areas.</p>	<p>The historic, civic, and cultural centers of urbanized areas. Buildings are located very close to one another and in some cases are adjoined. Street pattern is a grid with short blocks and frequent intersections. Streets accommodate moderate traffic at slow speeds and may include on-street parking and feature amenities for pedestrians and cyclists such as wide sidewalks, street trees, benches, and bike facilities (multi-use trails and bike racks).</p>
<p>Vertical mixed-use, Residential, Commercial, Office</p>	<p>Regional-scale Commercial, Mixed use, Office</p>	<p>Commercial, Civic/Institutional, Surface parking</p>
<p>Civic/Institutional, Parks and open space</p>	<p>Civic/Institutional, Multi-family residential</p>	<p>Office, Multi-family residential, Parks and open space</p>
		
		

Detailed implementation best practices are summarized in Chapter 7: What Should We Do?, but the following presents a series of specific tools and techniques that could be considered by individual jurisdictions as they consider the implications of the preceding analysis.

### **Preserving agricultural land and the natural landscape for future generations.**

As development occurs in the FRAMEWORK study area it will be important to balance that with the ongoing sustainability of an agricultural community and economy. To do that will require deliberate actions on the part of the county and individual jurisdictions. Planning policy and zoning may need changed to focus new development away from preferred agricultural concentrations, for instance. Conservation easements and an active and well-funded land trust may be needed as well. Preservation investments should be strategic to create larger concentrations of preserved farmland, reducing potential development impacts and limiting road and utility investments and maintenance costs.

**Agricultural preservation zoning.** A zoning district that identifies agricultural land uses, including supporting uses, as permitted, and prohibiting other uses. Single-family residential is included as a secondary use, but at a very low-density (e.g., 10-acre minimum lot size). Should be placed on properties farthest from development pressures and with owner support.

**Conservation development zoning and platting.** Requires that a portion of a residential development be set aside as permanent open space, such as in a recorded easement. Ownership could remain with a “forced” homeowners association or transferred to an appropriate public or private conservation entity. The open space could be used as a park, meadow, orchard, small-scale farm, etc. Local zoning and county platting processes should be aligned to ensure a streamlined review process.

**Conservation easements.** Farmland and other natural areas (e.g., stream corridors, major woodlands, wetlands, species habitat) can be permanently conserved through the purchase or dedication of an easement. These mechanisms provide tax benefits, as well. The holder of an easement should be a public or quasi-public conservation entity.

**Land trusts.** Serving as conservation organizations, land trusts (e.g., Licking Land Trust) play an invaluable role in the acquisition of conservation land, but as importantly, the ongoing maintenance, as well as ensuring appropriate public access.



### **Managing residential densities to ensure appropriate development transitions.**

Residential densities are managed in a hierarchy to provide development transitions between more developed locations and the rural countryside where agriculture and open space dominate. A series of districts provide this transition, while providing guidance as to the provision of utilities or on-lot septic and water. More dense neighborhoods also necessitate the need for public parks and other amenities.

**Very low-density residential zoning.** This district should have a minimum lot size that is the lowest of the range provided in a jurisdiction, especially townships, and should serve as a transition to predominantly agricultural areas (see Agricultural Preservation Zoning). The minimum lot size should be five acres. Platted subdivisions and the provision of public utilities is highly unlikely.

**Low-density residential zoning.** This district serves as a transition from suburban areas and less dense, more rural areas. This would be appropriate within townships, as well as the edge of cities and villages. The minimum lot size should be two acres and a maximum of five acres should be considered, especially when deployed consistent with the Very Low-Density Residential District Zoning noted above.

**Suburban residential zoning.** This district builds community within a more suburban/urban context, facilitating neighborhood development and the supporting amenities (e.g., sidewalks, parks, bike paths, etc.). Densities can range from four dwelling units per acre to one-acre lots. These districts can be adjacent to more highly developed areas (e.g., multi-family, commercial, and office). Suburban Residential Zoning is appropriate in townships where public utilities are provided, as well as large portions of cities and villages, often adjacent to downtowns.

**Multi-family zoning.** This district provides for single- and multi-story multi-family housing, whether owner- or renter-occupied. Densities are higher than Suburban Residential Zoning and these developments are often adjacent to more commercial locations or serve as a transition between suburban residential and commercial areas. Along with the provision of public utilities, these developments typically include a range of amenities (e.g., clubhouse, pool, tennis or pickleball courts, biking facilities, etc.). Some developments respond to specific markets (e.g., empty nesters, 55 and older, independent living, etc.).

**Mixed-use zoning.** The most intense category of zoning that integrates residential uses is Mixed-use, which provides for a vertical or horizontal mix of uses within the development. The typical example in Central Ohio is a multi-story building with ground floor retail and offices, and upper floors of residential. Building heights begin at two stories and can be higher, depending on local character. While typically found in city and suburban locations, Mixed-use can also be appropriate for individual sites in villages (as well as blocks), and portions of townships served by public utilities and transportation.

# Best Practices: Tools and Techniques



## **Aesthetics: Mitigating development impacts while promoting authentic character.**

The FRAMEWORK study area, similar to most of Licking County, is defined by an outstanding natural landscape and viewsheds. This character, dominated by working farms, heavily wooded stream corridors, and hillsides could be irreparably changed by growth depending on the degree to which coordination and collaboration occurs among jurisdictions.

**Consistent development standards along the SR 161 corridor.** This corridor serves as a front door to the county and crosses multiple jurisdictions. It is the focus of much development pressure, which will alter the rural character and viewsheds if not properly managed. An overlay zoning district that addresses setbacks, architecture, landscape, signs, and lighting—adopted by multiple jurisdictions—would ensure existing aesthetics are integrated into new development.

**Regulating billboards.** Billboards along major corridors in rural areas change the day- and nighttime aesthetics. Under the Ohio Revised Code, townships cannot prohibit billboards, but they can (and are) regulated. Consistent standards, such as through the SR161 overlay suggested above, should limit the number, height, lighting, and separation between these structures, thereby minimizing their visual impact.

**Development lighting.** Not always recognized as a potential issue when rural areas transition to more suburban or urban is the impact that on-site building and parking lighting can have on the night sky, as well as impact adjacent properties. To reduce these impacts, zoning codes should include standards such as downlighting, screening of lighting sources, and prohibiting uplighting to reduce glare and light trespass offsite and above a site.

### **Coordinating utility investments key to responsible development patterns.**

The provision of public utilities is a major driver of the urbanization of Licking County. While communities can benefit from growth, it should occur in the locations, densities, and character consistent with local plans (and FRAMEWORK). The planning and construction of public utilities should also be consistent with these policy documents.

**The need for countywide coordination.** Licking County can play a role in coordinating the various service providers to ensure compatible and complimentary service delivery in those portions of the FRAMEWORK study area in which such development is appropriate. Extending utilities throughout the area is counter to FRAMEWORK and the unprecedented collaboration of this effort.





**Local participation in utility planning and execution.** Along with countywide coordination, local jurisdictions should be allowed to participate with service providers in the planning and execution of utility extensions. Otherwise, conflicting utility extensions running counter to local planning and zoning regulations would be a wasteful use of public dollars, which would include the improvement of public roads and other facilities. These are two sides of the same coin and must work “hand in glove” to the benefit of all.

**Utility system design must take into account local plans.** When designing sewer trunks and water mains, future land use plans must be incorporated into the engineering analysis to forecast future demand. If not and assuming the “market” will respond is a risk that local utilities are wise not to undertake. Again, safeguarding limited public resources is critical.

Preserving natural features and viewsheds: State Route 161 at State Route 37, looking west.



**Building local capacity in the shadow of unprecedented growth and development.** Local governments in FRAMEWORK are staffed to manage a slower pace of development than has been occurring recently and that will only increase in the future—given the growth pressure facing Licking County. It is important for leaders to consider allocating additional funds to increase staff capacity and training appointed officials to ensure new development is efficiently managed and fully meets the expectations of each jurisdiction.

**Increase staff capacity in the areas of planning, zoning, building, and engineering.** These public staff are charged with administering locally adopted rules and regulations. Their ability to respond to inquiries, manage the workflow, inspect new developments, and support appointed boards and elected officials can be hampered by the amount of unprecedented development occurring in the county. Responsible leadership should allocate the resources to staff up as appropriate, including raising development fees to offset initial costs.

**Additional local capacity options.** The Mid-Ohio Regional Planning Commission (MORPC) will be launching new resources to member jurisdictions to update comprehensive plans, zoning codes, and development standards. The Consultant Services program will facilitate access to specialized consultant services and expertise and the Planner Pool will provide a flexible group of available planning professionals for short-term assignments.

**Training staff and appointed boards.** The appointed boards (planning commissions, rural zoning commissions) play a key role representing the public interest and safeguarding adopted public policy as part of the development review process. While representing a variety of perspectives, they can benefit most when educational opportunities are provided to keep up with current best practices, etc. Local examples include the annual Central Ohio Planning and Zoning Workshop and board membership in the Ohio Chapter of the American Planning Association, as well as training offered by the Licking County Township Association or the Ohio Township Association. Jurisdictions should offer funding to support these opportunities.

## **WHAT ABOUT THE SCHOOLS?**

While FRAMEWORK is focused on approaching growth and development from the perspective of local governments, it is abundantly clear that schools are fundamental to realizing the full potential of the extraordinary private and public investment in Licking County. Schools ranked first as the highest priority during the round 1 engagement process when participants were asked “What is most important to you?” receiving 28%.

During the FRAMEWORK process all 10 of the superintendents who lead K-12 districts in Licking County met with the project team (multiple times) to share their insight and perspective on the dynamics they experience—and expect to experience—related to growth and development. It is important to keep in mind that Licking County was experiencing considerable growth before the Intel announcement and the districts were already working to address it.

Local schools are not responsible for development approvals. They are left to manage the consequences of private interests and public policies and practices, especially the potential consequences of jurisdictional annexation for housing development purposes. The rate of change many districts are experiencing, and the practical realities of the timing and politics to secure capital resources for facilities, can cause significant challenges in meeting the needs of children. A critical component in mitigating this risk and ensuring school districts can be thoughtful and strategic in their planning is strong collaboration between governmental jurisdictions and school district officials as development decisions are being made.

It is commonly understood in community planning and economic development that the success and attractiveness of any community is dependent on the quality of the K-12 schools that serve it. More can be done to strengthen collaborative progress in making the best communities possible in the FRAMEWORK study area and beyond.

### **Districts**

Licking County students are primarily served by 10 school districts: some within the FRAMEWORK study area, some partially within the study area, and some outside of the study area.

In 2021-2022 the districts ranged in size from Northridge Local Schools, the smallest at just over 1,000 students, to Newark City Schools, the largest with just over 6,000 students. The geographic range of square miles covered by each district varies greatly with the smallest, Heath City Schools with just over 9 square miles, to the largest, Northridge which covers over 125 square miles.

Many of the districts serve multiple jurisdictions, some as many as eight, crossing village and township boundaries. Without strong communication with local government, it is nearly impossible for school leadership to anticipate development growth and plan for corresponding expansion of their facilities.

## Action Items

The implementation tables in Chapter 7 of this report contain dozens of potential projects, policies, and programs local governments can choose to act upon. These represent the fundamentals of community planning. Six of the actions focus on collaboration between local governments and school districts and begin with basics of regular communication and sharing in advance of consequential decisions.

- Conduct school district specific meetings (all units of local government and superintendent) on regular basis.
- Support school districts' efforts to secure additional funding (OFCC).
- Work with schools to ensure they are, at a minimum, net-neutral when economic development tools are used.
- Provide leadership on the timing and type of infrastructure needed for expanding school facilities.
- Collaborate with schools to review fiscal implication of the distribution of revenue generated by new developments.
- Assist in the exploration of funding tools.











**CHAPTER 5**  
**What Are the Economics  
of Planning?**

**CHAPTER 5**  
WHAT ARE THE ECONOMICS  
OF PLANNING?

# Introduction

Economic, fiscal, and housing considerations that underlie FRAMEWORK are a critical piece of this process. This chapter documents and assesses the state of the housing market and the economic climate.





# Research and Findings

The research undertaken to support FRAMEWORK focused on both housing and economics as the two are strongly interconnected and provide an important policy perspective for considering the various ways in which local jurisdictions can manage continued growth and development pressure. Fundamental to supporting economic growth is ensuring a skilled workforce, today and in the future. Attracting that workforce is dependent on the availability of a variety of housing options, as well as strong schools, local services, and the overall appeal of the place.

## Economics

**The county's employment growth has been historically slow but accelerated in the last four years and now exceeds the growth rate of the metropolitan area.**

### Licking County's Economy

Licking County's economy (as measured by the GDP) was approximately \$6.9 billion in 2021. The private sector represents \$6.2 billion, or 90%, of the total economy, up from 87% in 2010. The county's economy lagged the state until 2015. It has now accelerated past the Columbus metro area in terms of GDP.

### Employment

In 2021, Licking County hosted a little over 100,000 jobs with over 23,000 self-employed workers. The county has added more than 29,000 jobs since 2011 and 83% of that increase has been from wage and salary employment. Self-employment represents 23% of the employment base, like the Columbus metro area. It is important to note that Licking County did not suffer a net job loss in 2020.

*Continued*

## Research and Findings



The county's employment growth has been historically slow but has accelerated in the last four years and now exceeds the growth rate of the metro area.

- The transportation/warehousing sector has been the leading sector and now represents 11% of the economy.
- Manufacturing is up 63% since 2011 and is the largest single sector contributor to economic output at 15%.
- Retail, the previous largest sector, has decreased by 4%.
- Office-based jobs, in contrast, have grown by almost 5,000 jobs during that same period, which has important considerations for land use.

The county is substantially more dependent on transportation/warehousing and manufacturing than the Columbus metropolitan area and has less presence in industries such as professional technical services, finance, and corporate office jobs.

### Wages

Wages in Licking County are 16% lower than in the state and 22% lower than the Columbus metro region. Wages have grown 31% since 2011, lagging the growth rates of the metro (35%) and the state (36%). The wage gap between Licking County and the metro has increased from approximately \$9,800 in 2011 to more than \$14,000 in 2021. On an inflation adjusted basis, Licking County wages in 2011 are equivalent to \$44,700 in 2021, meaning real wages have increased by more than \$2,600 since 2011. The two largest employment sectors—transportation and warehousing and manufacturing—pay annual wages at approximately 50% of area median income for a two-to-three-person household. Manufacturing jobs tend to pay a higher average wage, the volume of logistics jobs brings this combined average down significantly.

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## Housing

**Intel, and other employment development, will cause an increase in demand for housing but is not likely to overwhelm the housing system, however, housing needs exist regardless.**

Based on existing trends and commuting patterns, it is highly unlikely that the projected Intel jobs will directly lead to 3,000 new households and that all the new households created will be in Licking County. Licking County currently imports workers from outside the county to meet its job needs, with only 35% of all workers living and working in Licking County. Approximately 33,000 employees work in Licking County and live outside the county, compared to 27,000 that live and work in the county and 49,000 that live in the county but work elsewhere.

Intel, and other industrial development, will cause an increase in demand for housing but is not likely to overwhelm the housing system. A key updated 2022 forecast from the Building Industry Association (BIA) shows a lower level of demand (between 8,620 and 9,549 units) than the previous 2018 forecast (between 11,000 and 12,430). Intel's projected 3,000 jobs is only 25-30% of the projected housing demand for the county, if 100% of those workers decided to live in Licking County and they were all new to the area.

**The status of housing in the county has three different but interrelated considerations that will require different solutions. Those considerations are the following:**

**More units are needed to meet demand from existing and new residents.** Licking County's recent permitting levels are well below forecasted demand and its historical average. Housing has not kept pace with job development. Licking County has a historic average of 1.71 jobs per housing permit. In the last decade, the ratio has jumped to 3.64 jobs per housing permit. A 1 to 1 ratio is considered balanced but very few places achieve it. The vast majority (61%) of new units required are needed for prospective new residents with incomes higher than \$100,000.

*continued*

**The housing stock needs to be diversified.** The housing stock needs a much better mix of units and options for the population range going through different life stages like creating families, downsizing, and retirees. Of the 73,000 units that make up the county's housing stock, 82% are single-family homes or duplexes and 20% of that stock is 74 years or older.

**Housing costs need to be addressed.** Rents are rising faster than incomes. The median monthly rent in Licking County is \$865 and fair market monthly rent is \$1,032. About 67% of rental units will have rents that are at least 44% higher than the median, putting many units out of reach for lower income levels.

Home values are also increasing. In October of 2022, the median sales price of a home was \$310,000. 76% of owned housing units are for incomes above \$100,000. There is a need for more housing stock at all price points and for all incomes. Home values are making it hard for existing residents to move up or down in housing. For example, seniors on a fixed income cannot afford to step down into smaller homes and free up existing stock. 68% of the population is at the age considered empty nesters or retirees while 29% are at the age of having families and 3% are starting households.

Affordability issues for buyers and renters pose a challenge in the county. For those with less than the current median household income of \$71,058, deep subsidies will be required to support rent or construction. For those with incomes between \$50,000 and \$100,000, a variety of public-private partnerships will need to be developed to provide support to keep these units at approachable ranges.

## Fiscal Perspective

**At a fundamental level, land use planning is a resource management question. Land within a jurisdiction is a finite resource and is the underlying basis for ascertaining fiscal health and well-being of each community.**

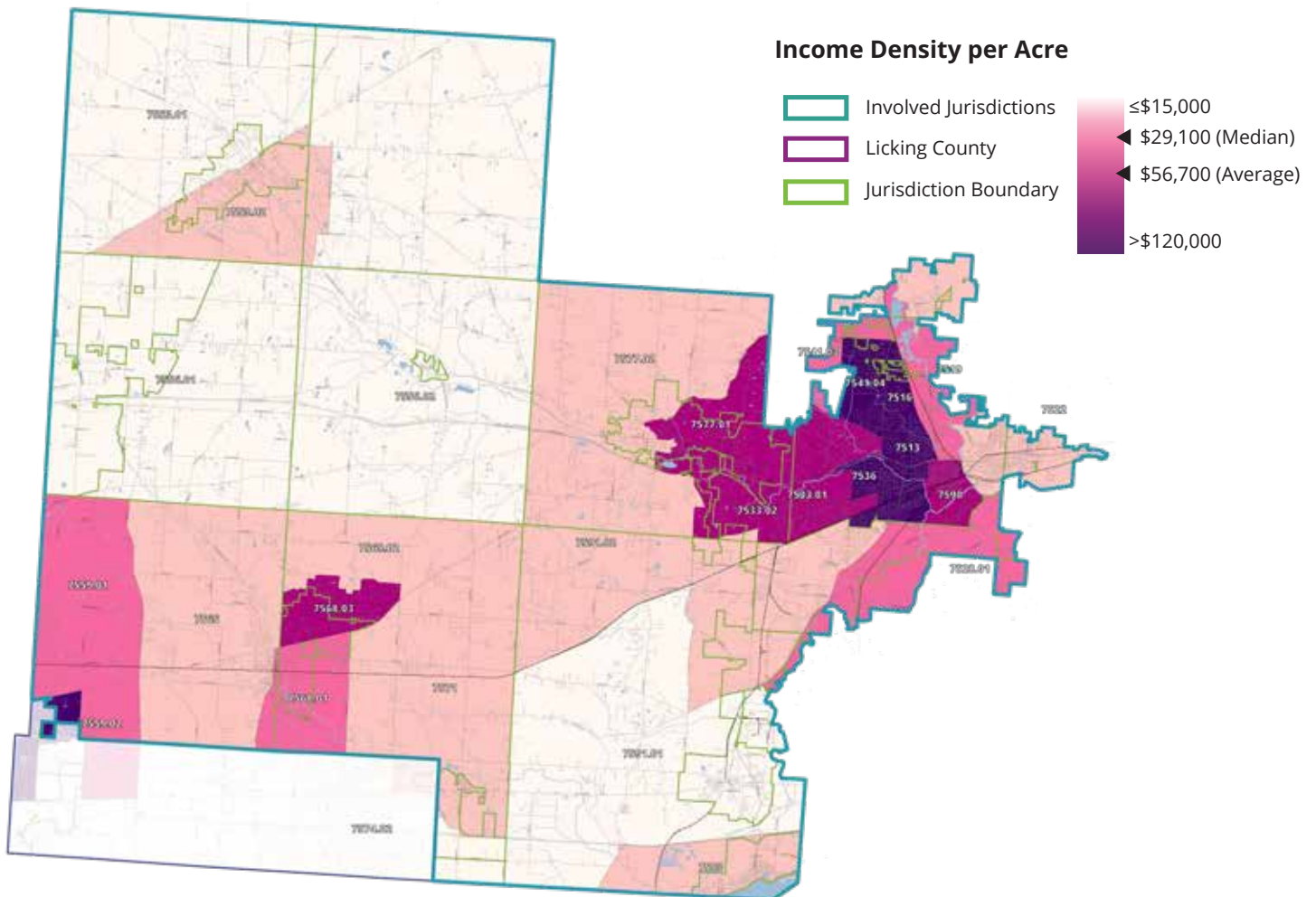
The various communities of Licking County have access to different revenue sources including income taxes for cities (generated from domiciled jobs or residents) and sales taxes (generated by location of buyer or seller) for the county. However, property taxes remain the bedrock revenue source for local communities, in particular townships.

Revenue productivity as utilized in FRAMEWORK measures the amount of tax revenue generated. The study area for FRAMEWORK has a total net property value of about \$10 billion. The more than 52,000 parcels have a range in value from \$0 to \$34 million. Average parcel value equals \$193,413. One of the dilemmas of looking at revenue productivity through the lens of parcels is that larger parcels tend to have more value as evidenced by the Assessed Net Property Value Map.

Measuring revenue productivity through value per acre provides a different perspective. Geographically, the revenue generation capacity across the study area shifts from the large parcels across the FRAMEWORK region to the denser communities on the eastern border. Value per acre ranges from under \$10,000 to over \$800,000. The average value per acre is \$615,000 with a median value of \$380,000. The average value per acre is more than three times higher than the average value per parcel. This helps demonstrate the value of density in terms of revenue productivity.

Sales and income taxes are also important sources of revenue for local governments. Because of data limitations it was not possible to tie revenue generation to specific uses.

The Income Density per Acre Map shows income density by census tract. Income density is calculated by (per capita income \* population) / acreage within a census tract. This provides indicators of sales tax potential and resident income tax generation. It does not show income tax potential by place of work which has data limitations preventing a detailed analysis. The median income density per acre is \$29,000 with the average being \$56,700. The highest income density is over \$190,000. Again, this map shows the power of density in terms of revenue productivity per acre of land.



# Strategies

## **Managing land use relative to revenue productivity should continue to be a priority.**

With the anticipated growth, managing land use from the perspective of revenue productivity is an important consideration—as noted previously current growth patterns will absorb a large amount of land area.

**This emphasizes the need to consider alternative forms of future development, such as mixed-use and higher densities, to conserve land, maximize revenues while minimizing public infrastructure costs (capital, operating, and maintenance), and conserve farmland.**

At the same time, continued support to the Heath-Newark-Licking County Port Authority is vital to ensuring an ongoing availability of vacant land, appropriately located and with supporting infrastructure, to ensure the county is positioned to respond to attractive development opportunities.

## **Build a workforce that can support both large and small businesses.**

Workforce efforts in Licking County should ensure that skill sets match employment opportunities at both large and small businesses. Oftentimes, training programs focus on major employers and the related skill sets necessary to attract and support such companies, however there is ample need relative to mid- to small-sized businesses also struggling to attract a skilled workforce. Consideration should be made to ensure that resources are maximized to meet the variety of skill sets necessary to build a strong and successful workforce in Licking County.

## **Getting the right mix of uses and densities can be challenging.**

Creating the right mix of uses and densities is complicated because of the competing financial models of the different types of governmental entities involved (as defined by the Ohio Revised Code). These revenue productivity measures can help guide levels of density and uses.

- The county depends upon the sales tax and a modest real estate tax for funding county services, especially in the area of human services, as well as borrowing and user fees to fund certain capital improvements.



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- Townships rely upon the real estate tax to fund services, including road maintenance, but the addition of a Joint Economic Development District (JEDD) or a TIF can expand the revenue stream in cooperation with a municipality.
  - Cities, villages, and townships rely upon an income tax and real estate tax, as well as user fees and bonding to provide services and facilities. Tools such as a new community authority and tax increment financing (TIF) can provide a new revenue stream, but upfront infrastructure costs must still be born by the local government authority.

#### **Leveraging financial resources should remain a high priority.**

With a limited amount of flexible (non-voter) debt available at the county level (\$17 million based on 2022 county bond disclosures), working together to leverage the various sources of revenue will be key to finance the infrastructure and amenities needed and desired.

#### **Innovative tools are key to solving fiscal challenges.**

Tools such as JEDDs alter the revenue structure to the benefit of townships (by adding the municipal income tax as a new revenue stream) in exchange for other benefits for the corresponding municipality (e.g., income sharing).

Union Township stands as an excellent example of creatively applying a JEDD, in cooperation with the City of Heath, to facilitate economic development while adding the Heath municipal income tax as a new revenue stream, covering Heath's administrative costs and sharing that revenue, while also agreeing to a growth boundary that benefits each jurisdiction.

#### **Support the merging of water and wastewater providers.**

The provision of public utilities is a critical component of economic development. The timely availability, capacity, and cost effectiveness of water and wastewater treatment is a major input to private investment decisions. Combining some of the existing operations and smaller systems into larger, more regional distribution entities should provide cost savings, dependable service delivery, and responsiveness to development inquiries. It is appropriate for the county to work with the various systems in FRAMEWORK to identify and facilitate appropriate mergers.

## CHAPTER 5 WHAT ARE THE ECONOMICS OF PLANNING?

# Strategies



### **Revisit incentive policies to emphasize job creation that will allow workers to afford an increasingly expensive housing market.**

While broad segments of the workforce need to be represented in the county-wide labor pool, through retaining and attracting a range of companies, heavy emphasis on certain segments will not support the local workforce in terms of housing affordability. In particular, logistics and large format retailers don't offer a wage scale that ensures workers can afford housing, whether owner- or renter-occupied.

### **Work with entities (existing and new) to solve the “missing middle” housing market.**

The broad housing market and ongoing metropolitan construction trends are not delivering housing in the middle of the market for existing and future residents. The county should work with non-profit entities to acquire sites (e.g., such as a local or regional housing authority or non-profit), finance housing development and/or local or regional non-profit that could manage the housing development process. Only through government intervention can this crucial segment of market rate housing be delivered for young families and professionals, empty nesters, and others.

While conversations regarding growth often focus on the physical attributes, development character, and impacts on infrastructure, there is a fiscal component that should play a role in establishing growth and development priorities within a community, whether at the county, township, city, or village level.

## Fiscal Dimensions of Growth

The fiscal context generally focuses on tax revenues generated by specific land uses and densities, and the corresponding expenses to provide public services and infrastructure, including operating and maintenance costs. For FRAMEWORK, an analysis is not part of the work program, but the following discussions provide some insight into this dimension.

**Local Fiscal Structure.** Under the Ohio Revised Code, revenue streams are provided specific to each level of local government for the purposes of providing services, facilities, and infrastructure to support individual communities. One result of this structure is that land use policies can be influenced by the revenue source specific to each level. Other public entities have their own revenue streams (e.g., school property tax, social service agencies have sales tax and/or voter-approved levies).

GOVERNMENT LEVEL	DOMINANT REVENUE STREAM	LAND USES THAT GENERATE THE MOST REVENUE
County	Sales Tax	Retail and Services
City/Village	Income Tax (Personal and Corporate)	Office, Medical, and Heavy Manufacturing
Township	Property Tax	Large Commercial Land Users (Warehouse and Distribution, Manufacturing)

From a county-wide or regional perspective, taking fiscal considerations into account when considering long range planning and development policies is more complicated because of the public fiscal structure. And economic incentives typically respond to this structure, such as property tax or income tax abatements or reductions linked to specific land uses and business types. As noted below, residential development typically doesn't cover the cost of public services expected by residents, unless the per home value is exceedingly high generating above average property taxes. Some communities choose to provide incentives for residential development (e.g., property tax abatements for owner-occupied housing) to incentivize private investment and meet local housing needs. Further, new community authorities may be deployed to manage public and private infrastructure investments, which necessitate an annual property charge that generates necessary revenues for financing, operating, and maintenance costs.

## CHAPTER 5 WHAT ARE THE ECONOMICS OF PLANNING?

# Strategies



**Cost of Community Services.** Cost of Community Services Studies (COCS) have been an analytical tool used by the American Farmland Trust (AFT) to estimate the fiscal contributions of existing land uses by comparing working agricultural and open lands to residential, commercial, and industrial land uses. Cases studies have been prepared by AFT across the U.S. to assist rural towns and counties that would benefit from fiscal impact analysis in preparing comprehensive plans but lack the resources for more in-depth studies. Also, COCS tends to be prepared for more rural communities, some on the suburban fringe of metropolitan areas.

Since 1980, AFT has completed at least 151 studies across the country. Their findings indicate that the median cost to provide public services is highest for residential development and lowest for business development, with agricultural falling between those two categories. This is based upon the higher demand for public services necessitated by residential uses with lower levels demanded for businesses and agriculture. Increasing densities and higher home values can offset public costs through higher revenues (higher home values) or more efficient service delivery (concentrated development).

More specifically, for each dollar of revenue raised the median cost to provide public services was \$0.30 for business uses, \$0.37 for agriculture, and \$1.16 for residential uses. In 2003, AFT prepared a study for Knox County, which found the cost to provide public services was \$0.38 for business uses, \$0.29 for agriculture, and \$1.05 for residential uses.

**Insight 2050, MORPC, and Urban Land Institute, Columbus District.** In 2015, the Mid-Ohio Regional Planning Commission (MORPC) and the Columbus District of the Urban Land Institute (ULI) funded a study to evaluate various development patterns at the regional level. The analysis studied various impacts resulting from four scenarios (past trends, adopted local plans, focused growth, maximum infill) assessing projected population growth through 2050. Fiscal dimensions were evaluated, among a host of other impacts.

Among the impacts documented, the study found that the higher the density the less the fiscal impacts were having a negative result on the region. Specifically, capital and ongoing operations and maintenance costs on infrastructure were reduced as density increased, from \$16.4 billion to \$13 billion, a savings of 21%.

Perhaps more importantly, the study documented savings for individual households relative to the cost of automobile transportation and home energy and water costs as density increased. The annual estimated cost was \$13,100 per new household under Past Trends with a reduction to \$6,800 for the Maximum Infill scenario. The study reflected the common belief that as development patterns increase in density, cost savings are a benefit to homeowners through reduced driving, increased walkability, and a reduction in energy and water consumption based on smaller home sizes.



Source: American Farmland Trust, 2016



# Tools

## Local Economic Development Tools

Local governments have at their disposal a variety of economic development tools to attract and retain private investment that generates jobs and tax revenues. The following highlights certain specific tools that are especially relevant to FRAMEWORK. The Ohio Department of Development and JobsOhio offer a variety of tax incentives, grants, and loans that are not addressed here, as does the federal government.



TOOL	DESCRIPTION	RELEVANT LAND USES AND RELATED POWERS
<b>State of Ohio Grant, Loan, and Infrastructure Programs</b>		
629 (Roadwork Development) Grant Program	Created to support and promote economic development and job creation by providing grant assistance for public roadway improvements, including engineering and design costs, for eligible projects.	Manufacturing, research and development, technology, corporate headquarters, and distribution activity.
SiteOhio Certification Program	Designed to increase Ohio's portfolio of available industrial, manufacturing, and commercial locations, by certifying and marketing "eligible" sites across Ohio based on site characteristics and community assets.	Commercial, industrial, and manufacturing uses; eligible projects do not include sites and/or facilities intended primarily for residential, retail, or government use.
Brownfield Remediation & Building Demolition and Site Revitalization Programs	Remediates brownfields and demolishes structures, including commercial and residential buildings; demolish commercial and residential buildings and to revitalize adjacent, non-brownfield properties, subject to available state funding.	Commercial, residential, and mixed-use.
166 Direct Loan Program	Provides low interest loan financing assistance to businesses for the allowable costs of eligible projects; typically, businesses must commit to create new or preserve existing jobs.	Eligible projects include those related to industry, commerce, distribution, or research activities.
Ohio Enterprise Bond Fund	Provides revenue bond financing whereby the Ohio Treasurer of State issues bonds, the proceeds of which are loaned to businesses for allowable costs of eligible projects; provides long-term, fixed-rate, one-time project financing for qualifying businesses that create or preserve employment.	Eligible projects include those related to industry, commerce, distribution, or research activities.
State Infrastructure Bank Loans	Provides loan financing assistance for the purpose of fostering the economic development and creation of public transportation facilities that contribute to the multimodal and intermodal transportation capabilities.	Not restricted to specific uses.
State Infrastructure Bank Bonds	The purpose of the SIB Bond Program is essentially the same as the SIB Loan Program, to develop projects such as state and federal roadways and multimodal and intermodal transportation capabilities.	Not restricted to specific uses.

## CHAPTER 5

### WHAT ARE THE ECONOMICS OF PLANNING?

# Tools

TOOL	DESCRIPTION	RELEVANT LAND USES AND RELATED POWERS
<b>Local Property Tax Programs</b>		
Enterprise Zone (EZ)	Providing real property and/or personal property tax incentives to eligible employers (i.e., enterprises) expanding or locating in Ohio; EZs are designated areas (i.e., zones) of land with single, contiguous boundaries within which enterprises may apply to local governments and receive financial incentives in the form of abated (i.e., exempted) taxes otherwise due on eligible new investments; school districts have approval authority for full abatements pending when the district was created.	Manufacturing, office, and similar commercial projects.
Community Reinvestment Area (CRA)	Locally administered real property tax abatement program benefiting property owners who renovate existing buildings or construct new buildings; pre- and post-1994 CRA areas, with school district approval required in post 1994 areas for abatements greater than 50%.	Revitalization of existing housing stock, renovation of commercial and industrial structures, and to attract new-build developments, and, with a September 2021 law change, now megaprojects (a project with at least \$1B in capital investment or \$75M per year in new payroll).
Tax Increment Financing (TIF)	An infrastructure financing tool that helps fund public infrastructure improvements that “directly benefit” private development in connection with commercial development, but in limited circumstances (parcel TIFs located in impacted cities and incentive district TIFs) they may serve residential development, Payment In-lieu of Taxes (PILOT) payments made to school districts.	Funds public infrastructure, such as parking garages.



TOOL	DESCRIPTION	RELEVANT LAND USES AND RELATED POWERS
<b>Local Special Purpose Districts</b>		
Joint Economic Development Districts (JEDD)	Special-purpose districts created by contract among a combination of municipal corporations and townships; allows for the levying of an area-wide income tax (employees, residents, and businesses) and the provision of municipal services in unincorporated township land; townships otherwise are prohibited under Ohio law from levying income taxes.	All forms of development (industrial, commercial, residential, public, etc.).
New Community Authorities (NCA)	The New Community Authority (NCA), sometimes called a Community Development Authority (CDA), makes available new taxing authority as well as serving as a stand-alone entity which may issue bonds to support development; an NCA may earn income from community development charges (aka an additional property tax), of which the obligation to pay is recorded in covenants running with the land in the district.	Along with creating new financing sources to support development, an NCA may finance and operate a range of community facilities, including public buildings and plazas, auditoriums, day care centers, recreation halls and educational facilities, hospital and telecommunications facilities, cultural facilities, parks and open space land, lakes and streams, community streets, off-street parking, bikeways, lighting facilities, water and wastewater, and energy facilities including gas or electric lines or installation.
Transportation Improvement Districts (TID)	A TID is a multi-jurisdictional, hybrid organization that combines the powers of government entities with the flexibility of private corporations; TIDs may draw financial support from varied sources; TIDs have authority to issue revenue bonds with a maturity of up to 30 years; they may establish and collect tolls or user charges; and TIDs may accept grants from federal, state, and local government subdivisions, transit authorities and commissions, and port authorities; private entities may support TIDs by making contributions to them; TIDs also may derive revenue from the purchase and sale of land, even if a TID purchases land for investment purposes rather than because it is necessary for a TID project.	TIDs have wide latitude to enhance transportation infrastructure; TIDs may purchase, lease or appropriate land; they may drive and oversee every aspect of improvements, including construction, repair and maintenance of new and existing transportation infrastructure; TIDs may construct or improve streets connecting to the interstate highway system without first obtaining approval from political subdivisions where the work will take place.
Special Improvement Districts (SID)	A SID may be created within the boundaries of any one municipal corporation, any one township, or any combination of contiguous municipal corporations and townships.	SIDs may adopt a plan for public improvements or public services for the SID; they can collect contributions from participating property owners and businesses to provide such services.

**CHAPTER 5**  
**WHAT ARE THE ECONOMICS**  
**OF PLANNING?**

# Tools

TOOL	DESCRIPTION	RELEVANT LAND USES AND RELATED POWERS
<b>Local Special Purpose Districts</b>		
Community Improvement Corporations (CIC)	A CIC is a limited-purpose entity that assists local economic development efforts; CICs have wide authority to borrow money, make loans, purchase, or otherwise acquire, and to sell or otherwise dispose of, real property, and to enter into contracts with political subdivisions.	CICs play a key role in industrial development, such as owning and operating industrial parks.
County Land Reutilization Corporations (Land Banks)	More commonly known as county land banks, to cleanse title and return to productive use, real property that has languished in abandonment and tax delinquency; the value provided by county land banks to an economic development practitioner is in their broad powers to acquire and dispose of real property, free of the public bidding processes and minimum purchase price requirements otherwise imposed on political subdivisions.	Not restricted to specific uses.
Port Authorities	Port authorities possess a multitude of powers which enable them to fulfill their economic development and job creation missions; powers include acquiring property, issuing revenue bonds, facilitating economic development transactions, receiving state and federal grants and loans, issuing general obligation bonds (under very limited circumstances); levying voted property tax, and engaging in extraterritorial activities.	Many port authorities were created as economic development tools to stimulate job growth and economic development in their communities.



CHAPTER 6

# How Does Infrastructure Impact Planning?



## CHAPTER 6 HOW DOES INFRASTRUCTURE IMPACT PLANNING?

# Introduction

The role of infrastructure in driving the development pattern cannot be understated.

The opportunity arises when the planned extension of utilities and investments in transportation facilities support the intended growth pattern of local comprehensive plans. When those investments occur in a policy vacuum relative to local plans, then both infrastructure investments and adopted public policy can be compromised, with the result being unintended sprawl that is challenging for local governments to manage or the waste of public resources.

This chapter of FRAMEWORK summarizes the known information regarding utilities (water and sanitary sewer) and transportation to the extent that has been shared with this planning effort. This is not a complete picture because this report has been prepared with limited information that is not otherwise publicly available. As more is shared in the coming years, public planning and policy making may be forced to pivot in response to uncoordinated efforts by others.



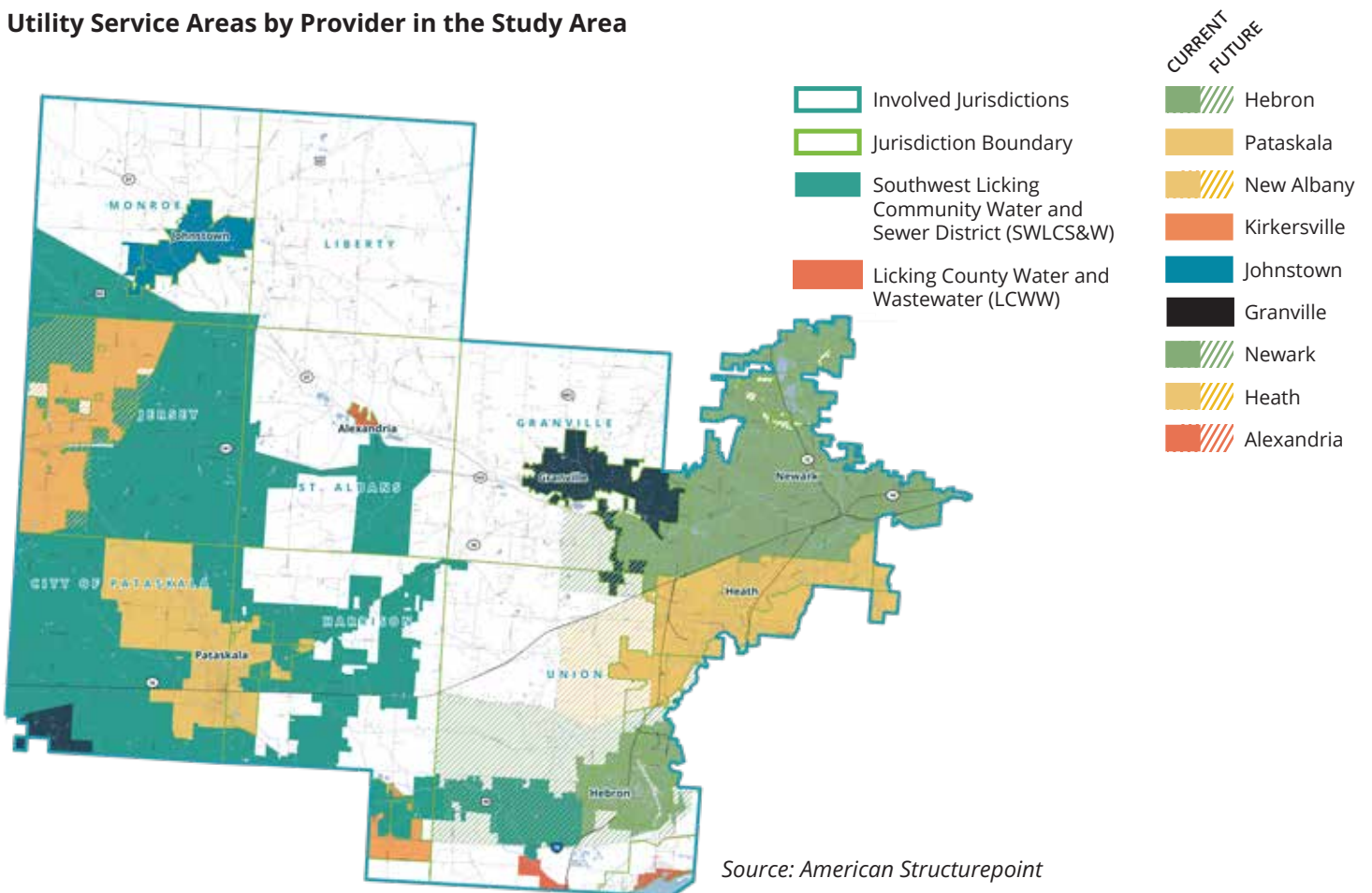
# Utilities

## Service Areas

Within the FRAMEWORK study area, no single entity manages the provision of water and sewer services. There are ten different utility providers each with their own service areas. These are the Cities of Heath, Hebron, Johnstown, New Albany (via Columbus), Newark, Pataskala, and Reynoldsburg (via Columbus), the Village of Alexandria, the Village of Granville (which provides water service to the Village of Alexandria), and the Southwest Licking Community Water and Sewer District (which services parts of Pataskala as well as Etna and Harrison Townships). This information is based upon a study prepared by American Structurepoint, Inc. for GROW Licking County, LCATS, and the Licking County Commissioners.

Each entity provides utility services within a specific geographic area. Southwest Licking Community Water and Sewer District was granted a significant service area expansion by the Licking County Commissioners in late 2022, as part of a 20-year agreement. The expansion increased the district's service area from 8,769 acres to 18,223 acres, more than doubling the service area. This expansion included an additional 11,702 acres in Jersey Township, 3,439 acres in St. Albans Township, and 3,041 acres in Monroe Township.

### Utility Service Areas by Provider in the Study Area



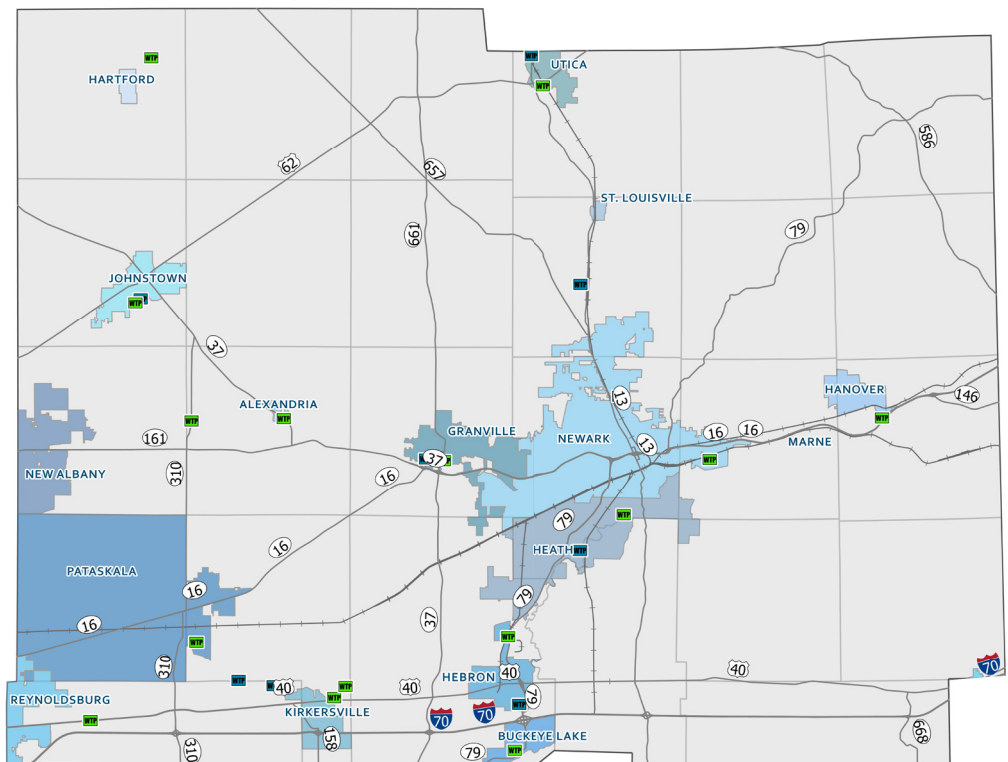
# Utilities

While there are several wastewater and water facilities within the county, there is more capacity to generate water than to manage wastewater.

## Facilities and Capacity

The county has more available water capacity than sanitary sewer capacity based on the study prepared by American Structurepoint, Inc. The county is served by 15 wastewater treatment plants (with 24.5 million gallons per day [MGD] design capacity and 4-6 MGD available capacity) and nine water plants (with 28.8 MGD design capacity and 10.8 MGD available capacity). A majority of these facilities are located within the FRAMEWORK study area. Additional water supplies include the City of Columbus, Del-Co, Aqua Ohio, and Muskingum County.

In early 2023, Southwest Licking Community Water and Sewer District acquired 100 acres in St. Albans Township for the purpose of constructing a wastewater treatment plant to service part of Jersey Township.



Wastewater and water treatment facilities in Licking County  
 Source: American Structurepoint, Inc.

**WTP** Wastewater Treatment Plants      **WTP** Water Treatment Plants

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## Planning Considerations

As noted earlier, the provision of utility services is a key determinant of the character and direction of new development. Without services, development must rely upon on-site wastewater treatment (septic systems) and wells, which necessitates a lower density pattern that consumes an inordinate amount of rural and productive agricultural land.

With the provision of public utilities, a more suburban and/or urban pattern results that if properly managed would reinforce the economic and social role of existing communities and otherwise concentrate new development in places where it can be supported with additional public services, while still protecting some rural land and working farms.

Locally adopted comprehensive plans should provide policy guidance that ensures the appropriate balance between development and conservation, with the support of public utilities. If not, then sprawl will permanently alter the landscape of Licking County.

As noted in Chapter 7: What Should We Do?, a county-level perspective and coordination of long-term utility planning would benefit all jurisdictions, ensuring that each can manage its growth path, while ensuring public dollars are not misspent on uncoordinated infrastructure investments.

## Long Range County Utilities Assessment

During the FRAMEWORK process, a utilities assessment was initiated by the Licking County Commissioners, GROW Licking County, and LCATS regarding both their water and wastewater systems. American Structurepoint, Inc. was selected to prepare the assessment.



# Transportation



## Licking County Thoroughfare Plan

Both short- and long-term transportation priorities are critical to ensuring a multi-modal system is developed to move people and goods in the FRAMEWORK area that responds to economic and growth needs.

The Licking County Area Transportation Study (LCATS), working with the City of Newark, is in the process of updating the Thoroughfare Plan for Newark and the unincorporated area of Licking County (including review of access management standards) with the assistance of Columbus-based Burgess & Niple, Ltd.

The draft Thoroughfare Plan contains an updated functional classification map that increases the number and density of arterial roads (major and minor) to better accommodate development. Further, there has been an effort to help plan for growth in and around Newark.

To accommodate various modal users (e.g., biking, walking) the plan will include standards for complete streets, including proposed cross sections.

## Licking County Transportation Improvement District (TID)

### Intel-Related Road Improvements

The Licking County Transportation Improvement District (TID) is managing road improvements in the western portion of the FRAMEWORK study area associated with the Intel development. These improvements are focused on new pavement and drainage improvements to support additional vehicle and truck traffic, and not widenings or intersection improvements. The cost has averaged \$2 million per mile, for a total of \$24 million to date that is funded by the state.

The TID has also identified the need to consider developer contributions to these and other related road improvements and the need for additional funding streams from TIFs, JEDDs, or impact fees. Also important is to program context sensitive design into road improvement projects to consider improvements to the public realm (as seen in New Albany

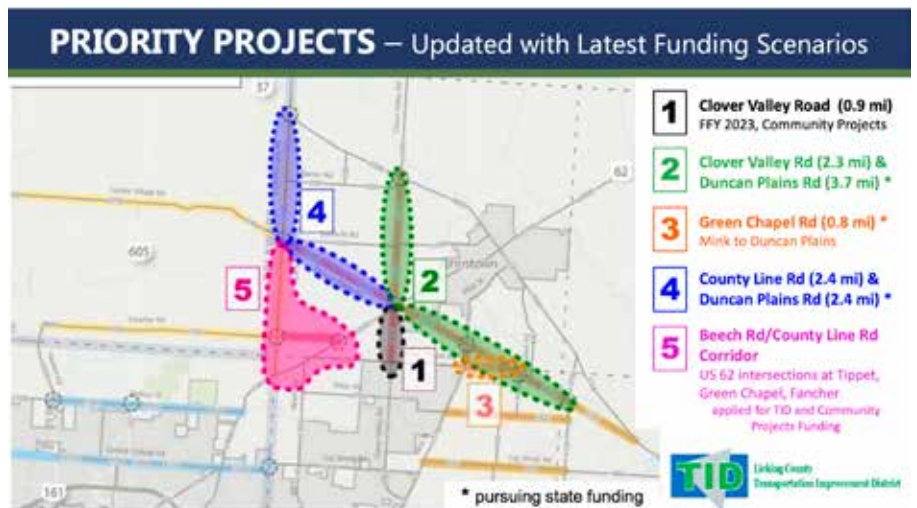


1. **Clover Valley Road (0.9 miles):**  
Funded in federal fiscal year 2023.
2. **Clover Valley Road (2.3 miles) and Duncan Plains Road (3.7 miles):**  
Pursuing state funding.
3. **Green Chapel Road (0.8 miles), Clover Valley to Duncan Plains:**  
Pursuing state funding.
4. **County Line Road (2.4 miles) and Duncan Plains Road (2.4 miles):**  
Pursuing state funding.
5. **Beech Road/County Line Road Corridor, US 62 intersections at Tippet, Green Chapel, Fancher:**  
Applied for TID and Community Projects funding (ODOT).

and other communities) and to meet federal funding requirements for road projects (e.g., multi-modal facilities, bike and pedestrian facilities, landscaping, and lighting).

While TIFs and JEDDs can be negotiated on a project basis with developers (to reimburse a portion of developer-funded infrastructure improvements), impact fees provide a long-term revenue stream that is collected by project at the time of building permit issuance. Impact fees must be based upon a detailed study that estimates the financial impact (and thereby contribution) by land use and a measurable size of development (e.g., housing unit, X amount of commercial square footage, etc.). However, under home rule authority in Ohio, only municipalities can enact an impact fee. Enabling legislation for counties, and perhaps townships, is necessary to extend this funding tool to those levels of local government.

The state has earmarked \$20M for local road improvements related to the Intel development. The following are priority projects identified for which funding is secured or is being sought.



# Transportation



## Thornwood Drive Corridor

In addition to the Intel-related road improvements, the Cities of Newark and Heath are promoting improvements to Thornwood Drive, which serves as a key industrial and employment artery in the eastern portion of the FRAMEWORK study area. Thornwood Drive links SR 161 to I-70 and would provide direct access to the east for employers and manufacturers in New Albany (and elsewhere). Thornwood Drive provides the shortest and fastest route to I-70 when moving east. The TID has identified seven major projects, five of which total \$105 million. These projects are:

1. Thornwood Crossing and SR 161 interchange (\$18 million)
2. Thornwood and Cherry Valley bridge (\$13 million)
3. River Road to Faye Drive (\$7 million)
4. Panhandle Road to the railroad crossing (\$3 million)
5. City of Heath railroad to Lees Road (\$1 million)
6. Lees Road to Beaver Run intersection (to be determined)
7. Refugee Road improvements in Pataskala and Etna Township (to be determined)

## Ohio Department of Transportation (ODOT)

### 20-Minute Travel Time Group Study

An initial study focused on the SR 161 corridor to evaluate routing between Intel, Columbus, and the OSU campus has been conducted. The 20-minute travel time assessment was built on the study and managed by ODOT. Township comprehensive plans served as the land use input to the traffic analysis. Trip generation that underlies the study considered land use and traffic capacity analysis.

### ODOT Transit Study

ODOT is funding a transit study to investigate ways of extending bus service to Intel and the larger business area. This study was beginning as of this writing.

### Central Ohio Workforce Transit Plan

Engineering company WSP, working with ODOT, is in the process of completing a Central Ohio Workforce Transit Plan to improve transit in Central Ohio and connect the workforce to jobs. The Transit Plan will keep workers moving without adding additional pavement, where possible, and make transit a more convenient and viable option with equitable access for all.

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## Thornwood Corridor Economic Impact

The corridor contains 1,000 acres of which 500 are currently available. Total industrial space is about 10 million square feet. Corridor businesses employ 8,500 with an annual payroll of \$355M.

### Business parks:

- McMillen Business Park
- Central Ohio Aerospace & Technology Center
- Mid-Ohio Industrial Park
- Seminary Ridge Business Park
- Newark Ohio Industrial Park

The plan will produce three products: It will site a mobility hub in New Albany, near the Intel plant, and identify what belongs at the hub; develop a transit service plan that ignores the county boundaries and provides service to multiple economic hubs; and identify bus rapid transit routes and related capital improvements. These three major components will be integrated and advanced together to ensure success.

Other plan components will include digging into state and federal regulations regarding cross-county transit operations, defining roles and responsibilities for agencies and funding options, and recommending implementing agencies and funding options. Preliminary goals of the Transit Plan are to improve transit to connect the workforce to jobs, use the transportation network more efficiently, reduce pollution and carbon emissions, support economic development.

## Metropolitan Transportation Plan – Launch LCA

Launch LCA is the next Metropolitan Transportation Plan (MTP) for the Licking County Area Transportation Study (LCATS) and is being prepared by ms consultants, inc. Launch LCA will lead the Licking County area towards a more livable transportation network by guiding federal and state transportation dollars. LCATS is responsible for spending transportation dollars in accordance with community values and best practices in transportation planning, which are included in an MTP.

In addition to producing a new MTP, the project will propose a countywide bike trail network, provide new data on where sidewalks and crosswalks should be improved, provide scenarios of likely future trends to test the resiliency of various investments like highway, transit, and multimodal improvements, and prepare a transportation policy scan to see how communities within the LCATS service area are preparing for growth.

The MTP could play a valuable role as communities negotiate development projects to ensure supporting infrastructure and other transportation-related enhancements are consistent with MTP recommendations.

# Strategies



## Utilities

### **Coordinate long-term utility master planning at the county level.**

Licking County Water and Wastewater Department, an existing county agency that manages county owned utilities, would take the lead in coordinating utility master planning among all the various providers. The process, which should be collaborative, would reach agreement on service area boundaries consistent with locally adopted comprehensive plans. A joint agreement would be executed among the providers, local governments, and the Licking County Commissioners.

### **Coordinate area-wide utility master planning with local comprehensive plans to ensure both are mutually supportable.**

As part of this collaboration, the geographic extent and timing of utility investments should coincide with locally adopted comprehensive plans and a consensus regarding local preferences regarding “opening” land for development. Managing growth should not be focused solely on the availability of central utilities, but also the ability of local governments to provide all the necessary services (e.g., safety, health, schools, etc.).

### **Time the investment in utilities with the anticipated growth expected by each jurisdiction.**

Local jurisdictions should have a clear say on the timing of growth, in consideration of other service demands, but also in the elected roles as local leaders. Answerable to the residents, local elected leaders should have the ultimate say when development happens in a particular area.



## Transportation

### Facilitate aesthetic considerations in planning and designing arterial improvements.

The character of major and minor arterials is an important aesthetic consideration to ensure growth and development reflects Licking County's unique character. Just as the City of New Albany promotes an authentic character in its public realm, improvements in Licking County should also fulfill a similar objective, which may emphasize a rural setting (wider right-of-way, open swales, larger building setbacks, lighting limited to intersections, and bike and pedestrian facilities integrated with adjacent development). Directional signage should reflect an aesthetic unique to Licking County, as well.

### Support development of a transit hub to serve regional employment, provided it is integrated with an anchor for mixed-use development in Jersey Township.

A transit hub can serve to connect workers to employment centers, reducing commuting, but can also serve as a catalyst that serves mixed-use development. When integrated into a denser mixed-use development, the hub can connect residents to nearby employment sites, as well as those located along the transit system.

*Continued*

Example of arterial character as an aesthetic.



# Strategies

## Transportation

**Continue to work with transportation service providers to ensure development integrates with and is supportive of a multi-modal transportation system.**

There is a direct relationship between land use and transportation. The character and density of land uses generates traffic demand, while the transportation system should be designed to support that demand in ways that minimize congestion, while providing multiple ways to manage the demand (e.g., vehicle, transit, walking, and biking).

Local jurisdictions should continue to work with infrastructure managers (e.g., County Engineer's Office, Licking County TID, LCATS, and COTA) and transportation service providers (e.g., Licking County Transit and ridesharing companies) to ensure new development integrates with and supports a multi-modal transportation system.

### This can include:

**Paying the fair share of transportation improvements.** Ensuring development pays its fair share of infrastructure costs directly related to the transportation impacts generated by the development.

**Integrating transportation facilities into developments.** Ensuring transportation facilities are appropriately integrated into development, such as incorporating a transit center into the design of a mixed-use, multi-story building situated within a larger development or constructing bus stops, bike trails, and bike racks adjacent to and within developments.

**Concentrating density to support transit.** Where density is expected, especially in a mixed-use development, it should be concentrated in a well-defined geographic area to ensure transit can provide support, through the generation of trips and passengers going to and leaving the site.

*Continued*







## CHAPTER 6

### HOW DOES INFRASTRUCTURE IMPACT PLANNING?

# Strategies

## Transportation

**Requiring the development of a sidewalk system.** In the developed portions of the FRAMEWORK study area a bike and pedestrian network should be constructed, both within individual developments and linking to adjacent developments.

**Minimizing curb cuts to reduce congestion and conflict points.** Requiring cross-access easements on adjacent commercial properties to reduce the number of driveways (curb cuts) on public streets.

**Requiring vehicle, pedestrian, and bike connectivity among adjacent parcels.** Requiring stub streets in residential subdivisions to ensure internal roadway connections among adjacent properties. Similar connections should be made for the sidewalk system and any internal paths or bike trails within developments.

**Right-size parking requirements.** Jurisdictions should review parking requirements in their zoning codes to ensure that standards are not delivering excessively large and underused surface parking lots. This will improve the physical environment and reduce stormwater facilities. In addition, parking should be located behind buildings, with those buildings placed closer to streets and connected to a sidewalk system—for the purpose of promoting walkability.







## CHAPTER 7 What Should We Do?





# Introduction

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**While this chapter focuses on local government, cooperation with state government is essential for the success of FRAMEWORK. The State of Ohio contributes funds and sets policies for transportation, natural environment, utilities, among others.**

Key to long term success of FRAMEWORK is a focus on implementation. While FRAMEWORK represents an unprecedented collaborative planning effort in Licking County, it will not have a positive impact in the long term unless participating governments take actions that ensure the vision contained here is implemented. That implementation will take the form of new policies and strategies, programs, guidelines, and other efforts that inform growth and the development process. In addition, conserving open space, ensuring a wide housing stock, and delivering a range of employment opportunities for all residents is key to mutual success.

This chapter summarizes the roles of each unit of local government (county, township, city, and village) under the Ohio Revised Code. It presents a vast array of proven best practices that have been successful in a variety of communities across the state. And the chapter presents a plan for reporting, monitoring, and evaluating success, including a structure for annual dialogue among the 15 participating jurisdictions, as well as expanding that conversation to the balance of Licking County.

# The Roles of Local Government

**Under Ohio law, units of local government have various functions and authorities in managing growth and development, which are summarized below and in an accompanying summary table.**

In addition to such legal authorities, units of local government can enter into collaborative Intergovernmental Agreements (IGA) to jointly undertake a variety of services, such as joint provision of services (e.g., water, fire protection, etc.), policy coordination and information sharing, joint review of development, and Joint Economic Development Districts (JEDD).

In addition to serving as a guide and resource to local governments, FRAMEWORK can also be valuable in private and institutional decision making. This includes the K-12 school districts that serve the community.

## County

Authority to adopt and implement subdivision regulations for the creation of parcels to support development; health regulations for managing on-site water and wastewater facilities; thoroughfare plan and access management standards to manage the public road network; engineering standards for the review and approval of public improvements relative to development; building codes to regulate residential and commercial development; stormwater regulations to manage on- and off-site drainage related to development; provide water and sanitary sewer services; incentives to support economic development; and adoption of sales taxes and fees to raise revenues for public services and facilities.

## Townships

Authority to regulate the use and intensity of development through zoning resolutions; design guidelines for informing public and private development decisions; code enforcement; incentives to support economic development; and adoption of property taxes and fees to raise revenues for public services and facilities. Under the Ohio Revised Code, townships have the ability to enact limited home rule.

## Cities and Villages

Home Rule Authority applies under the Ohio Constitution for cities and villages. Authority to adopt and implement subdivision regulations for the creation of parcels to support development; code enforcement; thoroughfare plans and access management standards to manage the public road network; engineering standards for the review and approval of public improvements relative to development; capital improvement planning; building codes to regulate residential and commercial development; stormwater regulations to manage on- and off-site drainage related to development; provide water, sanitary sewer, and stormwater services; incentives to support economic development; and adoption of property and income taxes and fees to raise revenues for public services and facilities.

While the Implementation Matrix focuses on local government, cooperation with State government is essential for the success of FRAMEWORK. The State of Ohio contributes funds and sets policies for transportation, natural environment, and utilities, among others.



## Summary Table

IMPLEMENTATION SUMMARY TABLE			
SERVICE	COUNTY	CITY/VILLAGE	TOWNSHIP
<b>Development Policy and Regulations</b>			
Comprehensive Plan	●	●	●
Zoning	●	●	●
Design guidelines for informing public and private development decisions	●	●	●
Subdivision regulations for the creation of parcels to support development	●	●	
Building codes (residential and commercial)	●	●	
Code enforcement	●	●	●
<b>Infrastructure</b>			
Capital Improvements Plan	●	●	
Thoroughfare Plan	●	●	
Access management standards	●	●	
Road maintenance	●	●	●
Engineering standards for the review and approval of public improvements relative to development	●	●	
<b>Utilities</b>			
Production and distribution of public water	●	●	
Collection and treatment of sanitary sewer services	●	●	
Health regulations for and enforcement of on-site water and wastewater facilities	●		
Collection and management of stormwater	●	●	
Stormwater regulations to manage on- and off-site drainage related to development	●	●	●

IMPLEMENTATION SUMMARY TABLE			
SERVICE	COUNTY	CITY/VILLAGE	TOWNSHIP
<b>Incentives</b>			
Incentives to support economic development	●	●	●
Incentives to support housing development (workforce and/or affordable)	●	●	●
<b>Revenues</b>			
Adoption of sales tax	●		
Adoption of income tax		●	
Adoption of property tax	●	●	●
Adoption of fees and charges	●	●	●

# The Role of Local Collaboration

As Lt. Governor John Husted said during a July 17, 2023 press announcement, “Those who collaborate best are the ones that win.”

FRAMEWORK is built upon an unprecedented degree of collaboration among 15 local jurisdictions in Licking County all facing similar growth pressures as the Central Ohio region continues to expand. Moving forward, collaboration could only grow in importance as growth pressure continues (or even increases with additional development pressure). Collaboration among units of local government can take various forms. It can be as simple as information sharing among neighboring jurisdictions and can lead to joint physical planning and infrastructure coordination, as well as joint regulation of development to ongoing service delivery and facility sharing. Ohio law provides each type of local government with great latitude to undertake further collaboration and there are good examples in Central Ohio and throughout the state.

While the best practices presented in the next section provide a full menu of proven strategies to manage growth, the following presents a somewhat “deep” dive in the realm of collaboration.

## Information Sharing

In times of significant growth pressure, communities can be inundated with development inquiries and actual proposals. These will impact the subject community but may also impact adjacent communities. New development concepts that have not already occurred in each community may raise a host of issues and questions, some already dealt with by a neighbor. At the same time, infrastructure investments (e.g., sewer, water, roads, parks) will undoubtedly impact adjacent communities. Sharing such information on a regular basis among adjoining communities could help inform local decision making, including staff, planning and zoning, commissioners, and elected officials. This can occur as a monthly or quarterly meeting hosted on a rotating basis by each participating community.

## Joint Review of Development Applications

Another means of information sharing would be the formal review by an adjacent jurisdiction of a development application in the neighboring jurisdiction. This could be limited to property that abuts the joint political boundary or within a given distance (e.g., 500 feet). The joint review step provides the neighbor with the opportunity to share their non-binding



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perspective on the development proposal. While zoning codes stop at the political boundary, the impacts of actual development can reach further into adjacent communities. The non-binding review could rest with staff or at the planning and zoning commission level.

### **Accord Bodies**

Accords have been used in Franklin County for several years in key locations where neighboring jurisdictions share similar concerns regarding sound planning, significant infrastructure needs, and managing ongoing growth pressure (e.g., Big Darby Accord, Rocky Fork-Blacklick Accord). These accords have been established to ensure a consistent application of mutually agreed upon development standards as zoning applications proceed in each individual jurisdiction.

In the local examples, each participating jurisdiction appoints a representative to serve on the Accord Panel. The panel provides an advisory, non-binding recommendation on all zoning and site plan approval applications in terms of conformance with the applicable adopted plan and development standards. The recommendation is forwarded to the relevant planning and zoning commissions. Staff from each participating jurisdiction are present at each meeting.

### **Joint Review of Residential Development (Townships and County)**

The review of residential development proposals located within townships involves a multiple-step process that can be very lengthy from a time perspective. This includes the zoning process at the township level, the subdivision platting process at the county level, and the review and approval of associated public improvements by the County Engineer.

To shorten the process and more importantly, ensure consistent standards from a township and a county perspective, Licking County through the Regional Planning Commission and each township could consider a joint review process of residential development proposals. This would begin with a joint staff review and the concurrent submittal of the relevant subdivision documents for parallel review and approvals. This may involve a development plan under a township's zoning resolution and a preliminary plat under the county subdivision regulations.

*Continued*

# Best Practices

Best practices are proven policies, regulations, programs, and/or strategies that have been implemented by local and state governments to address a particular growth or development priority or initiative. In Central Ohio, most communities have deployed one or more of these best practices.

The existing processes are complicated and have multiple tiers. Given housing demand, both existing and forecasted, it would behoove the county to consider leading the design of a coordinated process and test case with one township to determine whether it could be duplicated in other townships under significant growth pressure.

The following menu of best practices is presented as a toolkit to provide guidance to Licking County jurisdictions as each considers implementation actions consistent with FRAMEWORK and in the spirit of collaboration. These best practices are useful to jurisdictions in the balance of Licking County. The intent is to ensure that planning, development, and future growth are managed in a consistent manner among the jurisdictions to ensure that all benefit from this cooperative precedent. As FRAMEWORK evolves, additional best practices may be identified. **The following is suggestive and not prescriptive.**

The tables are organized by category (administrative, planning, development regulations, infrastructure, economic development, and collaboration). Potential roles by unit of local government (county, city, village, and township) are noted in recognition of requirements of the Ohio Revised Code. Supporting qualifications and related direction are provided under the Perspective column. Notes at the end identify the agency acronyms used throughout.

ADMINISTRATIVE					
TOOL	COUNTY	CITY	VILLAGE	TWP	PERSPECTIVE
1. Provide <b>staff support</b> at LCPC to assist townships and villages with a variety of planning-related services (plan updates, code updates, development review).	●				Consider cost sharing to offset personnel costs through local contributions, development fee increases (ex. Franklin County Department of Economic Development and Planning, Columbus Neighborhood Design Center).
2. Consider utilizing the <b>Planner Pool and Consultant Services</b> program currently under development at MORPC	●	●	●	●	This MORPC program will offer additional staff and technical assistance services to support local governments' efforts to update their comprehensive plans, zoning codes, and development standards to create neighborhoods that provide more housing and transportation options for residents; the Planner Pool will provide a flexible group of available planning professionals for short-term assignments and the Consultant Services program will facilitate access to specialized consultant services and expertise.
3. Provide <b>local funding</b> to offset costs for updating local plans and codes to ensure consistency with FRAMEWORK.	●				Consider a funding match requirement.
4. <b>Increase internal capacity</b> to manage planning and development at all levels.	●	●	●	●	Fund a planner(s) position to provide support to local jurisdictions at the LCPC.
5. Establish <b>coordination meetings</b> among neighboring jurisdictions in which administrative staff can share development, zoning, platting, and infrastructure updates.	●	●	●	●	These meetings, which could occur quarterly, provide a venue for information sharing and discussion regarding development pressure, projects, and infrastructure investments.
6. Plan for <b>future public facility needs</b> in anticipation of future growth, including site acquisition in advance of facility construction.	●	●	●	●	Continuing growth will place pressure on local government facilities, as services and supporting staff needs increase. Jurisdictions should consider undertaking long range space planning to anticipate future demand and identify potential locations for acquisition, prior to the need for actual construction.
7. <b>Increase development fees</b> to compensate for added staffing requirements.	●	●	●	●	Development fees should offset the personnel costs of local governments in administering zoning and building codes.
8. <b>Support training opportunities</b> for planning commissioners, zoning commissioners, zoning inspectors, and elected officials.	●	●	●	●	Provide funding to attend Central Ohio Planning and Zoning Workshops. Fund membership in the American Planning Association (APA) or the Ohio APA Chapter.

Continued

## CHAPTER 7

### WHAT SHOULD WE DO?

ADMINISTRATIVE					
TOOL	COUNTY	CITY	VILLAGE	TWP	PERSPECTIVE
9. Consider establishing <b>formal relationships</b> among adjacent jurisdictions to share growth, development, and infrastructure information.	●	●	●	●	MORPC staffs various committees representing members that share this information on a regular basis.

SUSTAINABILITY					
TOOL	COUNTY	CITY	VILLAGE	TWP	PERSPECTIVE
1. Create a joint <b>sustainability advisory committee</b> among all jurisdictions.	●	●	●	●	The committee would research, assess, and recommend sustainability strategies appropriate for Licking County that conserve land, while supporting sustainable development practices (e.g., MORPC model watercourse guidelines and protections, Sustainable Columbus 2030 plan).
2. Protect and preserve <b>natural resources</b> to support a healthy and resilient county.	●	●	●	●	Promote strategies, programs, and funding to protect valuable open spaces, floodplains, natural features, and prime agricultural soils.
3. Improve quality of life for all residents by creating <b>sustainable and equitable communities</b> .	●	●	●	●	Improve transportation and mobility options, prioritize and fund capital improvements that support transportation options, increase access to parks and trails.
4. Promote robust, <b>inclusive, and sustainable growth and development</b> .	●	●	●	●	Promote sustainability practices among local communities and businesses, maximize infill and redevelopment along existing infrastructure, and increase availability of affordable/ workforce housing near job centers.

PLANNING					
TOOL	COUNTY	CITY	VILLAGE	TWP	PERSPECTIVE
1. <b>Support FRAMEWORK implementation</b> by local jurisdiction acceptance of the document and integrating pertinent implementation actions in each jurisdiction's day-to-day policy, regulatory, and administrative functions.	●	●	●	●	Establishes a common, coordinated policy foundation to jointly manage growth while supporting implementation actions.
2. <b>Update local plans</b> to ensure compatibility with FRAMEWORK and provide parcel-based land use, development, and character policy direction; establish a 10-year horizon to direct growth to appropriate locations.		●	●	●	
3. <b>Coordinate planning policies</b> among the cities, villages, and townships at their joint boundaries.		●	●	●	Growth and development don't necessarily recognize local political boundaries. Cities, villages, and townships should work together to coordinate their planning policies along shared political boundaries to ensure a smooth transition among adjacent jurisdictions.
4. Prepare <b>design guidelines</b> to supplement zoning codes that implement the character recommendations of FRAMEWORK (see Pattern Book under Development Regulations pg 150).	●	●	●	●	LCPC could lead this project with local participation, ensuring a base of consistent guidelines that could be augmented by each jurisdiction.
5. Establish a <b>Design Center</b> .	●				The design center would provide design guidance to local governments, property owners, and developers; it would be an administrative unit within County Government, proximate to development review activities (ex. Columbus Neighborhood Design Center).
6. Incentivize <b>mixed-use development</b> .	●	●	●	●	Target incentives and provide zoning flexibility to facilitate mixed-use development (at various scales) to protect the natural environment, reduce sprawl and public costs, greater livability, and as an economic driver; update subdivision regulations in response to higher density, mixed-use development, and to coordinate joint development plan review (ex. Columbus Traditional Neighborhood Development (TND) zoning districts).
7. Consider establishing <b>New Community Authorities (NCA)</b> to guide larger scale, mixed-use development while providing additional development-specific funding concurrent with larger development proposals.	●	●	●	●	NCA's have become instrumental in coordinating and managing larger scale development, while providing new funding sources for infrastructure costs (ex. New Albany, Columbus)

## CHAPTER 7

### WHAT SHOULD WE DO?

DEVELOPMENT REGULATIONS					
TOOL	COUNTY	CITY	VILLAGE	TWP	PERSPECTIVE
1. Update <b>zoning regulations</b> to ensure development will comply with the policy and direction established in FRAMEWORK and individual comprehensive plans.		●	●	●	
2. When considering zoning applications in the participating communities, the staff report, recommendation of a planning or zoning commission, and final action by the township trustees or city or village council should <b>cite consistency with FRAMEWORK</b> as a criteria for approval.		●	●	●	Referencing FRAMEWORK support of a proposed development will ensure this collaborative effort remains a priority among local jurisdictions.
3. Consider establishing <b>consistent development standards</b> along the SR 161 corridor as a zoning code amendment by multiple jurisdictions.	●	●	●	●	Address architecture, materials, setbacks, lighting, landscaping, screening, outdoor storage, etc.
4. Update county <b>subdivision regulations</b> to ensure consistency with FRAMEWORK, support alternative development approaches, and coordinate with township zoning requirements.	●				Coordinate subdivision regulations and local zoning codes to ensure administrative consistency and joint review.
5. Create county-specific <b>Design Guidelines</b> including a <b>Pattern Book</b> that would coordinate development standards across jurisdictions.	●				Purpose is to provide inspiration and guidance for housing and commercial types consistent with the character of individual communities; example site layouts (e.g., 20-unit subdivision) should be included; local participation and adoption of this policy document would support implementation.
6. <b>Support township rezoning applications</b> by the LCPC when such applications are supported by both the township comprehensive plan and FRAMEWORK.	●				Under the Ohio Revised Code the LCPC provides non-binding recommendations relative to zoning applications. Consistent support by LCPC when those applications are supported by both the local comprehensive plan and FRAMEWORK is critical to ensuring long term implementation of this collaborative planning effort.
7. Consider a <b>joint review process</b> between township zoning (planned districts and PUDs) and the county platting process requirements.	●			●	Coordinated review and approvals would facilitate the development process and ensure consistency among township and county requirements.
8. Consider <b>mixed-use zoning</b> districts that provide a feasible alternative to standard single-use districts.		●	●	●	Would provide for a more efficient and productive use of land, reduce automotive trips, and create a stronger local market for goods and services.

DEVELOPMENT REGULATIONS					
TOOL	COUNTY	CITY	VILLAGE	TWP	PERSPECTIVE
9. Prepare model <b>residential conservation development</b> standards for local zoning codes and county subdivision regulations.	●				LCPC could facilitate this process, working with local jurisdictions and county agencies (ex. Delaware County various township codes – Concord, Genoa, Kingston, Trenton, etc.; Model Conservation Code, Community Planning Program at Cleveland State University; Aurora, Ohio Conservation Development code; The Homestead, Aurora, Ohio).
10. Consider increasing <b>residential densities</b> in exchange for conserving farmland.		●	●	●	Increasing densities in residential zoning districts, consistent with the availability of central utilities or LCHD requirements (well and septic), would conserve farmland.

CONSERVATION					
TOOL	COUNTY	CITY	VILLAGE	TWP	PERSPECTIVE
1. Prepare a county-wide <b>Open Space Conservation Plan</b> to reduce development impacts on the natural ecosystem, protect surface water quality, conserve farmland, and identify land conservation opportunities.	●				Coordinate with Licking Park District, LCSWCD, Licking Land Trust, Granville Open Space.
2. Work with LPD to identify, acquire, and conserve valuable <b>natural resources and open spaces</b> .	●	●	●	●	Target outstanding examples of natural corridors and floodplains, mature woodlands, significant wetlands, and recognized species habitats.
3. Prepare <b>model agricultural protection techniques</b> to reduce impacts on working farms.	●				LCPC could facilitate this process, working with local jurisdictions and county agencies (e.g., LCSWCD, Farm Bureau; Ohio State University Fact Sheet, Agricultural Zoning, CDFS-1266-99).
4. Prepare model environmental protection techniques and requirements that may be adopted by individual jurisdictions (e.g., floodplain, woodland, wetland model regulations and design guidelines).	●				LCPC could facilitate this process, working with local jurisdictions and county agencies (e.g., LCSWCD).
5. Consider adding <b>land dedication requirements</b> for public park land, school sites, and other public facilities when supported by a local comprehensive plan.	●	●	●	●	When identified in a comprehensive plan, a community can require a land dedication requirement for public facilities. Such dedications should also be required as part of a subdivision plat.
6. Consider whether <b>county floodplain regulations</b> require strengthening to protect private property and the public in response to climate changes.	●				LCPC should facilitate this process; consider conservation easements (and/or local zoning requirements) that ensure permanent protection of the 500-year floodplain.
7. Continue to support local <b>non-profit land trusts</b> to acquire land for conservation.	●				A land trust can provide financing options to acquire and manage land for conservation (e.g., Licking Land Trust) .



## CHAPTER 7

### WHAT SHOULD WE DO?

INFRASTRUCTURE AND TRANSPORTATION					
TOOL	COUNTY	CITY	VILLAGE	TWP	PERSPECTIVE
1. Prepare <b>capital improvement plans</b> (CIP) at the local jurisdiction level to anticipate potential infrastructure demands driven by short and mid-term development expectations.		●	●	●	Most Ohio cities prepare and adopt a capital improvement plan and one-year budget to allocate and implement infrastructure funding on an ongoing basis.
2. Undertake <b>county-wide utility master plan</b> to coordinate future service delivery among all the various local service providers, including the county.	●				Given the number of providers and overlapping service areas, it makes sense to coordinate a unified plan that minimizes public investment and maximizes development opportunity consistent with locally adopted comprehensive plans.
3. Consider consolidating smaller utility systems to provide cost savings, staffing efficiencies, and other public benefits.	●	●	●	●	Working together, smaller systems and local governments, working with the county utility department, could consider consolidations to improve operational efficiencies, cost savings, and improved funding opportunities (e.g., grants and loans).
4. Ensure regulations and standards are sufficient to ensure adequate handling of <b>stormwater</b> , especially during peak conditions.	●	●	●		Local and county regulations should incorporate up-to-date standards for the management of stormwater, given climate impacts.
5. Prepare and/or update local <b>transportation plans</b> to anticipate potential road network improvements, including maintenance priorities.	●	●	●	●	LCATS should lead, with support from the LCEO. Consider both a county-wide transportation plan and individual plans for each local jurisdiction, ensuring coordination across boundaries.
6. Prepare model <b>access management</b> standards and facilitate adoption at the local level; including the requirement for common access drives for low-density single-family lot developments.	●	●	●	●	Oversight by the LCEO.
7. Implement <b>Active Transportation Plan</b> .	●	●	●	●	LCEO should coordinate.
8. Work with COTA, LCATS, and the transit study to facilitate <b>multi-modal investments</b> that reduce automobile use and related road investments.	●	●	●	●	Mobility hub at Mink and SR 161 could serve as a development driver that supports a mixed-use concentration.
9. Continue efforts to improve <b>Thornwood Drive</b> as part of the SR 79 corridor from Newark to I-70, which is a major employment corridor for the county and the state.	●				Newark and Heath to jointly lead this effort.

## INFRASTRUCTURE AND TRANSPORTATION

TOOL	COUNTY	CITY	VILLAGE	TWP	PERSPECTIVE
10. Continue conversations regarding a <b>I-70 and SR 161 connector</b> , identifying and understanding growth and development implications.	●				LCEO, LCTID, and ODOT, plus local jurisdictions.
11. Support <b>multi-modal transportation</b> solutions to link residences with employment centers.	●				LCT leads; work with MORPC and COTA to expand transit services.
12. Preserve right-of-way for some type of <b>regional transit model</b> (e.g., bus rapid transit, etc.) along SR 161.	●				This would fall under the LCEO right-of-way requirements but should be coordinated with the local jurisdictions (zoning) that most likely will benefit from a future network, once identified and prioritized; ODOT state right-of-way requirements would also apply.
13. Promote <b>multi-use trails</b> through regulations and planning	●	●	●	●	County and city subdivision regulations should be updated to ensure bike access is provided within residential developments, linking to a variety of destinations (including employment centers); see Active Transportation Plan.
14. Investigate <b>health code flexibility</b> and alternatives that support single-family lots smaller than two acres while still protecting the public health and safety.	●				LCHD lead.
15. Coordinate <b>parkland set aside</b> requirements via county subdivision regulations and local zoning codes.	●	●	●	●	Coordinate with LPD, municipal parks departments, TJEF.
16. Adopt <b>impact fees</b> to generate revenues that can fund various infrastructure projects that are development-related (e.g., road improvements, sidewalks, recreational paths, parks and recreation facilities, equipment, and public buildings).	●	●			Under home rule provisions in the ORC, municipalities may adopt impact fees, so counties (and by inference, townships) require enabling legislation. Impact fees are collected at the time of building permit issuance and the fee is based upon a detailed study to justify the amount charged per residential unit and size of non-residential uses.

## CHAPTER 7

### WHAT SHOULD WE DO?

ECONOMIC DEVELOPMENT					
TOOL	COUNTY	CITY	VILLAGE	TWP	PERSPECTIVE
1. Adopt a full range of targeted economic development incentives compatible with adopted comprehensive plans and FRAMEWORK.	●	●	●	●	GROW LC lead and facilitate with support from the HNLCPA; coordinate with Jobs Ohio.
2. Consider establishing <b>special authorities</b> after careful research and a strategic approach to ensure the tools are best suited for a particular economic goal and serve to meet long term local needs. These include Joint Economic Development Districts (JEDDs), New Community Authorities (NCAs), and Tax Incrementing Financing (TIF) districts.	●	●	●	●	Establishing a special authority is only the first step in a longer economic strategy. Research and strategic planning are critical to ensure a given authority or economic tool will meet locally defined needs, both short and long term. Establish with specific accomplishments expected in near term.
3. Consider establishing <b>Joint Economic Development Districts</b> (JEDDs) that facilitate well-managed development with utility services, consistent with adopted comprehensive plans and FRAMEWORK.		●	●	●	Provides for added local revenues for townships via municipal income tax rates, could result in agreements regarding growth patterns.
4. Support a range of <b>housing</b> development that will attract a skilled workforce.	●	●	●	●	Facilitates economic development by ensuring the local workforce is near employment centers.
5. Identify resources and funding to facilitate redevelopment and reinvestment in urban locations.	●	●	●		State funding and legal mechanisms, land banks, tax incentives, etc.
6. Protect <b>employment corridors</b> as the economic base of FRAMEWORK and Licking County and serve as a basis for duplication in those jurisdictions with compatible uses, utilities, and transportation infrastructure.	●	●	●	●	The county has been very successful in building a strong economic base, focusing on traditional and cutting-edge manufacturing. New development adjacent to these locations should be complimentary so as not to adversely impact a successful economic climate.

HOUSING					
TOOL	COUNTY	CITY	VILLAGE	TWP	PERSPECTIVE
1. Support and facilitate <b>new housing products that meet local needs</b> throughout the county.	●	●	●	●	Licking County remains under pressure to ensure housing availability for current and future residents of the full housing spectrum. Local governments should continue to support development of a full range of housing options within each community.
2. Support <b>higher residential densities</b> that provide workforce housing options, whether owner or rental, in strategic locations.	●	●	●	●	Reasonable higher densities will reduce development costs and provide the opportunity to integrate affordable/workforce housing within larger residential developments.
3. Support <b>accessory dwelling unit regulations</b> and design guidelines in city and village neighborhoods that provide affordable/workforce housing options.		●	●		Zoning regulations could be amended to provide this housing option under the review authority of a planning commission.
4. See <b>design guidelines/pattern book</b> under Development Regulations. (pg 150)					
5. Facilitate a <b>Neighborhood Demonstration Project(s)</b> .	●				Under GROW LC leadership, these projects could take various forms to demonstrate best practices in private development (e.g., off-set development fees) and to motivate “risk taking” for creative development practices, consistent with FRAMEWORK; HNLCPA could provide support.
6. Host a <b>Housing Conference</b> .	●				Under GROW LC leadership, work with local, state, and national officials and associations (ULI, CNU) design and conduct an inspiring and practical convening of developers, property owners, builders, elected and appointed officials, design and planning professionals, and key county leaders; HNLCPA could provide support.
7. Continue to support local <b>non-profit land trusts</b> to acquire land for conservation; explore opportunities to expand missions to address affordable/workforce housing.	●	●	●	●	Land trusts can provide financing options to acquire land to develop workforce housing (ex. Licking County Land Bank).

## CHAPTER 7

### WHAT SHOULD WE DO?

COLLABORATION					
TOOL	COUNTY	CITY	VILLAGE	TWP	PERSPECTIVE
1. Issue <b>annual implementation progress reports</b> and conduct <b>annual meetings</b> among the jurisdictions to report results and share support needs.	●	●	●	●	TJEF could initially facilitate with support from local jurisdictions.
2. Consider <b>accord bodies</b> (like those in Franklin County) that jointly review development projects, in each case providing a formal recommendation regarding zoning applications to ensure consistency with the pertinent joint plan; recommendations are forwarded to each jurisdiction's respective planning or zoning commission.		●	●	●	Requires support by adjacent jurisdictions, as well as staffing support (ex., Rocky Fork Blacklick Accord, Big Darby Accord, City of Columbus, and other jurisdictions).
3. Establish <b>regular planning and development coordination meetings</b> among local jurisdictions to share information, provide project updates, and coordinate joint efforts to manage growth.					TJEF could facilitate in year one of implementation, support report 2023/2024.
4. Identify ways in which <b>service delivery</b> can be shared among jurisdictions to reduce public costs, while improving service delivery.	●	●	●	●	Many jurisdictions are already implementing this best practice in a variety of service areas.

EDUCATION (K-12)					
TOOL	COUNTY	CITY	VILLAGE	TWP	PERSPECTIVE
1. Conduct <b>school district specific</b> meetings (all units of local government and superintendent) on regular basis.	●	●	●	●	Stronger collaboration and communication could benefit all institutions and the residents.
2. Support school districts' effort to secure <b>additional funding</b> (OFCC).		●	●	●	The quality of education can be compromised with inadequate facilities and the reputation can suffer. This is an economic development issue.
3. Work with schools to ensure they are, at a minimum, net-neutral when <b>economic development tools</b> are used.	●	●	●	●	Crafting TIFs, JEDDs and CRAs should be undertaken with early collaboration.
4. Provide leadership on the <b>timing and type of infrastructure</b> needed for expanding school facilities.	●	●	●	●	Information and coordination is essential for efficient construction and safeguarding community resources.
5. Collaborate with schools to review <b>fiscal implication</b> of the distribution of revenue generated by new developments.	●	●	●	●	A common understanding of how revenue is generated and how it is distributed.
6. Assist in the exploration of <b>funding tools</b> .	●	●	●	●	The school leadership can assist local officials appreciate the fiscal impact of growth on schools.

## Acronyms

CNU = The Congress for New Urbanism

COTA = Central Ohio Transit Authority

GROW LC = Grow Licking County Community Improvement Corporation

HNLCPA = Heath-Newark-Licking County Port Authority

LCEO = Licking County Engineer's Office

LCHD = Licking County Health Department

LPD = Licking Park District

LCPC = Licking County Planning Commission

LCSWCD = Licking County Soil and Water Conservation District

LCT = Licking County Transit

MORPC = Mid-Ohio Regional Planning Commission

OFCC = Ohio Facilities Construction Commission

TJEF = Thomas J. Evans Foundation

ULI = Urban Land Institute, Columbus District

## YEAR 1 - FRAMEWORK Implementation Support

The Thomas J. Evans Foundation has agreed to continue to serve as the neutral convener for FRAMEWORK through the first year of implementation and will continue to collaborate with Planning NEXT.

### Project Coordination

#### Quarterly Leadership Group Meetings

- Facilitate multi-jurisdictional communication, collaboration and education
- Evaluation of cross-cutting topics and support the jurisdictions with implementation

#### Maintenance of [www.frameworklc.org](http://www.frameworklc.org)

- Ensure best practices and technical data are available to the project team and the community at large

#### Preparation and distribution of FRAMEWORK Report to the Community

- A public update on how FRAMEWORK has impacted our local communities identifying actions taken by jurisdictions to help ensure growth happens in a manner that is consistent with the 14 Principles defined by FRAMEWORK's broad-based public input

**We are extremely grateful to the original business partners who have again agreed to pay 65% for the cost of this year 1 implementation support and to the Licking County Commissioners for funding the 35% balance.**



A map of Licking County, Ohio, with a teal overlay. The map shows various communities and townships. Communities labeled include Johnstown, Alexandria, Granville, Newark, Heath, and Hebron. Townships labeled include MONROE, LIBERTY, GRANVILLE, ST. ALBANS, JERSEY, PATASKALA, HARRISON, and UNION. Major roads like US-161, US-70, and US-140 are also visible.

# Acknowledgements & Appendix



# Acknowledgements

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Offering acknowledgements for a project like FRAMEWORK is risky because there were so many unique opportunities for people to participate. It is easy to omit important partners but we felt it was worth the risk in order to show the breadth of support we received throughout the project. Please accept our apologies for any omissions, this project was the result of an army of more than 4,000 dedicated and thoughtful residents and leaders.

## Leadership Group

This team of 15 representatives came together monthly to learn, share, and collaborate in a manner that has not historically been done in Licking County. We can't express enough gratitude for these individuals who have shown up and been open to working in a different way.

- Granville Township – Township Trustee Bryn Bird
- Harrison Township – Township Trustee Mark Van Buren
- Jersey Township – Township Trustee Dan Wetzel
- Liberty Township – Township Trustee Bill Bogantz
- Monroe Township – Township Trustee Troy Hendren
- St. Albans Township – Township Trustee Randy Almendinger
- Union Township – Township Trustee Jeff Sharps
- Village of Alexandria – Mayor Jim Jasper
- Village of Granville – Mayor Melissa Hartfield
- Village of Hebron – Mayor Jim Layton
- City of Heath – Mayor Mark Johns
- City of Johnstown – Acting City Manager Sean Stanart
- City of Newark – Mayor Jeff Hall
- City of Pataskala – Mayor Mike Compton
- Licking County Government – Commissioner Tim Bubb

## Business Partners

The business partners not only funded 65% of the cost of the project but also invested their time to learn alongside the leadership group each month. This project would not have been possible without their financial investment and their advocacy along the way.

- Sarah Wallace, Board Chair, The Thomas J. Evans Foundation
- Sally Heckman, President & CEO, First Federal Savings
- Rick Platt, CEO, Heath-Newark-Licking County Port Authority
- Rob Montagnese, President & CEO, Licking Memorial Health Systems
- Matt Miller, President, Park National Corporation
- Rob O'Neill, President, Southgate Corporation

# Acknowledgements

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## Listening Partners

The listening partners participated alongside the leadership group learning and advocating for the project. Their participation allowed for collaboration and support from their respective organizations.

- Jennifer McDonald, President & CEO, Licking County Chamber of Commerce
- Alexis Fitzsimmons, Executive Director, Grow Licking County
- Scott Ryan, Chief of Community Engagement, Ohio Department of Development
- Jennifer Roberts, Executive Director, The Thomas J. Evans Foundation
- Megan Evans, Assistant Director, The Thomas J. Evans Foundation

## Event Sponsor

Thank you to MPW Industrial Services for sponsoring our Stakeholder Event in January 2023.

## In-Kind Support – Facility Use

The generous support of the following organizations who hosted events allowed us to keep the project costs to a minimum. We are especially grateful to Licking Memorial Health Systems who hosted our monthly leadership group meetings.

- Central Ohio Technical College
- Denison University
- Licking County Library – Downtown Branch (Newark)
- Licking County Library – Mary E. Babcock Library (Johnstown)
- Licking Memorial Health Systems
- Pataskala Grace Church
- The Ohio State University at Newark

## Community Connectors – Grassroots Marketing

FRAMEWORK community engagement information was distributed during each round of engagement to local churches, businesses, libraries, non-profits, civic organizations, K-12 school districts, Denison University, Ohio State Newark, and Central Ohio Technical College. We are extremely grateful to all of the community members who shared information with their friends, family, and colleagues. **The following list is just a sampling of shares that we received in both print and social media (Facebook and LinkedIn) that we were able to quantify the reach. Thousands more shares occurred over the course of the project.**

- Businesses large and small shared with thousands of employees. A few examples include: Athletico Physical Therapy, First Federal Savings, Matesich Distributing Co., TrueCore Federal Credit Union, Park National Bank
- Coldwell Banker, Real Estate monthly by Jim Bidigare (featured in multiple editions 2,000+ distribution)
- Facebook Page: Granville In the Know 4,400+ followers
- Facebook Page: Intel Mega Project (Johnstown/New Albany) (Jersey Twp/Monroe Twp) 6,100+ followers
- Facebook Page: Liberty Township 475+ followers
- Facebook Page: Licking County Board of Developmental Disabilities 4,000+ followers
- Facebook Page: Mark Van Buren Harrison Township Trustee 540+ followers
- Individual School Districts shared on social media and emails to thousands of staff and families
- Licking County Aging Partners: 1,800+ distribution
- Licking County Chamber of Commerce: 2,000+ distribution

- Licking County Community Center for 60+ Adults: 1,200+ distribution
- Licking County Food Pantry: 300+ distribution
- Licking Memorial Health Systems Community Connections (featured in two editions 55,000+ distribution)
- Welcome Intel! Newsletter (featured in multiple editions 600+ distribution)
- Young Leaders of Licking County: 400+ distribution

## Community Outreach Presentations

Thank you to the many local organizations that hosted FRAMEWORK representatives and allowed for presentations to their membership. Many of these groups hosted multiple events. Without this support we would not have been able to reach the broad base of community members.

- Alexandria Buckeyes
- Canal Market District
- Central Ohio Chapter of the American Institute of Architects
- Central Ohio Technical College Alumni Council
- COTC and Ohio State Newark
- Denison University
- Granville Chamber of Commerce
- Granville Chamber of Commerce Board of Trustees
- Granville Chamber of Commerce Economic Development Committee
- Granville Farmers Market
- Granville High School - Granville vs. Watkins Football Game
- Granville Kiwanis Club
- Historic Hudson Community Association
- Johnstown Bankers, Realtors, Title Companies
- Johnstown Chamber of Commerce
- Johnstown High School - Johnstown vs. Heath Football Game
- Leadership Ohio
- Licking County Chamber of Commerce Groundhog Breakfast Economic Forecast Panel
- Licking County Chamber of Commerce Leadership Class
- Licking County Chamber of Commerce Local Leaders Events
- Licking County Chamber of Commerce Workforce & Education Roundtable
- Licking County Extension Educators
- Licking County Foundation Panel with Lark Mallory, Affordable Housing Trust
- Licking County Library Staff Strategic Planning Retreat Panel
- Licking County School Superintendents hosted by LCESC
- Licking County Soil & Water Conservation District Board of Directors
- Licking County Township Trustees at Van Buren Acres
- Licking Memorial Health Systems
- Monday Talks
- MORPC/LCATS Panel on Housing
- Newark Area Financial Planning Group
- Newark Kiwanis Club

*Continued*

# Acknowledgements

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## Community Outreach Presentations *continued*

- Newark Lions Club
- Newark Rotary Club
- Newark-Heath Rotary Club
- Ohio Business Roundtable – Licking County Workforce Development Meeting
- Otterbein Senior Living
- Pataskala Chamber of Commerce
- Pataskala Chamber of Commerce Economic Development Committee
- Pataskala Rotary Club
- Professional Agrarian Event hosted at The Hartford Fairgrounds
- The South Licking Watershed Conservancy District
- Utica Town Hall

## Columbus Metropolitan Club

The Columbus Metropolitan Club hosted a panel on February 22, 2023 discussing FRAMEWORK. As a result of their extensive membership and online broadcasting of the panel we were able to reach a broad base of interested residents from throughout the region. Thank you to Doug Buchanan, Jr., Vice President of Programming, for his coordination.

## Media Coverage

We are grateful to the many print, radio, and TV reporters who covered FRAMEWORK. This list may not be inclusive but represents the many individuals who have provided coverage throughout the process.

- Taylor Bruck, Multimedia Journalist, Spectrum News 1 Ohio
- John Bush, Reporter, Columbus Business First
- Maria DeVito, Reporter, Newark Advocate
- Sarah Donaldson, Digital News Reporter, NBC4i
- Dave Doney, News Director, WNKO / WHTH
- Robyn Haines, Reporter, Daytime Columbus, NBC4i
- Ben Lanka, Editor, Newark Advocate
- Kevin Landers, Reporter, WBNS 10TV
- Kent Mallet, Reporter, Newark Advocate
- Carol Rich, Writer, Building Insider, published by BIA of Central Ohio
- Andrew Welsh-Huggins, AP Reporter

## Event Volunteers

Grassroots awareness was a huge part of our effort. The following individuals helped to canvas residents at farmers markets, football games, and welcomed guests at events.

- Sam Lloyd, Digital Personal Banking Manager, Park National Bank
- Matia Matthews, Senior Retail Business Development Officer, Park National Bank
- Carrie Lonzo, Program Director, Licking County Chamber of Commerce
- Keith Lonzo, Project Manager, Robertson Construction

- Todd Roberts, Consulting Data Architect, Fiserv
- Hayley Feightner, Assistant Director, GROW Licking County
- Jayme Blackstone, Career Development Coordinator, C-TEC
- Jennifer Roberts, Executive Director, The Thomas J. Evans Foundation
- Megan Evans, Assistant Director, The Thomas J. Evans Foundation
- Julie Deibel, Accountant, The Thomas J. Evans Foundation

## Project Endorsers

Thank you to the organizations who have tirelessly advocated for and shared information and have been willing to serve as project endorsers.

- Granville Area Chamber of Commerce
- GROW Licking County
- Johnstown Chamber of Commerce
- Licking County Chamber of Commerce
- Pataskala Chamber of Commerce
- Young Leaders of Licking County

## External Information Sources

While FRAMEWORK has been a vehicle to allow Licking County residents to have a voice in the future of the county, we are appreciative of the following external stakeholders who have provided information and have been willing to serve as a resource for the project team.

### BIA of Central Ohio

- Jon Melchi, Executive Director, Building Industry Association of Central Ohio

### Mid-Ohio Regional Planning Commission

- William Murdock, Executive Director
- Kerstin Carr, Chief Regional Strategy Officer and Senior Director of Planning

### City of New Albany

- Jennifer Chrysler, Director of Development
- Joseph Stefanov, City Manager
- Stephen Mayer, Planning Manager

### Intel

- Emily Smith, Public Affairs Director (Ohio), Global Public Affairs and Sustainability
- Kevin Hoggatt, Director of State Government Affairs for Ohio

### The New Albany Company

- William Ebbing, President and CEO
- Tom Rubey, Development Director
- Jamie McNally, Director of Real Estate Sales

# Acknowledgements

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## Government Engagement

Thank you to the state and federal elected officials who provided information and guidance throughout our project.

### State of Ohio

- Governor Mike Dewine
- Lt. Governor Jon Husted
- Meghan Wadsworth, Assistant Policy Director, Economic Development
- Jim Gates, Administrator, Ohio Department of Transportation
- Mark Johnson, Assistant Director, Ohio EPA
- Scott Ryan, Chief, Community Engagement, Ohio Department of Development
- Lydia Mihalik, Director of Ohio Department of Development under State of Ohio

United States Representative Troy Balderson  
Teri Geiger, Chief of Staff for Congressman Troy Balderson  
Ohio Senator Tim Schaffer  
Ohio State Representative Thaddeus Claggett  
Ohio State Representative Kevin Miller

## Ohio Department of Transportation

- Jim Gates, Administrator
- Jackie Annarino, Ohio Mega Sites Project Manager

## The Thomas J. Evans Foundation

The Thomas J. Evans Foundation served as the neutral convener for the project. This project would not have been possible without the leadership and hard work of this team.

- Sarah Wallace, Board Chair
- Jennifer Roberts, Executive Director
- Megan Evans, Assistant Director
- Julie Deibel, Accountant

## Planning NEXT

The leadership group is grateful for the extensive industry knowledge and expertise in planning and design that Planning NEXT brought to the table and for their willingness to listen to the thousands of residents in our county. This is truly a project informed by residents and is NOT the result of a plan pulled off the shelf and delivered to us.

- Jamie Greene, AIA, FAICP, Principal
- Sarah Kelly, AICP, Director
- Vince Papsidero, Principal Planner
- Bailey Morlan, Planner
- Economic Consultant - Kevin Hively, Founder, Ninigret Partners
- Drone Imagery Consultant - SkyView Technologies Inc.

## Organizational Stakeholders and Engagement Participants

### Organizational Stakeholders

FRAMEWORK was a truly expansive project in our community that engaged hundreds of individuals with targeted expertise. The subject matter experts represented a broad range of individuals covering transportation, sewer and water, housing affordability advocates, developers, land health and preservation, economic development, education, health and wellness, public services, non-profit sector, planning firms supporting individual jurisdictions, and other elected officials.

**Amy Albery**, Wallick Communities  
**Matt Allison**, Licking County Transit  
Trustee **Randy Almendinger**, St. Albans Township  
Congressman **Troy Balderson**, US Representative  
Councilmember **Spencer Barker**, City of Newark  
Mayor **Donald Barnard**, City of Johnstown  
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**Scott Beery**, Licking Valley Local School District  
**Jamie Beier Grant**, Montrose Group  
Dr. **John Berry**, Central Ohio Technical College  
**Jim Bidigare**, Licking Land Trust, League of Women Voters, Coldwell Banker  
Trustee **Bryn Bird**, Granville Township  
Commissioner **Rick Black**, Licking County Government  
Councilmember **Beth Bline**, City of Newark  
**Melodie Bogantz**, Liberty Township  
Trustee **Bill Bogantz**, Liberty Township  
**Alan Brown**, Verdantas  
**Chad Brown**, Licking County Health Department  
**Jeff Brown**, Granville Exempted Village School District  
Commissioner **Tim Bubb**, Licking County Government  
**Serdar Cakir**, Steiner + Associates  
**Kerstin Carr**, MORPC  
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Mayor **Mike Compton**, City of Pataskala  
**Jesse Coppel**, Johnstown Chamber of Commerce  
**Karen Daniel-Hamberg**, Cooperative Strategies  
**Jennie Dawes**, Licking County Foundation  
**David Deibel**, Licking County Land Bank  
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Colonel **Chad Dennis**, Licking County Sheriff's Department  
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**Deb Dingus**, United Way of Licking County  
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**Jim Havens**, Havens Limited  
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**Amy Holtshouse**, The Nature Conservancy  
Councilmember **Michael Houser**, City of Newark  
Mayor **Jim Jasper**, Village of Alexandria  
Mayor **Mark Johns**, City of Heath  
**Mark Johnson**, Ohio EPA  
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**Dan Moder**, Explore Licking County  
**Tim Moloney**, Franklin County Metro Parks  
**Rob Montagnese**, Licking Memorial Health Systems  
Councilmember **Rob Montgomery**, Village of Granville  
Trustee **Retta Morrison**, St. Albans Township  
**William Murdock**, MORPC  
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**Rob O'Neill**, Southgate Corporation  
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Councilmember **Bob Orsini**, City of Johnstown  
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Councilmember **Randy Wolf**, Village of Hebron  
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**Deb Yost**, Village of Granville  
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**Kevin Zeppernick**, Thrive Companies

## Engagement Participants

Below are individuals we captured that attended our FRAMEWORK engagement events throughout the project. In addition to individuals listed below, we had nearly 4,000 community members provide insight through a variety of mediums including virtual participation and community event attendance.

Tony Adams	Carlie Boos	Casey Curtis
Edward Albertson	Andrew Bottar-Dillen	David Dalton
Jennifer Alford	Jody Bowen	Cathy Daniels
Matt Allison	Frank Brich	Emil Davis
Rob Amiet	David Brillhart	Jene Davis
Ed Anderson	Frank Brinker	Linda Davis
Judy Anderson	Andrea Brown	Jennie Dawes
Jacque Annarino	Chad Brown	Amy Dell
Carol Apacki	Jeff Brown	Chad Dennis
Ken Apacki	John Brown	Maria DeVito
Jennifer Baer	Bernie Brush	Claudia Dewill
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Earl Bolander	Vivian Crist	Ben Ferguson

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Dudley Wright  
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Rose Yonka  
Leslie Yurocko  
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Shirley Zak  
Billie Zimmers



# Appendix

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### • Glossary

Additional supportive references for this report can be found at [www.frameworklc.org](http://www.frameworklc.org).

## Glossary

**Accord Bodies:** An Accord Body is a locally used type of Intergovernmental Agreement to coordinate planning and development review among multiple local jurisdictions under an Advisory Panel. Each jurisdiction appoints representatives (typically residents or property owners within the geography) who review development applications and forward a recommendation to the relevant local government. Examples are the Rocky Fork Blacklick Accord (Columbus, New Albany, and Plain Township) and the Big Darby Accord (Columbus, Hilliard, and Prairie Township).

**Billboards:** Billboards are a sign structure, considered off-premises as it does not communicate a message related to the site upon which the billboard is placed, and typically found along limited access highways. Billboards are regulated under a community's zoning code.

**Capital Improvement Plans (CIP):** A CIP is a tool for local governments to organize and plan their capital investments over a five-year period, which includes infrastructure, building, and equipment investments. Plans identify known or potential funding sources and the timeframe for implementation of the improvement, phases (e.g., engineering, construction, etc.). They are approved by the legislative authority and a one-year CIP budget is also approved as part of the annual budgeting process.

**Character Type:** For the purposes of FRAMEWORK, character types are a planning approach that provides richer description of a board category of land uses, delineated by a descriptive narrative, primary and secondary uses, density, architectural character, and development pattern.

**Conservation:** The act of conserving land or a natural asset, such as the regulatory floodplain, mature woodlands, and prime farmland. The conservation action may be permanent through ownership, easement, or regulatory actions (e.g., floodplain regulations).

**Conservation Easement:** A conservation easement is a voluntary legal agreement between a landowner and a land trust or government agency that permanently limits uses of the land to protect its conservation values. Easements typically include maintenance provisions to ensure long-term viability of the natural asset. Easements may be purchased or donated (with associated tax benefits).

**Design Center:** A design center is a professionally staffed unit of local government, academic unit, or other non-profit that provides design services to member entities and local governments, private sector, or other bodies with an interest in planning, design, and development. Examples include the Columbus-Neighborhood Design Center (funded by Columbus and Ohio State) and the Kent State University Cleveland Urban Design Collaborative.

**Design Guidelines:** Design guidelines are prepared and adopted by local government to augment their zoning codes to emphasize "how" development should occur relative to aesthetics, site design, signs, and other considerations. Examples include the Columbus Downtown Design Guidelines and the Short North Design Guidelines, New Albany Design Principles, Anderson Township Ohio Design Guidelines, and MORPC's Central Ohio Greenways Urban Greenway Design Guide.

# Appendix

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**Developable Land:** Land that is free of natural constraints (e.g., floodplains) and which can support new construction, setting aside issues of zoning, utility provisions, and related factors.

**Development:** The actions to develop ground with buildings and land uses for the purposes of housing people, providing services, and manufacturing goods. Development includes the secondary structures and services necessary to support development, such as infrastructure, recreational facilities, buffering, screening, and landscaping.

**Economic Development Incentives:** Incentives are tax or funding tools provided under the Ohio Revised Code to allow units of local government the ability to attract private investment.

**Infrastructure:** This is a general term that includes all the structures, facilities, and services that support development, provided by the public and private sectors. Examples include roads, bike facilities (lanes, trails, racks), sidewalks, transit, stormwater facilities, water treatment and distribution, wastewater collection and treatment, parks, fire, police, emergency services, libraries, schools, and government offices.

**Intergovernmental Agreements:** An agreement among two or more local jurisdictions for the purposes of providing services (singly or jointly), operating joint facilities, providing joint review and planning of development, or other purposes deemed in the public interest. Examples include townships or villages within the utility service area of another jurisdiction.

**Joint Economic Development Districts (JEDD):** A JEDD is a special-purpose district created by contract among a combination of municipal corporations and townships; allows for the levying of an area-wide income tax (employees, residents, and businesses) and the provision of municipal services in unincorporated township land; townships otherwise are prohibited under Ohio law from levying income taxes.

**New Community Authority (NCA):** A New Community Authority (NCA), sometimes called a Community Development Authority (CDA), makes available new taxing authority as well as serving as a stand-alone entity which may issue bonds to support development; an NCA may earn income from community development charges (aka an additional property tax), of which the obligation to pay is recorded in covenants running with the land in the district.

**Non-profit Land Trusts:** Land trusts are non-profit entities created to conserve open space and/or farmland either through easement, ownership, or another mechanism to ensure protection. Trusts ensure ongoing maintenance of conserved open space. Funding can come from a variety of sources (e.g., local property tax levies, local, state, and federal grants, and private funds). Local examples include the Licking Land Trust.

**Pattern Book:** A pattern book is a book of architectural designs, styles, and materials that provide enough information to inform the design process and local review and approvals for new construction in a community. The book ensures such new construction fulfills the design priority and goals of the community.

**Tax Increment Financing (TIF):** Tax increment financing is an infrastructure financing tool that helps fund public infrastructure improvements that “directly benefit” private development in connection with commercial development, but in limited circumstances (parcel TIFs located in impacted cities and incentive district TIFs) they may serve residential development, Payment In-lieu of Taxes (PILOT) payments made to school districts.

**Zoning:** Zoning is a police power extended to units of local government under the U.S. and Ohio constitutions in which the use of land, intensity of development, aesthetics, and various site improvements are regulated to protect the general welfare.



# Notes

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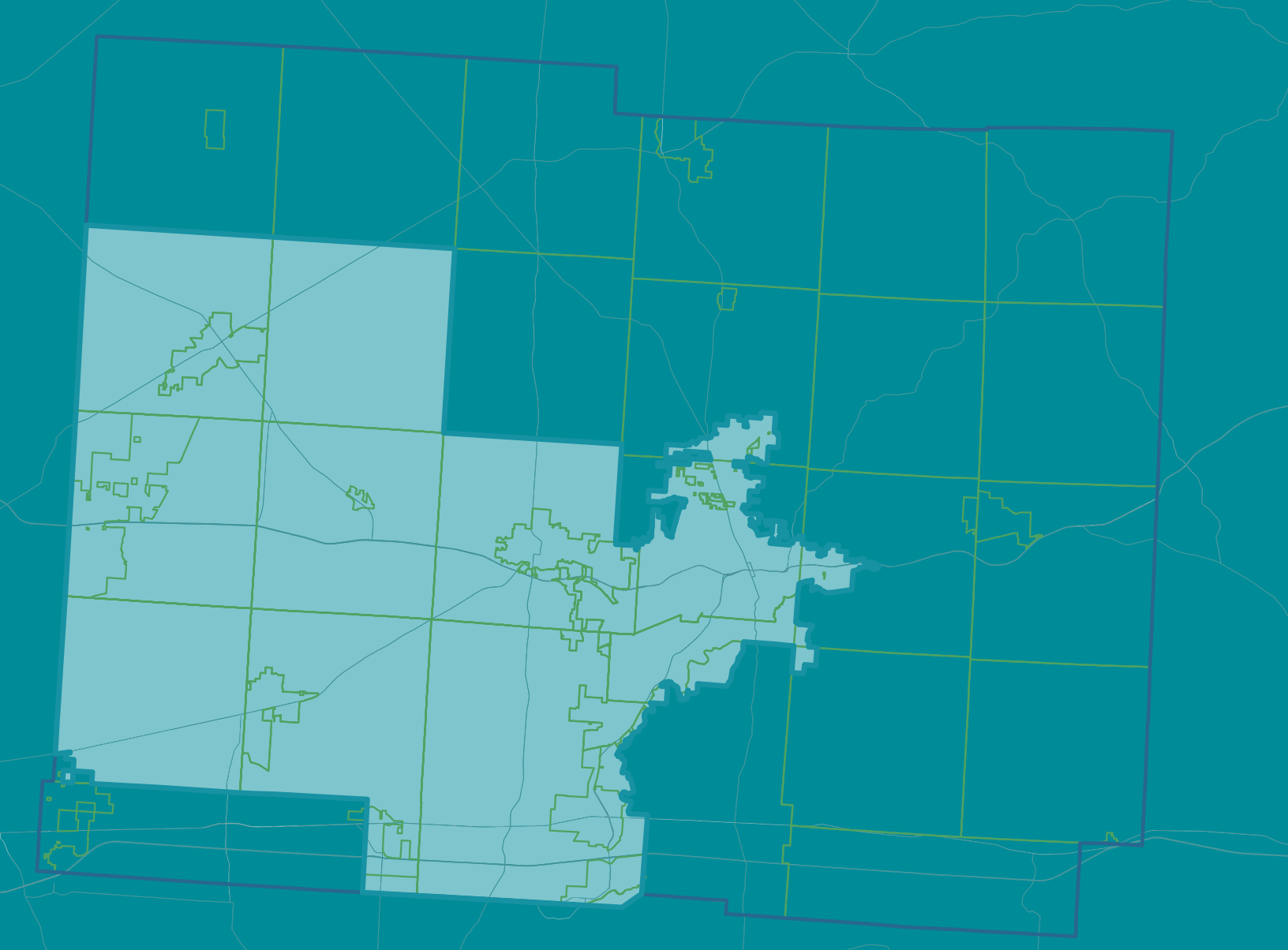
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*communities of Licking County*

# FRAMEWORK

shaping tomorrow together

## Participating Jurisdictions:

- Granville Township
- Harrison Township
- Jersey Township
- Liberty Township
- Monroe Township
- St. Albans Township
- Union Township
- Village of Alexandria
- Village of Granville
- Village of Hebron
- City of Heath
- City of Johnstown
- City of Newark
- City of Pataskala
- Licking County Government

Convener: Thomas J. Evans Foundation. [info@frameworklc.org](mailto:info@frameworklc.org)



**EXHIBIT F**  
**FINANCIAL PLAN**

The City seeks to create the Authority to promote and coordinate the financing and construction of Community Facilities that are necessary from time to time to support development in the District. Initial plans for these Community Facilities are detailed in Exhibit D. The City may pay costs of Community Facilities directly or may consider financing the Community Facilities through the issuance, whether directly or on a conduit basis, of bonds secured by the Community Development Charges.

**Determination of Community Development Charges**

The Authority will impose one or more Community Development Charges on portions of the Initial Property or on Additional Properties (together, the “District Properties”) determined as generally described in this Exhibit F, and specifically upon the filing of a declaration of covenants and restrictions filed on real property within the District, as the same may be amended, modified, or supplemented from time to time (the “Declaration”).

The Community Development Charges applicable to the District Properties are anticipated to equal the following, provided that the District Properties are not otherwise exempt real property because of their use:

(1) For District Properties located within any of the City’s Community Reinvestment Areas:

(a) a Community Development Charge amount equal to the total effective millage of real property taxes attributable to the increase in assessed valuation of real property that would have been payable upon such property but for any applicable Community Reinvestment Area abatement (the “Abatement Replacement Charge”);

(b) an additional Community Development Charge amount to exceed the Replacement Charge (the “Additional Charge”), but in no event shall the Additional Charge amount exceed ten (10) mills; provided, that the Additional Charge shall be determined upon approval of the City and shall be implemented by filing a declaration or supplemental declaration applicable to such property; and

(c) the amounts, as applicable, to any Retail Charge (defined below), any Lodging Charge (defined below), and/or any ; and

(2) For District Properties that are not located within any of the City’s Community Reinvestment Areas and that are devoted to commercial, commercial hotel, commercial retail, multi-family, office space, or industrial purposes:

(a) a Community Development Charge of five (5) mills; and



(b) the amounts, as applicable, to any Retail Charge (defined below) and/or any Lodging Charge (defined below); and

(3) For District Properties that are not located within any of the City’s Community Reinvestment Areas and that are devoted to single-family (and not multi-family) residential purposes:

(a) a Community Development Charge amount equal to five (5) mills (the “Minimum Residential Charge”); and

(b) an additional Community Development Charge amount to exceed the Minimum Residential Charge (the “Additional Residential Charge”), but in no event shall the Additional Residential Charge exceed ten (10) mills; provided, that the Additional Residential Charge shall be determined upon approval of the City and shall be implemented by filing a declaration or supplemental declaration applicable to such property; and

(4) For District Properties that are devoted to commercial retail purposes, a charge consisting of an amount equal to a certain percentage of the gross receipts from the operations of any retail business in the District, as agreed upon by the owner of such real property and the Board (the “Retail Charge”); provided, that any Retail Charge shall be determined upon approval of the City and shall be implemented by filing a declaration or supplemental declaration applicable to such property; and

(5) For District Properties that are devoted to lodging for commercial hotel purposes, short-term rentals for non-residential use purposes (including, but not limited to, bed and breakfasts, boarding houses, and rooming houses), or long-term rentals for non-residential use purposes (including, but not limited to, bed and breakfasts, boarding houses, and rooming houses), a charge consisting of an amount equal to a certain percentage of the gross receipts from transactions by which lodging is, or is to be, furnished within the District, as agreed upon by the owner of such real property and the Board (the “Lodging Charge”); provided, that any Lodging Charge shall be determined upon approval of the City and shall be implemented by filing a declaration or supplemental declaration applicable to such property;

(6) Such other Community Development Charges as may be requested by the Developer or a property owner, to be further determined upon approval of the City and implemented by filing a declaration or supplemental declaration applicable to the affected property.

**Allocation of Community Development Charges**

The Community Development Charges shall be allocated and applied as follows:

(1) To the Authority, for payment of Authority administrative costs, including costs of the City in support of the Authority, in an amount not to exceed \$5,000 annually that are invoiced by the City to the Authority;

- (2) To the Authority, to pay costs of Community Facilities, including but not limited to acquisition, construction, maintenance, and operation thereof; and
- (3) The balance, after deduction of Authority administrative costs, to the City to pay costs of Community Facilities selected by the City.

In addition, District Properties may be subject to additional or increased Community Development Charges upon request of the affected property and approval of the City with respect to the same.

**Timing and Collection of the Community Development Charges**

The Community Development Charge will be imposed on the District Properties upon approval thereby of the Board.

As permitted by R.C. 349.07, the Authority may certify the Community Development Charges to the Licking County Auditor, who will enter the Community Development Charges on the tax list and duplicate of real property and certify the Community Development Charges to the Licking County Treasurer for collection with the tax bills.

**Illustrative Example of Impact of Community Development Charge for Tax Year 2023**

The below table demonstrates the evaluation of each mill for different property classifications and at different assessed valuations using tax year 2023 effective rates. The below chart is for illustration purposes only and actual Community Development Charges for each of the District Properties shall be subject to official certification by the Authority:

**Tax Millage Evaluation - City of Newark / Newark CSD**

<b>\$100,000 of Assessed Valuation - Residential</b>				
Effective Tax Res/Ag Rate	Real Property Tax	NCA Millage	NCA Charge	Total Tax Charge
40.28	\$4,028	1.00	\$100	\$4,128
40.28	\$4,028	2.00	\$200	\$4,228
40.28	\$4,028	3.00	\$300	\$4,328
40.28	\$4,028	4.00	\$400	\$4,428
40.28	\$4,028	5.00	\$500	\$4,528

<b>\$100,000 of Assessed Valuation - Commercial</b>				
Effective Tax Com/Ind Rate	Real Property Tax	NCA Millage	NCA Charge	Total Tax Charge
41.08	\$4,108	1.00	\$100	\$4,208
41.08	\$4,108	2.00	\$200	\$4,308
41.08	\$4,108	3.00	\$300	\$4,408
41.08	\$4,108	4.00	\$400	\$4,508
41.08	\$4,108	5.00	\$500	\$4,608

<b>\$150,000 of Assessed Valuation - Residential</b>				
Effective Tax Res/Ag Rate	Real Property Tax	NCA Millage	NCA Charge	Total Tax Charge
40.28	\$6,041	1.00	\$150	\$6,191
40.28	\$6,041	2.00	\$300	\$6,341
40.28	\$6,041	3.00	\$450	\$6,491
40.28	\$6,041	4.00	\$600	\$6,641
40.28	\$6,041	5.00	\$750	\$6,791

<b>\$250,000 of Assessed Valuation - Commercial</b>				
Effective Tax Com/Ind Rate	Real Property Tax	NCA Millage	NCA Charge	Total Tax Charge
41.08	\$10,270	1.00	\$250	\$10,520
41.08	\$10,270	2.00	\$500	\$10,770
41.08	\$10,270	3.00	\$750	\$11,020
41.08	\$10,270	4.00	\$1,000	\$11,270
41.08	\$10,270	5.00	\$1,250	\$11,520

<b>\$200,000 of Assessed Valuation - Residential</b>				
Effective Tax Res/Ag Rate	Real Property Tax	NCA Millage	NCA Charge	Total Tax Charge
40.28	\$8,055	1.00	\$200	\$8,255
40.28	\$8,055	2.00	\$400	\$8,455
40.28	\$8,055	3.00	\$600	\$8,655
40.28	\$8,055	4.00	\$800	\$8,855
40.28	\$8,055	5.00	\$1,000	\$9,055

<b>\$500,000 of Assessed Valuation - Commercial</b>				
Effective Tax Com/Ind Rate	Real Property Tax	NCA Millage	NCA Charge	Total Tax Charge
41.08	\$20,540	1.00	\$500	\$21,040
41.08	\$20,540	2.00	\$1,000	\$21,540
41.08	\$20,540	3.00	\$1,500	\$22,040
41.08	\$20,540	4.00	\$2,000	\$22,540
41.08	\$20,540	5.00	\$2,500	\$23,040

<b>\$250,000 of Assessed Valuation - Residential</b>				
Effective Tax Res/Ag Rate	Real Property Tax	NCA Millage	NCA Charge	Total Tax Charge
40.28	\$10,069	1.00	\$250	\$10,319
40.28	\$10,069	2.00	\$500	\$10,569
40.28	\$10,069	3.00	\$750	\$10,819
40.28	\$10,069	4.00	\$1,000	\$11,069
40.28	\$10,069	5.00	\$1,250	\$11,319

<b>\$1,000,000 of Assessed Valuation - Commercial</b>				
Effective Tax Com/Ind Rate	Real Property Tax	NCA Millage	NCA Charge	Total Tax Charge
41.08	\$41,081	1.00	\$1,000	\$42,081
41.08	\$41,081	2.00	\$2,000	\$43,081
41.08	\$41,081	3.00	\$3,000	\$44,081
41.08	\$41,081	4.00	\$4,000	\$45,081
41.08	\$41,081	5.00	\$5,000	\$46,081

\* Tax Year 2023 Effective Tax Rates

**EXHIBIT G**  
**THE CITY'S MANAGEMENT CAPABILITY**

The City's 2022 audit follows.

[SEE ATTACHED]

# City of Newark, Ohio

*Licking County*



ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE YEAR ENDED  
DECEMBER 31, 2022



ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE YEAR ENDED  
DECEMBER 31, 2022

*Prepared by the Auditor's Office*

Ryan T. Bubb  
City Auditor





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LICKING COUNTY, OHIO

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## *INTRODUCTORY SECTION*

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# CITY OF NEWARK

40 West Main Street • Newark, Ohio 43055  
Ryan T. Bubb, City Auditor

Phone: (740) 670-7560 Email: [Rbubb@newarkohio.net](mailto:Rbubb@newarkohio.net)

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June 23, 2023

To The Members of City Council and  
All Citizens of the City of Newark, Ohio

We are pleased to submit for your review the Annual Comprehensive Financial Report of the City of Newark, Ohio for the fiscal year ended December 31, 2022. This report has been prepared in accordance with generally accepted accounting principles established by statements of the Governmental Accounting Standards Board (GASB), other authoritative pronouncements and guidelines recommended by the Government Finance Officers Association of the United States and Canada (GFOA).

## INTRODUCTION

While there is no legal requirement for the preparation of this report, it represents a commitment by the City of Newark (the "City") to conform to nationally recognized standards of excellence in financial reporting. Responsibility for both the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures, rests with the City. To the best of our knowledge and belief, the enclosed data, as presented, is accurate in all material respects; is presented in a manner designed to fairly set forth the financial position and results of operations of the City; and presents all disclosures necessary to enable the reader to gain an understanding of the City's financial activity.

Generally Accepted Accounting Principles require that management provide a narrative introduction, overview and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City of Newark's MD&A can be found immediately following the report of the independent auditor.

### **The Reporting Entity:**

The accompanying basic financial statements comply with the provisions of Governmental Accounting Standards Board (the "GASB") Statement No. 14, *"The Financial Reporting Entity,"* in that the financial statements include all the organizations, activities, functions and component units for which the City (the reporting entity) is financially accountable. Financial accountability is defined as the appointment of a voting majority of the component unit's board and either (1) the City's ability to impose its will over the component unit, or (2) the possibility that the component unit will provide a financial benefit to or impose a financial burden on the City.

Based on the foregoing, the reporting entity of the City has no component units but includes the following services: police and fire protection, parks and recreation, planning, zoning, street maintenance and other governmental services. In addition, the City owns and operates a water treatment and distribution system, a wastewater treatment and collection system, and a storm water collection system, each of which is reported as an enterprise fund.

***Letter of Transmittal  
For the Year Ended December 31, 2022***

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**Form of Government:**

Statutory

Along with being the County Seat, Newark is a charter Mayor-Council form of government as prescribed by the Newark City Charter and Title Seven of the Ohio Revised Code. Newark's government was incorporated in 1826. The City is divided into seven wards with 47 election precincts. The City Council consists of one council person from each ward, plus three council persons at-large and a council president elected at-large. All serve four year terms. Elected officials serving four year terms are the Mayor, Law Director, Auditor and Treasurer. The Safety, Service and Economic Development Directors are appointed by the Mayor and serve at the pleasure of the Mayor. The Human Resources Director is appointed by the Mayor and is a classified employee.

City Charter

The Newark City Charter was approved by the voters in November of 1997 and became effective January 1, 1998. The Charter was amended in November 2002, 2007, 2012 and again in 2017. Some highlights of the Charter are as follows:

- ❖ Department of Economic Development established.
- ❖ Certain bidding requirements were altered.
- ❖ City council's term of office adjusted from two year to four year term.
- ❖ Residence requirements for safety forces.
- ❖ Auditor and Law Director added to Board of Control.
- ❖ Standards for open meetings and information access.
- ❖ Police Chief and Fire Chief recruitment outside departments is now allowed.
- ❖ Human Resources Director is a classified employee.

**Location:**

Newark is located in the central part of the state, approximately 33 miles east of Columbus, the state capital. Its 22.30 square mile area serves a residential population of 50,943. The City's elevation is approximately 830 feet above sea level. Its median temperatures are 75 degrees in summer and 30.2 degrees in winter. State highways 79, 13 and 16 serve as the City's major transportation arteries. The City is also served by the east-west interstate highway I-70 which lies approximately 9 miles to the south.



***Letter of Transmittal***

***For the Year Ended December 31, 2022***

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As part of the Columbus metropolitan area, in particular, its closeness to John Glenn Columbus International Airport (located on Columbus' far east side), offers flights to all points and places making the City of Newark in a very favorable position. Newark is close to a region of rapidly expanding business and industry, close to excellent transportation facilities and the governmental center of Ohio.

Newark is the home of the Historic Moundbuilders State Memorial Park, known for its prehistoric Indian lore and featuring an Ohio Indian art museum. The historic Midland Theatre also calls Newark home offering many concerts and events throughout the year.

The Licking County Courthouse is located in the public square in downtown Newark. A variety of outdoor events are centered around the historic courthouse each year. At Christmas, the courthouse is a magnificent display of holiday splendor which has been featured on several magazine covers. The newly completed Canal Market District provides a setting for various functions including a twice weekly farmers market running from May through October.

Our public high school is Newark High School. Students also have the ability to attend C-TEC which offers Technical training. Adult education is also offered at C-TEC. As an alternative to public education, Newark has two parochial elementary schools and one high school.

The Newark Branch of Ohio State University is the largest remote branch location offering Associate and Bachelor Degrees.

**Municipal Services:**

The City of Newark provides a variety of services including police and fire protection, emergency medical service, planning and engineering, zoning, code enforcement, street maintenance, traffic control, parks and recreation, property maintenance, cemetery and community development and general administrative services. The City does not operate hospitals or schools, nor is it responsible for public assistance programs.

The City also operates three enterprise activities: water treatment and distribution, wastewater collection and treatment, and storm water collection. Funds from these enterprises are set up in accounts for the operation of these facilities. The facilities are operated in a manner similar to a private business. It is the mission of the City that the costs of providing these services to business, industry and the general public on a permanent basis be financed or recovered primarily through user fees.

The enterprise activities are not subject to rate review or determination by the Public Utilities Commission of Ohio or any similar regulatory body. The City Council has the necessary authority to establish and amend appropriate user rates as required. The rates are reviewed on an on-going basis to insure their adequacy. The City Council exercises sole authority regarding the frequency and amount of rate change for these services.

***Letter of Transmittal  
For the Year Ended December 31, 2022***

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**ECONOMIC OUTLOOK**

**Local Economy:**

The Newark-Licking County area continues to benefit from a stable economy. Several industrial parks in close proximity to Newark provide employment opportunities for residents in and around Newark and neighboring communities within the borders of Licking County. The Licking County region is close to post bulk mail centers and package delivery air hubs.

Newark area businesses continue to manufacture and distribute a wide variety of products. Foremost among these products are plastics, insulation, prefabricated homes, prismatic reflectors, wiping cloths, quartz and specialty products, asphalt, automotive products, bricks, chemicals, electronic equipment, truck axles and transmissions, anodized aluminum products, wood veneer, dairy products, concrete products and many other industrial specialty items. Newark and Licking County have been noted for their diversity of industry and business. During both strong and slow economic periods the area has not experienced wide variations in its economic indicators. The community has been fortunate to have experienced a steady economy along with a lower unemployment rate.

Very positive impacts occurring at The Central Ohio Aerospace and Technology Center:

- 1,821 employed, a 25% increase over 2 years.
- 14 Employers had employment level increases and nine companies experienced double-digit increases in employment.
- A combined \$137 million payroll, for a \$75,000+ annual average.
- At least one in six jobs are engineering-related or STEM fields
- 11 Spec buildings in 11 years. A new 30,000 sq ft industrial building is under construction.

Intel Announcement: Newark hosted the nationally-historic announcement on January 21, 2022 of Intel's \$20 billion manufacturing investment slated to open in Licking County in 2025. The Intel news is the most significant announcement of a business development project in Ohio's history and is slated to be just 20 miles east of Newark. It could grow to \$100 billion in 10 years. The original two fabs are expected to add 3,000 direct jobs and could grow to 10,000 jobs. Economists have predicted that Intel could bring a five-fold multiplier effect meaning the initial investment could yield another 15,000 jobs to the area.

Newark's Arcade building received historic tax credits to finalize a fully-funded, multi-year investment in bringing the unique arcade building back to life as a multi-house housing, retail, and entertainment complex in downtown Newark.

New housing is occurring in the following areas: Conor's Path Edition on Horns Hill Rd, Arbor Ct, Downtown above 1922, 31 West, and McKenna's Market.

***Letter of Transmittal  
For the Year Ended December 31, 2022***

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Redevelopment of the former Westinghouse now known as The Newark Station.

Licking Memorial Hospital is Newark's largest employer and offers a wide array of medical services.

Manufacturing continues to be a dominant part of Newark's economic base with Anomatic, Owens Corning, and PCA standing out. Anomatic is the largest manufacturer employer in Newark producing anodized aluminum products. Owens Corning has retained employment and invested in a new 750,000 s.f. distribution center in nearby Heath. PCA acquired 75+ acres in Newark with plans to expand it's Newark plant by 6X. PCA's plant has been in Newark for 70+ years. Newark is at the northern end of the largest manufacturing corridor in Central Ohio.

**Unemployment Rates:**

The Ohio Bureau of Employment Services does not maintain statistics for the City of Newark, but unemployment within the City was estimated to be 4%.

**Employee Relations:**

The City of Newark negotiates contracts with three employee bargaining units. These groups consist of Local 109 of the International Association of Firefighters, Lodge 12 of the Licking County Fraternal Order of Police, and the American Federation of State, County and Municipal Employees (AFSCME) Local 2963 Ohio Council 8, AFL-CIO, Non Union consists of the following: Non Bargaining, Management and Supervisory, Administrative/Technical, and Police/Fire Chiefs. Current contracts with union employees cover the years 2020 through 2022.

**MAJOR INITIATIVES**

During 2022, continuing efforts were made to upgrade services and improve the quality of life for the citizens of Newark through the following projects:

**Infrastructure Improvements:**

Newark continues to modernize as a new bridge at Thornwood Crossing will begin construction by the City in 2023 that connects the four-lane 161/16 Corridor to the Thornwood Corridor.

Route 13/4<sup>th</sup> Street in Downtown Square are undergoing complete rebuild, changing the traffic flows. Additionally, improved streetscapes are being constructed along with Biosales greatly assisting with storm water runoff. This project will eliminate combined sanitary and storm sewers. The project is continuing to include other downtown streets.

A roundabout was finished at the Sharon Valley Rd / Country Club Drive intersection. This has vastly improved traffic flow to and from the Ohio State University Newark Branch.

Various improvements continue at the water and waste water plants, including the Licking River Interceptor project that will prevent overflow at the waste water facility.

***Letter of Transmittal  
For the Year Ended December 31, 2022***

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Parks and Recreation

Throughout 2022, Parks and Recreations throughout the City continued to evolve. At Horns Hill Park - 5 miles of Mountain Bike Paths were constructed and remodeling was finished on 2 shelter houses. Additionally, plans for a second playground are in the works. Over 1,100 baseball games were played at Don Edwards Park bringing many overnight stays to our City. Trout and Catfish Derby Tournaments were held at TJ Evans. Northpoint Dive Quarry at TJ Evans continues to be a major attraction for diving and law enforcement instruction. Also, at TJ Evans, 5 shelter houses continued to be offered to the public. Everett Park hosted 2 skateboard tournaments and is used on an almost daily basis. A disc golf course at TJ Evans attracts numerous guests during the year. Also, at Everett Park, you will find The Civil Air Patrol headquarters and a dog park. A second dog park was planned in 2021 at Reddington Rd. Canal Market hosts Farmers Markets and Private Events throughout at the Spring, Summer, and Fall. The Historic Licking County Jail brings many visitors to our City during the Fall.

City-Wide Initiatives

During 2022 financing was arranged for the following:

- A roundabout to be constructed at the intersection of Horns Hill Road and Waterworks Road.
- A new fire station to be constructed on Horns Hill Road.

Long-Term Financial Planning

During fiscal year 2007 the City began charging for EMS transport services. Legislation has been passed and amended mandating that 8% of the proceeds be set aside in reserve to provide stability to the City's General Fund with an additional 20% of the proceeds being earmarked and credited to the City's Capital Improvement Fund, 9% is for EMS vehicles, 37% for Buildings for Property and Fire Stations. which is dedicated to infrastructure upgrades and improvements. As a result of these fees, the City has been able to increase the number of firefighters and medics and has been able to increase the replacement of EMS transport vehicles.

***Letter of Transmittal  
For the Year Ended December 31, 2022***

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**FINANCIAL INFORMATION**

**Internal Control, Budgetary Control and the Accounting System:**

Development of the City's accounting system included substantial consideration of the adequacy of the internal accounting controls. Internal accounting controls are designed to provide reasonable but not absolute assurance that:

1. The City's assets are protected against loss and unauthorized use or disposition; and
2. Reliable financial reports for preparing financial statements and providing accountability for assets are maintained.

The concept of reasonable assurance states that internal controls should be evaluated applying the following criteria:

1. The expense associated with providing the internal controls should not exceed the benefits likely to be derived from their implementation; and
2. The evaluation of the offsetting costs and benefits involves estimates and judgment by the City administration and members of the finance office.

All internal control evaluations occur within this framework. It is the belief of the administrative and financial management personnel that the City's financial controls adequately safeguard existing assets and provide reasonable assurance of the proper recording of financial transactions. The City Auditor's Office is responsible for the auditing and analysis of all purchase orders and vouchers of the City. The Auditor's Office personnel review the purchase orders and vouchers very carefully to ensure the availability of monies in the proper funds and accounts prior to certification and payment of approved invoices. The City utilizes a fully automated accounting system, as well as an automated system of controls for capital asset accounting and payroll. These systems coupled with the review and examination performed by the City Auditor's Office ensure that the financial information generated is both accurate and reliable.

Budgetary control is maintained at the classification level for each function within each fund by legislation approved by City Council. The various objects are:

- \* Personnel services
- \* All others

***Letter of Transmittal  
For the Year Ended December 31, 2022***

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Lower levels within each object are accounted for and reported internally. Such lower levels are referred to as line items of expenditure. Estimated amounts must be encumbered prior to final approval of purchase orders or other contracts to vendors. Encumbrances in excess of the available object level appropriations are not approved unless additional appropriations are authorized. Unencumbered appropriations at year end return (lapse) to the unappropriated balances in the individual funds at the end of each fiscal year which coincides with the calendar year.

**OTHER INFORMATION**

**Independent Audit:**

The basic financial statements of the City of Newark were audited by Wilson, Shannon and Snow Inc. The independent Auditor's unmodified opinion has been included in this report.

**Awards:**

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Newark, Ohio for its Annual Comprehensive Financial Report for the fiscal year ended December 31, 2021. The Certificate of Achievement is a prestigious national award recognizing conformance with the highest standards in state and local government financial reporting. To be awarded a Certificate of Achievement, a governmental unit must prepare an easily readable and efficiently organized Annual Comprehensive Financial Report whose contents satisfy all program standards. The report must satisfy both accounting principles generally accepted in the United States of America (GAAP) and applicable legal requirements respective to the reporting entity.

A Certificate of Achievement is valid for a period of one year only. The City of Newark has received a certificate of Achievement for thirty-one consecutive years (1991 - 2021). We believe this current report continues to conform to the Certificate of Achievement for Excellence in Financial Reporting program requirements and are submitting it to the GFOA.

**Public Disclosure:**

The publication of this Annual Comprehensive Financial Report is indicative of the City's commitment to provide significantly enhanced financial information and accountability to its citizens. In addition to the citizens of Newark, the recipients of this report include city, state and federal officials, schools, libraries, newspapers, investment banking firms, banks and rating agencies. The report is made available to any person or organization requesting it. The extensive effort to prepare and distribute this report is indicative of the continued efforts of the City to improve its overall financial accounting, management and reporting capabilities.

***Letter of Transmittal  
For the Year Ended December 31, 2022***

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**Acknowledgments:**

This report is a culmination of many hours of concentrated work on the part of the City Auditor's Office staff and a number of dedicated city employees and associates.

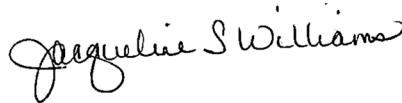
We also express our sincere appreciation to Donald J. Schonhardt and Associates, Inc. for their professional manner, expertise and countless hours of consultation in completing this annual financial report for the citizens of this community.

Finally, special thanks to the members of City Council and the City Administration, whose support is necessary for the City of Newark to conform to reporting requirements established for municipal governments. By doing so, the City has been able to maintain the sound financial position it has enjoyed for many years.

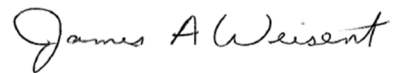
Respectfully,



Ryan T. Bubb  
City Auditor



Jacqueline S. Williams  
Accounting Manager



James A. Weisent  
Deputy City Auditor

***CITY OF NEWARK, OHIO***

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***List of Principal Officials  
For the Year Ended December 31, 2022***

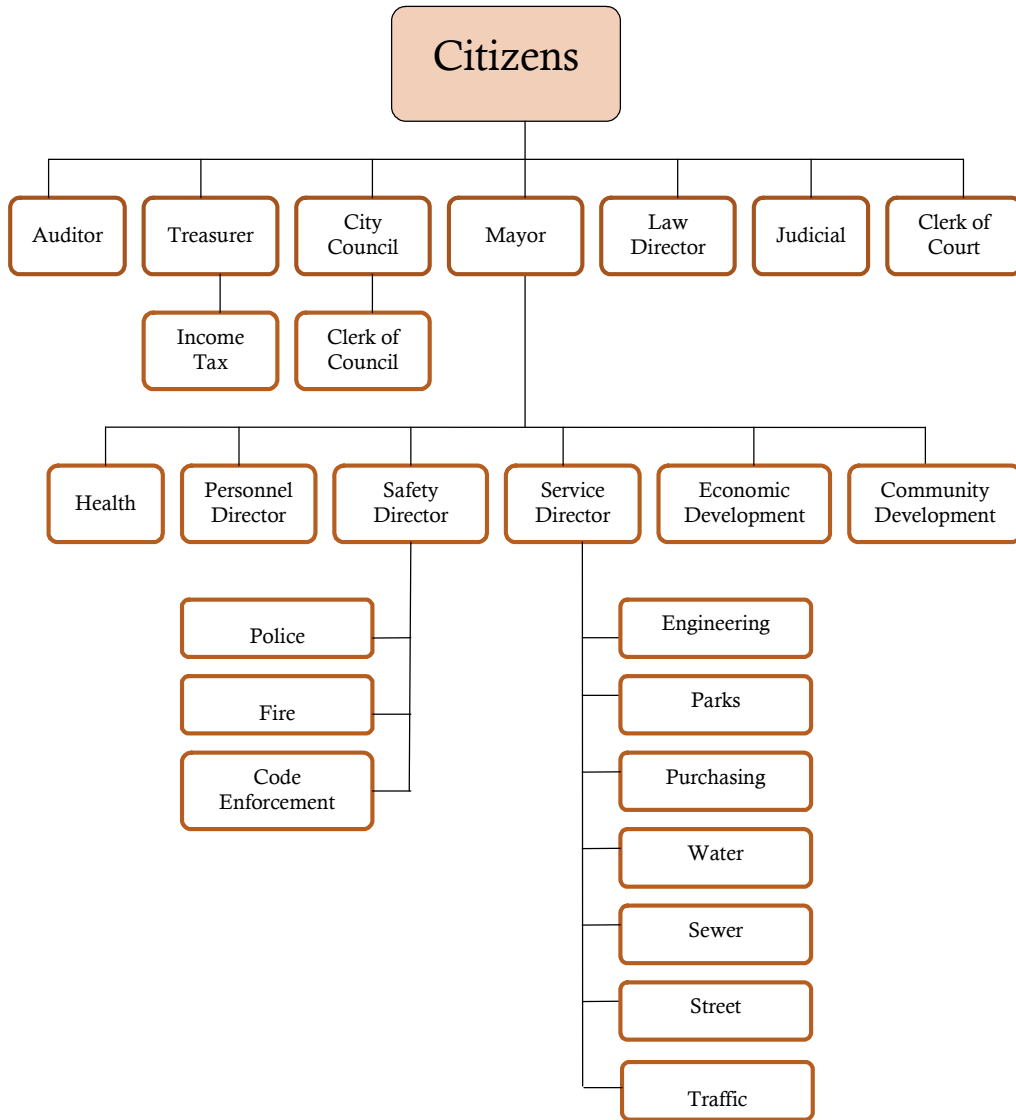
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<u>NAME</u>	<u>TITLE</u>	<u>TERM OF OFFICE</u>
Jeff Hall	Mayor	01/01/20 to 12/31/23
Ryan T. Bubb	Auditor	01/01/20 to 12/31/23
Matt George	Judge	01/01/20 to 12/31/25
David Stansbury	Judge	01/01/18 to 12/31/23
Tricia Moore	Law Director	01/01/21 to 12/31/23
Bradley Feightner	Treasurer	01/01/22 to 12/31/25
Don Ellington	President of Council	01/01/20 to 12/31/23
Cheri Hottinger	Council-at-Large	01/01/20 to 12/31/23
Spencer Barker.	Council-at-Large	01/01/20 to 12/31/23
Jeff Harris	Council-at-Large	01/01/18 to 12/31/23
Michael Houser	Council 1st Ward	01/01/22 to 12/31/25
Beth Bline	Council 2nd Ward	01/01/22 to 12/31/25
Jeff Rath	Council 3rd Ward	01/01/22 to 12/31/25
Mark Labutis	Council 4th Ward	01/01/22 to 12/31/25
Jonathan Lang	Council 5th Ward	01/01/22 to 12/31/25
Douglas Marmie	Council 6th Ward	01/01/22 to 12/31/25
Colton Rine	Council 7th Ward	01/01/22 to 12/31/25
Marcia Phelps	Clerk of Court	01/01/20 to 12/31/26



**City Organizational Chart  
For the Year Ended December 31, 2022**

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***Government Finance Officers Association of the United States and Canada  
Certificate of Achievement for Excellence in Financial Reporting***

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Government Finance Officers Association

**Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting**

Presented to

**City of Newark  
Ohio**

For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended

December 31, 2021

*Christopher P. Morrill*

Executive Director/CEO

## *FINANCIAL SECTION*

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## INDEPENDENT AUDITOR'S REPORT

City of Newark  
Licking County  
40 West Main Street  
Newark, Ohio 43055

To the City Council:

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Newark, Licking County, Ohio (the City), as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Newark, Licking County, Ohio as of December 31, 2022, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparisons for the General and American Rescue Plan Act funds for the year then ended in accordance with the accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the City, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the *management's discussion and analysis*, and schedules of net pension and other post-employment benefit liabilities/assets and pension and other post-employment benefit contributions be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

***Supplementary information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual nonmajor fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

***Other Information***

Management is responsible for the other information included in the annual financial report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 23, 2023, on our consideration of the City's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

*Wilson, Shannon & Sons, Inc.*

Newark, Ohio  
June 23, 2023





This discussion and analysis of the City of Newark's financial performance provides an overall review of the City's financial activities for the year ended December 31, 2022. The intent of this discussion and analysis is to look at the City's financial performance as a whole; readers should also review the transmittal letter, notes to the basic financial statements and financial statements to enhance their understanding of the City's financial performance.

## **FINANCIAL HIGHLIGHTS**

Key financial highlights for 2022 are as follows:

- ❑ In total, net position increased \$18,613,065. Net position of governmental activities increased \$11,749,240, or 27% from 2021. Net position of business-type activities increased \$6,863,825 or 16% from 2021.
- ❑ General revenues accounted for \$35,423,883 in revenue or 46% of all revenues. Program specific revenues in the form of charges for services and grants and contributions accounted for \$41,857,294, or 54% of total revenues of \$77,281,177.
- ❑ The City had \$43,004,659 in expenses related to governmental activities; only \$19,337,023 of these expenses were offset by program specific charges for services, grants or contributions. General revenues of \$35,416,876 were adequate to provide for these programs.
- ❑ Among major funds, the general fund had \$39,024,288 in revenues and other financing sources and \$37,742,770 in expenditures and other financing uses. The general fund's fund balance increased from \$11,767,991 to \$13,049,509.

## **OVERVIEW OF THE FINANCIAL STATEMENTS**

This annual report consists of four parts – *management's discussion and analysis*, the *basic financial statements*, *required supplemental information*, and an optional section that presents *combining and individual statements* for nonmajor governmental funds. The basic financial statements include two kinds of statements that present different views of the City:

These statements are as follows:

1. *The Government-Wide Financial Statements* – These statements provide both long-term and short-term information about the City's overall financial status.
2. *The Fund Financial Statements* – These statements focus on individual parts of the City, reporting the City's operations in more detail than the government-wide statements.

The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data.

**Government-wide Statements**

The government-wide statements report information about the City as a whole using accounting methods similar to those used by private-sector companies. The statement of net position includes all of the government's assets, liabilities, and deferred outflows/inflows of resources. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid.

The two government-wide statements report the City's net position and how it has changed. Net position is one way to measure the City's financial health.

- Over time, increases or decreases in the City's net position is an indicator of whether its financial health is improving or deteriorating, respectively.
- To assess the overall health of the City you need to consider additional nonfinancial factors such as the City's tax base and the condition of the City's capital assets.

The government-wide financial statements of the City are divided into two categories:

- Governmental Activities – Most of the City's program's and services are reported here including security of persons and property, leisure time activities, public health and welfare services, community environment, transportation and general government.
- Business-Type Activities – These services are provided on a charge for goods or services basis to recover all of the expenses of the goods or services provided. The City's water, sewer, and storm water services are reported as business-type activities.

**Fund Financial Statements**

Funds are accounting devices that the City uses to keep track of specific sources of funding and spending for particular purposes. The fund financial statements provide more detailed information about the City's most significant funds, not the City as a whole.

*Governmental Funds* – Most of the City's activities are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end available for spending in future periods. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the City's general government operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance programs. The relationship (or differences) between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds is reconciled in the financial statements.

*Proprietary Funds* – Proprietary funds use the same basis of accounting as business-type activities; therefore, these statements will essentially match. The proprietary fund financial statements provide separate information for the Water, Sewer, and Storm Water funds, each of which are considered major funds.

**Management’s Discussion and Analysis  
For the Year Ended December 31, 2022**

**Unaudited**

*Fiduciary Funds* – Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are *not* reflected in the government-wide financial statement because the resources of those funds are *not* available to support the City’s own programs. All of the City’s fiduciary activities are reported in a separate Statement of Fiduciary Net Position and Statement of Changes in Fiduciary Net Position.

**FINANCIAL ANALYSIS OF THE CITY AS A WHOLE**

The following table provides a summary of the City’s net position for 2022 compared to 2021.

	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021	2022	2021
Current and Other Assets	\$58,879,060	\$53,389,519	\$23,532,062	\$20,443,952	\$82,411,122	\$73,833,471
Net OPEB Asset	1,527,562	855,150	757,033	421,463	2,284,595	1,276,613
Capital Assets, Net	92,027,758	85,400,143	136,675,043	123,809,545	228,702,801	209,209,688
Total Assets	<u>152,434,380</u>	<u>139,644,812</u>	<u>160,964,138</u>	<u>144,674,960</u>	<u>313,398,518</u>	<u>284,319,772</u>
Deferred Outflows of Resources	14,315,720	8,877,504	1,206,394	1,438,798	15,522,114	10,316,302
Net Pension Liability	32,218,751	36,418,031	2,070,860	3,462,168	34,289,611	39,880,199
Net OPEB Liability	4,919,531	4,568,326	0	0	4,919,531	4,568,326
Other Long-term Liabilities	32,347,201	30,417,939	97,814,597	90,162,299	130,161,798	120,580,238
Other Liabilities	19,328,143	17,574,795	7,726,624	4,996,351	27,054,767	22,571,146
Total Liabilities	<u>88,813,626</u>	<u>88,979,091</u>	<u>107,612,081</u>	<u>98,620,818</u>	<u>196,425,707</u>	<u>187,599,909</u>
Deferred Inflows of Resources	22,314,690	15,670,681	3,428,398	3,226,712	25,743,088	18,897,393
Net Position						
Net Investment in Capital Assets	63,519,450	58,547,237	39,963,556	36,307,178	103,483,006	94,854,415
Restricted	16,278,758	14,738,392	0	0	16,278,758	14,738,392
Unrestricted	(24,176,424)	(29,413,085)	11,166,497	7,959,050	(13,009,927)	(21,454,035)
Total Net Position	<u>\$55,621,784</u>	<u>\$43,872,544</u>	<u>\$51,130,053</u>	<u>\$44,266,228</u>	<u>\$106,751,837</u>	<u>\$88,138,772</u>

The net pension liability (NPL) is reported by the City pursuant to GASB Statement 68, “Accounting and Financial Reporting for Pensions—an Amendment of GASB Statement 27.” The net OPEB liability (NOL) is reported by the City pursuant to GASB Statement 75, “Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions,” which significantly revises accounting for costs and liabilities related to other postemployment benefits (OPEB). For reasons discussed below, many end users of this financial statement will gain a clearer understanding of the City’s actual financial condition by adding deferred inflows related to pension and OPEB, the net pension liability and the net OPEB liability to the reported net position and subtracting deferred outflows related to pension and OPEB.

Governmental Accounting Standards Board standards are national and apply to all government financial reports prepared in accordance with generally accepted accounting principles. Prior accounting for pensions (GASB 27) and postemployment benefits (GASB 45) focused on a funding approach. This approach limited pension and OPEB costs to contributions annually required by law, which may or may not be sufficient to fully fund each plan’s *net pension liability* or *net OPEB liability*.

***Management's Discussion and Analysis  
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***Unaudited***

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GASB 68 and GASB 75 take an earnings approach to pension and OPEB accounting; however, the nature of Ohio's statewide pension/OPEB plans and state law governing those systems requires additional explanation in order to properly understand the information presented in these statements.

GASB 68 and GASB 75 require the net pension liability and the net OPEB liability/asset to equal the City's proportionate share of each plan's collective:

1. Present value of estimated future pension/OPEB benefits attributable to active and inactive employees' past service
2. Minus plan assets available to pay these benefits

GASB notes that pension and OPEB obligations, whether funded or unfunded, are part of the "employment exchange" – that is, the employee is trading his or her labor in exchange for wages, benefits, and the promise of a future pension and other postemployment benefits. GASB noted that the unfunded portion of this promise is a present obligation of the government, part of a bargained-for benefit to the employee, and should accordingly be reported by the government as a liability since they received the benefit of the exchange. However, the City is not responsible for certain key factors affecting the balance of these liabilities. In Ohio, the employee shares the obligation of funding pension benefits with the employer. Both employer and employee contribution rates are capped by State statute. A change in these caps requires action of both Houses of the General Assembly and approval of the Governor. Benefit provisions are also determined by State statute. The Ohio revised Code permits, but does not require the retirement systems to provide healthcare to eligible benefit recipients. The retirement systems may allocate a portion of the employer contributions to provide for these OPEB benefits.

The employee enters the employment exchange with the knowledge that the employer's promise is limited not by contract but by law. The employer enters the exchange also knowing that there is a specific, legal limit to its contribution to the retirement system. In Ohio, there is no legal means to enforce the unfunded liability of the pension/OPEB plan *as against the public employer*. State law operates to mitigate/lessen the moral obligation of the public employer to the employee, because all parties enter the employment exchange with notice as to the law. The retirement system is responsible for the administration of the pension and OPEB plans.

Most long-term liabilities have set repayment schedules or, in the case of compensated absences (i.e. sick and vacation leave), are satisfied through paid time-off or termination payments. There is no repayment schedule for the net pension liability or the net OPEB liability. As explained above, changes in benefits, contribution rates, and return on investments affect the balance of these liabilities, but are outside the control of the local government. In the event that contributions, investment returns, and other changes are insufficient to keep up with required payments, State statute does not assign/identify the responsible party for the unfunded portion. Due to the unique nature of how the net pension liability and the net OPEB liability are satisfied, these liabilities are separately identified within the long-term liability section of the statement of net position.

In accordance with GASB 68 and GASB 75, the City's statements prepared on an accrual basis of accounting include an annual pension expense and an annual OPEB expense for their proportionate share of each plan's *change* in net pension liability and net OPEB liability/asset, respectively, not accounted for as deferred inflows/outflows.

**CITY OF NEWARK, OHIO**

**Management's Discussion and Analysis  
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**Unaudited**

Change in Net Position – The following table shows the change in net position for 2022 compared with 2021:

	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021	2022	2021
Revenues						
Program Revenues:						
Charges for Services and Sales	\$5,387,616	\$6,565,567	\$20,974,233	\$19,176,263	\$26,361,849	\$25,741,830
Operating Grants and Contributions	9,685,795	6,653,830	0	0	9,685,795	6,653,830
Capital Grants and Contributions	4,263,612	5,999,528	1,546,038	660,146	5,809,650	6,659,674
Total Program Revenues	19,337,023	19,218,925	22,520,271	19,836,409	41,857,294	39,055,334
General Revenues:						
Property Taxes	3,880,580	3,838,612	0	0	3,880,580	3,838,612
Income Taxes	28,153,154	26,323,603	0	0	28,153,154	26,323,603
Other Local Taxes	586,689	693,166	0	0	586,689	693,166
Intergovernmental, Unrestricted	2,220,594	2,105,938	0	0	2,220,594	2,105,938
Investment Earnings	(123,713)	98,937	7,007	432	(116,706)	99,369
Miscellaneous	699,572	2,501,453	0	0	699,572	2,501,453
Total General Revenues	35,416,876	35,561,709	7,007	432	35,423,883	35,562,141
Total Revenues	54,753,899	54,780,634	22,527,278	19,836,841	77,281,177	74,617,475
Program Expenses						
Security of Persons and Property	20,946,340	20,388,448	0	0	20,946,340	20,388,448
Leisure Time Activities	930,189	709,835	0	0	930,189	709,835
Community Environment	1,199,495	1,275,008	0	0	1,199,495	1,275,008
Public Health and Welfare Services	29,078	32,098	0	0	29,078	32,098
Transportation	4,612,892	4,111,421	0	0	4,612,892	4,111,421
General Government	14,305,997	9,868,895	0	0	14,305,997	9,868,895
Interest and Fiscal Charges	980,668	757,487	0	0	980,668	757,487
Water	0	0	5,919,670	4,493,994	5,919,670	4,493,994
Sewer	0	0	7,559,020	6,937,457	7,559,020	6,937,457
Storm Water	0	0	2,184,763	1,957,102	2,184,763	1,957,102
Total Expenses	43,004,659	37,143,192	15,663,453	13,388,553	58,668,112	50,531,745
Change in Net Position Before Transfers	11,749,240	17,637,442	6,863,825	6,448,288	18,613,065	24,085,730
Transfers	0	(121,529)	0	121,529	0	0
Total Change in Net Position	11,749,240	17,515,913	6,863,825	6,569,817	18,613,065	24,085,730
Beginning Net Position	43,872,544	26,356,631	44,266,228	37,696,411	88,138,772	64,053,042
Ending Net Position	\$55,621,784	\$43,872,544	\$51,130,053	\$44,266,228	\$106,751,837	\$88,138,772

**Governmental Activities**

Governmental activities net position increased \$11,749,240, or 27%. An increase in charges for services in the prior year due to a catch up of collection charges for various Joint Economic Development District agreements resulted in a subsequent decrease in charges for services in 2022. An increase in operating grants can be attributed to Coronavirus Relief Funding received as part of the American Rescue Plan Act. An increase in income taxes was the result of improving economic conditions. A decrease in miscellaneous revenue can be attributed to Ohio Bureau of Workers' Compensation refunds received in the prior year.

***Management’s Discussion and Analysis  
For the Year Ended December 31, 2022***

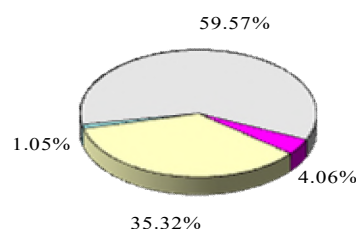
***Unaudited***

A substantial decrease in expenses in the prior year due to changes in the Net Pension and Net OPEB liabilities/asset resulted in a subsequent increase in expenses in 2022.

The City receives an income tax, which is based on 1.75% of all salaries, wages, commissions and other compensation and on net profits earned from residents living within the City.

Income taxes and property taxes made up 51% and 7% respectively of revenues for governmental activities in 2022. The City’s reliance upon tax revenues is demonstrated by the following graph indicating 60% of total revenues from general tax revenues:

Revenue Sources	2022	Percent of Total
General Tax Revenues	\$32,620,423	59.57%
Intergovernmental, Unrestricted	2,220,594	4.06%
Program Revenues	19,337,023	35.32%
General Other	575,859	1.05%
<b>Total Revenue</b>	<b>\$54,753,899</b>	<b>100.00%</b>



***Business-Type Activities***

Net position of business-type activities increased \$6,863,825. This represents a 16% change from the previous year. An increase in charges for services can mostly be attributed to rate increases in water and sewer. A substantial decrease in expenses in the prior year due to changes in the Net Pension and Net OPEB liabilities/asset resulted in a subsequent increase in expenses in 2022.

**FINANCIAL ANALYSIS OF THE CITY’S FUNDS**

The City’s governmental funds reported a combined fund balance of \$29,023,819, which is an increase from last year’s balance of \$25,160,710. The schedule below indicates the fund balance and the total change in fund balance as of December 31, 2022 and 2021:

	Fund Balance December 31, 2022	Fund Balance December 31, 2021	Increase (Decrease)
General	\$13,049,509	\$11,767,991	\$1,281,518
American Rescue Plan Act	0	0	0
Capital Improvement	2,394,089	579,638	1,814,451
Other Governmental	13,580,221	12,813,081	767,140
<b>Total</b>	<b>\$29,023,819</b>	<b>\$25,160,710</b>	<b>\$3,863,109</b>

General Fund – The City’s General Fund balance change is due to several factors. The tables that follow assist in illustrating the financial activities of the General Fund:

**CITY OF NEWARK, OHIO**

**Management's Discussion and Analysis  
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**Unaudited**

	2022 <u>Revenues</u>	2021 <u>Revenues</u>	Increase <u>(Decrease)</u>
Taxes	\$31,181,220	\$29,229,576	\$1,951,644
Intergovernmental Revenues	2,292,750	2,132,432	160,318
Charges for Services	3,672,653	4,412,035	(739,382)
Licenses, Permits and Fees	151,726	103,659	48,067
Investment Earnings	(79,506)	(17,669)	(61,837)
Fines and Forfeitures	1,163,101	1,383,656	(220,555)
All Other Revenue	578,468	1,952,205	(1,373,737)
Total	<u>\$38,960,412</u>	<u>\$39,195,894</u>	<u>(\$235,482)</u>

Overall, General Fund revenues remained stable, decreasing \$235,482, or less than 1% when compared with the previous year. An increase in taxes was the result of an increase in income taxes, which can be attributed to improving economic conditions. An increase in charges for services in the prior year due to a catch up of collection charges for various Joint Economic Development District agreements resulted in a subsequent decrease in charges for services in 2022. A decrease in miscellaneous revenue can be attributed to Ohio Bureau of Workers' Compensation refunds received in the prior year.

	2022 <u>Expenditures</u>	2021 <u>Expenditures</u>	Increase <u>(Decrease)</u>
Security of Persons and Property	\$19,206,825	\$19,029,786	\$177,039
Leisure Time Activities	998,411	908,520	89,891
Community Environment	487,465	503,659	(16,194)
Transportation	9,246	997	8,249
General Government	12,489,846	11,217,384	1,272,462
Debt Service:			
Principal Retirement	111,632	104,831	6,801
Interest and Fiscal Charges	10,594	17,396	(6,802)
Total	<u>\$33,314,019</u>	<u>\$31,782,573</u>	<u>\$1,531,446</u>

General Fund expenditures increased \$1,531,446, or approximately 5%. This can mostly be attributed to an increase in general government, which was the result of an overall increase in the cost of goods and services.

*American Rescue Plant Act Fund* – The City reported the expenditure of \$4,711,486 in State and Local Fiscal Recovery funds, as part of the American Rescue Plan Act for various capital improvements. The remaining \$12,487,256 of unspent funds are reflected on the balance sheet as unearned revenue.

*Capital Improvement Fund* – The City's Capital Improvement Fund balance increased substantially during 2022, to a balance of \$2,394,089. This can be attributed to the issuance of long-term debt as well as transfers in from the General Fund.

The City's budget is prepared according to Ohio law and is based on accounting for certain transactions on a basis of cash receipts, disbursements and encumbrances. The most significant budgeted fund is the General Fund. During the course of 2022 the City amended its General Fund budget several times.

***Management's Discussion and Analysis  
For the Year Ended December 31, 2022***

***Unaudited***

For the General Fund, original and final budgeted receipts were not materially different. Actual budget basis receipts were 20% higher than final estimates due to an increase in income tax receipts. The difference between original, final budgeted, and actual expenditures was insignificant.

**CAPITAL ASSETS AND DEBT ADMINISTRATION**

***Capital Assets***

At the end of 2022 the City had \$228,702,801 net of accumulated depreciation invested in land, construction in progress, buildings, improvements, infrastructure, equipment and vehicles. Of this total, \$92,027,758 was related to governmental activities and \$136,675,043 to the business-type activities. The following tables show 2022 and 2021 balances:

	Governmental Activities		Increase (Decrease)
	2022	2021	
Land	\$21,065,181	\$20,262,578	\$802,603
Construction In Progress	6,512,634	614,805	5,897,829
Buildings	27,682,452	26,146,204	1,536,248
Improvements Other than Buildings	5,153,465	5,153,465	0
Infrastructure	93,006,939	91,268,550	1,738,389
Machinery and Equipment	16,264,186	15,393,516	870,670
Less: Accumulated Depreciation	<u>(77,657,099)</u>	<u>(73,438,975)</u>	<u>(4,218,124)</u>
Totals	<u>\$92,027,758</u>	<u>\$85,400,143</u>	<u>\$6,627,615</u>

Infrastructure additions included developer donated streets at Connor's Pass as well as routine street improvements. Construction in progress included City Hall building improvements, Cherry Valley Road Bridge replacement, and roundabout improvements at Fourth Street and West Main Street. Machinery and equipment additions included police cruisers, street department vehicles, and other various public safety equipment purchases. Additions to land included the purchase of two parcels at Granville Road and 21<sup>st</sup> Street, which will allow for traffic safety improvements as well as construction of a bike path. Land was also purchased on Horns Hill Road for the future site of a new fire station. Building purchases included the acquisition of space within the former Chase building. The City intends to move several departments to this new space, which will create space for Municipal Court expansion at City Hall.

	Business-Type Activities		Increase (Decrease)
	2022	2021	
Land	\$161,800	\$161,800	\$0
Construction in Progress	42,905,545	45,542,975	(2,637,430)
Buildings and Improvements	58,255,134	58,255,134	0
Infrastructure	62,374,581	44,045,483	18,329,098
Machinery and Equipment	42,632,526	42,426,279	206,247
Less: Accumulated Depreciation	<u>(69,654,543)</u>	<u>(66,622,126)</u>	<u>(3,032,417)</u>
Totals	<u>\$136,675,043</u>	<u>\$123,809,545</u>	<u>\$12,865,498</u>

Significant additions to business-type activities capital assets consisted of multiple sewer separation projects, water and storm water improvements at Tamarack and Fortieth Streets, and developer donated infrastructure at Connor's Pass. Additional information on the City's capital assets can be found in Note 8.



**Management's Discussion and Analysis  
For the Year Ended December 31, 2022****Unaudited****Debt and Other Long-Term Obligations**

The following table summarizes the City's debt and other long-term obligations outstanding as of December 31, 2022 and 2021:

	<u>2022</u>	<u>2021</u>
Governmental Activities:		
General Obligation Bonds	\$19,127,931	\$15,794,963
ODOT State Infrastructure Bank Loan	3,522,181	3,871,553
OPWC Loans	677,578	609,500
Long Term Note Payable	1,125,000	1,125,000
Installment Loans	2,575,347	3,406,678
Workers Compensation Retrospective Liability	238,106	465,245
Accrued Pension Liability	1,199,172	1,270,912
Compensated Absences	3,881,886	3,874,088
Total Governmental Activities	<u>32,347,201</u>	<u>30,417,939</u>
Business-Type Activities:		
General Obligation Bonds	6,457,929	6,937,070
Revenue Bonds	17,204,152	17,603,010
OWDA Loans	70,106,626	61,365,474
OPWC Loans	728,354	839,529
ODOT State Infrastructure Bank Loan	2,537,386	2,694,866
Compensated Absences	780,150	722,350
Total Business-Type Activities	<u>97,814,597</u>	<u>90,162,299</u>
Totals	<u><u>\$130,161,798</u></u>	<u><u>\$120,580,238</u></u>

Under current state statutes, the City's general obligation bonded debt issues are subject to a legal limitation based on 10.5% of the total assessed value of real and personal property. In addition, the unvoted net debt of municipal corporations cannot exceed 5.5% of the total assessed value of property. At December 31, 2022, the City's outstanding debt was below the legal limit. Additional information on the City's long-term debt can be found in Note 12.

**ECONOMIC FACTORS**

The economy of the City of Newark has historically had a manufacturing base. This has resulted in an economic decline during recessionary periods. Attempts have been made recently to diversify so economic fluctuations will not impact the City as drastically.

While the City has experienced a general decline in manufacturing jobs over the past decade, two major industrial parks are located just outside the City limits and are responsible for a growth in manufacturing jobs. An Amazon distribution complex is located in nearby Etna Township along with two joint economic development zones (JEDZ) have also been created with Etna Township. The City has seen an increase in commercial and retail development in recent years that has provided a positive impact in the tax base. The unemployment in the City remains near the national average.

The City's operating budget has been affected by recession and economic uncertainty in recent years; however, an economic recovery is taking place. The income tax collections, after several years of growth, showed an 8% increase in 2022. It appears to have been impacted by the COVID 19 Pandemic. The City's operating budget however, show an increase over the same period and budgetary forecasts project that growth trend will continue. The City has focused on increasing its cash position by establishing a Budget Stabilization Fund with a dedicated revenue source provided by legislation.

**REQUESTS FOR INFORMATION**

The purpose of this financial report is to provide a clear picture to citizens, taxpayers, investors and creditors and any interested party of the City's accountability of the funds it receives. Please direct any questions you may have or request for additional information to: Ryan T. Bubb, City Auditor, 40 West Main Street, Newark, Ohio 43055.



**CITY OF NEWARK, OHIO**

**Statement of Net Position  
December 31, 2022**

	<b>Governmental Activities</b>	<b>Business-Type Activities</b>	<b>Total</b>
<b>Assets:</b>			
Pooled Cash and Investments	\$ 40,178,938	\$ 18,526,949	\$ 58,705,887
Cash and Cash Equivalents in Segregated Accounts	115,981	0	115,981
Cash and Cash Equivalents with Fiscal Agent	0	176,651	176,651
Investments	286,489	0	286,489
Receivables:			
Taxes	9,340,759	0	9,340,759
Accounts	1,010,778	2,611,549	3,622,327
Intergovernmental	3,034,619	0	3,034,619
Interest	128,258	0	128,258
Loans	2,379,526	0	2,379,526
Internal Balance	(196,871)	196,871	0
Inventory of Supplies at Cost	568,271	913,964	1,482,235
Prepaid Items	72,259	33,101	105,360
Restricted Assets:			
Cash and Cash Equivalents	925,645	0	925,645
Cash and Cash Equivalents with Fiscal Agent	18,060	1,072,977	1,091,037
Investments	379,445	0	379,445
Investments with Fiscal Agent	636,903	0	636,903
Net OPEB Asset	1,527,562	757,033	2,284,595
Non-Depreciable Capital Assets	27,577,815	43,067,345	70,645,160
Depreciable Capital Assets, Net	64,449,943	93,607,698	158,057,641
<b>Total Assets</b>	<b>152,434,380</b>	<b>160,964,138</b>	<b>313,398,518</b>
<b>Deferred Outflows of Resources:</b>			
Deferred Charge on Debt Refunding	120,338	127,871	248,209
Pension	11,545,480	1,049,732	12,595,212
OPEB	2,649,902	28,791	2,678,693
<b>Total Deferred Outflows of Resources</b>	<b>14,315,720</b>	<b>1,206,394</b>	<b>15,522,114</b>
<b>Liabilities:</b>			
Accounts Payable	1,090,383	514,261	1,604,644
Accrued Wages and Benefits	1,481,145	279,820	1,760,965
Intergovernmental Payable	148,083	0	148,083
Claims Payable	360,437	0	360,437
Matured Bonds and Interest Payable	0	13,728	13,728
Unearned Revenue	12,487,256	0	12,487,256
Accrued Interest Payable	220,839	518,815	739,654
General Obligation Notes Payable	3,540,000	6,400,000	9,940,000
Noncurrent Liabilities:			
Due Within One Year	4,455,537	4,221,789	8,677,326
Due in More Than One Year:			
Net Pension Liability	32,218,751	2,070,860	34,289,611
Net OPEB Liability	4,919,531	0	4,919,531
Other Amounts Due in More Than One Year	27,891,664	93,592,808	121,484,472
<b>Total Liabilities</b>	<b>88,813,626</b>	<b>107,612,081</b>	<b>196,425,707</b>

(Continued)

**CITY OF NEWARK, OHIO**

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	<u>Governmental Activities</u>	<u>Business-Type Activities</u>	<u>Total</u>
<b>Deferred Inflows of Resources:</b>			
Property Tax Levy for Next Fiscal Year	4,007,007	0	4,007,007
Pension	14,520,623	2,646,227	17,166,850
OPEB	3,787,060	782,171	4,569,231
<b>Total Deferred Inflows of Resources</b>	<u>22,314,690</u>	<u>3,428,398</u>	<u>25,743,088</u>
<b>Net Position:</b>			
Net Investment in Capital Assets	63,519,450	39,963,556	103,483,006
Restricted For:			
Capital Projects	1,412,974	0	1,412,974
Debt Service	2,494,339	0	2,494,339
Security of Persons	1,219,540	0	1,219,540
Street Improvement	4,876,873	0	4,876,873
Community Environment	2,920,187	0	2,920,187
Judiciary	1,960,683	0	1,960,683
Cemetery Maintenance	1,316,845	0	1,316,845
Other Purposes	77,317	0	77,317
Unrestricted (Deficit)	<u>(24,176,424)</u>	<u>11,166,497</u>	<u>(13,009,927)</u>
<b>Total Net Position</b>	<u>\$ 55,621,784</u>	<u>\$ 51,130,053</u>	<u>\$ 106,751,837</u>

See accompanying notes to the basic financial statements

**CITY OF NEWARK, OHIO**

**Statement of Activities  
For the Year Ended December 31, 2022**

	Expenses	Program Revenues		
		Charges for Services and Sales	Operating Grants and Contributions	Capital Grants and Contributions
<b>Governmental Activities:</b>				
Security of Persons and Property	\$ 20,946,340	\$ 3,424,262	\$ 393,860	\$ 0
Leisure Time Activities	930,189	0	0	16,711
Community Environment	1,199,495	379,790	688,343	0
Public Health and Welfare Services	29,078	147,182	29,544	0
Transportation	4,612,892	0	3,862,562	4,246,901
General Government	14,305,997	1,436,382	4,711,486	0
Interest and Fiscal Charges	980,668	0	0	0
<b>Total Governmental Activities</b>	<b>43,004,659</b>	<b>5,387,616</b>	<b>9,685,795</b>	<b>4,263,612</b>
<b>Business-Type Activities:</b>				
Water	5,919,670	7,455,080	0	919,890
Sewer	7,559,020	10,143,988	0	349,550
Storm Water	2,184,763	3,375,165	0	276,598
<b>Total Business-Type Activities</b>	<b>15,663,453</b>	<b>20,974,233</b>	<b>0</b>	<b>1,546,038</b>
<b>Totals</b>	<b>\$ 58,668,112</b>	<b>\$ 26,361,849</b>	<b>\$ 9,685,795</b>	<b>\$ 5,809,650</b>

**General Revenues**

Property Taxes Levied for:

General Purposes

Special Purposes

Capital Purposes

Income Tax

Other Local Taxes

Intergovernmental, Unrestricted

Investment Earnings

Miscellaneous

**Total General Revenues**

Change in Net Position

Net Position Beginning of Year

Net Position End of Year

See accompanying notes to the basic financial statements

**CITY OF NEWARK, OHIO**

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Net (Expense) Revenue  
and Changes in Net Position

Governmental Activities	Business-Type Activities	Total
\$ (17,128,218)	\$ 0	\$ (17,128,218)
(913,478)	0	(913,478)
(131,362)	0	(131,362)
147,648	0	147,648
3,496,571	0	3,496,571
(8,158,129)	0	(8,158,129)
<u>(980,668)</u>	<u>0</u>	<u>(980,668)</u>
<u>(23,667,636)</u>	<u>0</u>	<u>(23,667,636)</u>
0	2,455,300	2,455,300
0	2,934,518	2,934,518
<u>0</u>	<u>1,467,000</u>	<u>1,467,000</u>
<u>0</u>	<u>6,856,818</u>	<u>6,856,818</u>
\$ (23,667,636)	\$ 6,856,818	\$ (16,810,818)
2,614,914	0	2,614,914
520,428	0	520,428
745,238	0	745,238
28,153,154	0	28,153,154
586,689	0	586,689
2,220,594	0	2,220,594
(123,713)	7,007	(116,706)
<u>699,572</u>	<u>0</u>	<u>699,572</u>
<u>35,416,876</u>	<u>7,007</u>	<u>35,423,883</u>
11,749,240	6,863,825	18,613,065
<u>43,872,544</u>	<u>44,266,228</u>	<u>88,138,772</u>
\$ 55,621,784	\$ 51,130,053	\$ 106,751,837

**CITY OF NEWARK, OHIO**

**Balance Sheet  
Governmental Funds  
December 31, 2022**

	General	American Rescue Plan Act	Capital Improvement
<b>Assets:</b>			
Pooled Cash and Investments	\$ 11,692,055	\$ 12,536,372	\$ 5,810,560
Cash and Cash Equivalents in Segregated Accounts	86,013	0	0
Investments	0	0	211,466
Receivables:			
Taxes	8,036,965	0	0
Accounts	1,006,304	0	0
Intergovernmental	1,052,793	0	0
Interest	124,380	0	1,135
Loans	0	0	0
Interfund Loans Receivable	7,712	0	0
Inventory of Supplies, at Cost	200,335	0	0
Prepaid Items	72,259	0	0
Restricted Assets:			
Cash and Cash Equivalents	0	0	0
Investments	0	0	0
Investments with Fiscal Agent	0	0	0
<b>Total Assets</b>	<b>\$ 22,278,816</b>	<b>\$ 12,536,372</b>	<b>\$ 6,023,161</b>
<b>Liabilities:</b>			
Accounts Payable	\$ 744,051	\$ 49,116	\$ 52,099
Accrued Wages and Benefits Payable	1,348,244	0	0
Intergovernmental Payable	148,083	0	0
Unearned Revenue	0	12,487,256	0
Interfund Loans Payable	0	0	0
Compensated Absences Payable	2,646	0	0
Accrued Interest Payable	0	0	36,973
General Obligation Notes Payable	0	0	3,540,000
<b>Total Liabilities</b>	<b>2,243,024</b>	<b>12,536,372</b>	<b>3,629,072</b>
<b>Deferred Inflows of Resources:</b>			
Unavailable Amounts	4,270,822	0	0
Property Tax Levy for Next Fiscal Year	2,715,461	0	0
<b>Total Deferred Inflows of Resources</b>	<b>6,986,283</b>	<b>0</b>	<b>0</b>
<b>Fund Balance:</b>			
Nonspendable	272,594	0	0
Restricted	0	0	966,440
Committed	0	0	1,427,649
Assigned	7,229,732	0	0
Unassigned	5,547,183	0	0
<b>Total Fund Balance</b>	<b>13,049,509</b>	<b>0</b>	<b>2,394,089</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balance</b>	<b>\$ 22,278,816</b>	<b>\$ 12,536,372</b>	<b>\$ 6,023,161</b>

See accompanying notes to the basic financial statements



**CITY OF NEWARK, OHIO**

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Other Governmental Funds	Total Governmental Funds
\$ 9,200,245	\$ 39,239,232
29,968	115,981
75,023	286,489
1,303,794	9,340,759
4,474	1,010,778
1,981,826	3,034,619
562	126,077
2,379,526	2,379,526
0	7,712
367,936	568,271
0	72,259
925,645	925,645
379,445	379,445
636,903	636,903
<u>\$ 17,285,347</u>	<u>\$ 58,123,696</u>
\$ 245,117	\$ 1,090,383
132,901	1,481,145
0	148,083
0	12,487,256
7,712	7,712
0	2,646
0	36,973
0	3,540,000
<u>385,730</u>	<u>18,794,198</u>
2,027,850	6,298,672
1,291,546	4,007,007
<u>3,319,396</u>	<u>10,305,679</u>
367,936	640,530
13,216,978	14,183,418
0	1,427,649
0	7,229,732
(4,693)	5,542,490
<u>13,580,221</u>	<u>29,023,819</u>
<u>\$ 17,285,347</u>	<u>\$ 58,123,696</u>

***Reconciliation Of Total Governmental Fund Balances  
To Net Position Of Governmental Activities  
December 31, 2022***

---

**Total Governmental Fund Balances** \$ 29,023,819

***Amounts reported for governmental activities in the  
statement of net position are different because***

Capital Assets used in governmental activities are not resources and therefore are not reported in the funds. 92,027,758

Other long-term assets are not available to pay for current-period expenditures and therefore are deferred in the funds. 6,298,672

The net pension and OPEB liabilities are not due and payable in the current period, and the net OPEB asset is not an expendable financial resource; therefore, the liabilities/asset and related deferred inflows/outflows are not reported in the governmental funds.

Deferred Outflows - Pension	11,545,480	
Deferred Inflows - Pension	(14,520,623)	
Net Pension Liability	(32,218,751)	
Deferred Outflows - OPEB	2,649,902	
Deferred Inflows - OPEB	(3,787,060)	
Net OPEB Asset	1,527,562	
Net OPEB Liability	<u>(4,919,531)</u>	(39,723,021)

Internal service funds are used by management to charge the costs of insurance to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the statement of net position. 402,639

Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds.

General Obligation Bonds Payable	(19,127,931)	
Deferred Charge on Debt Refunding	120,338	
ODOT State Infrastructure Bank Loan	(3,522,181)	
Long Term Note Payable	(1,125,000)	
Ohio Public Works Commission Loan	(677,578)	
Installment Loans Payable	(2,575,347)	
Accrued Pension Liability	(1,199,172)	
Compensated Absences Payable	(3,879,240)	
Worker's Compensation Retrospective Liability	(238,106)	
Accrued Interest Payable	<u>(183,866)</u>	<u>(32,408,083)</u>

***Net Position of Governmental Activities*** \$ 55,621,784

See accompanying notes to the basic financial statements



**CITY OF NEWARK, OHIO**

**Statement of Revenues, Expenditures and Changes in Fund Balances  
Governmental Funds  
For the Year Ended December 31, 2022**

	General	American Rescue Plan Act	Capital Improvement
<b>Revenues:</b>			
Taxes	\$ 31,181,220	\$ 0	\$ 0
Intergovernmental Revenues	2,292,750	4,711,486	3,447,463
Charges for Services	3,672,653	0	0
Licenses, Permits and Fees	151,726	0	0
Investment Earnings	(79,506)	0	55,383
Special Assessments	0	0	0
Fines and Forfeitures	1,163,101	0	0
All Other Revenue	578,468	0	0
<b>Total Revenues</b>	<b>38,960,412</b>	<b>4,711,486</b>	<b>3,502,846</b>
<b>Expenditures:</b>			
Current:			
Security of Persons and Property	19,206,825	237,252	0
Public Health and Welfare Services	0	0	0
Leisure Time Activities	998,411	0	0
Community Environment	487,465	0	0
Transportation	9,246	0	0
General Government	12,489,846	4,474,234	0
Capital Outlay	0	0	7,129,509
Debt Service:			
Principal Retirement	111,632	0	1,844,699
Interest and Fiscal Charges	10,594	0	280,420
<b>Total Expenditures</b>	<b>33,314,019</b>	<b>4,711,486</b>	<b>9,254,628</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	5,646,393	0	(5,751,782)
<b>Other Financing Sources (Uses):</b>			
Sale of Capital Assets	63,876	0	0
OPWC Loan Issuance	0	0	164,819
Long Term Note Issuance	0	0	1,125,000
Bond Issuance	0	0	4,540,000
Premium on Bond Issuance	0	0	0
Transfers In	0	0	1,736,414
Transfers Out	(4,428,751)	0	0
<b>Total Other Financing Sources (Uses)</b>	<b>(4,364,875)</b>	<b>0</b>	<b>7,566,233</b>
Net Change in Fund Balance	1,281,518	0	1,814,451
<b>Fund Balance at Beginning of Year</b>	<b>11,767,991</b>	<b>0</b>	<b>579,638</b>
<b>Fund Balance End of Year</b>	<b>\$ 13,049,509</b>	<b>\$ 0</b>	<b>\$ 2,394,089</b>

See accompanying notes to the basic financial statements

**CITY OF NEWARK, OHIO**

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Other Governmental Funds	Total Governmental Funds
\$ 1,265,732	\$ 32,446,952
5,069,367	15,521,066
4,260	3,676,913
0	151,726
(107,850)	(131,973)
112,470	112,470
418,182	1,581,283
121,104	699,572
<u>6,883,265</u>	<u>54,058,009</u>
1,419,119	20,863,196
29,078	29,078
0	998,411
855,621	1,343,086
3,175,348	3,184,594
1,100,297	18,064,377
0	7,129,509
1,721,113	3,677,444
<u>626,248</u>	<u>917,262</u>
<u>8,926,824</u>	<u>56,206,957</u>
(2,043,559)	(2,148,948)
0	63,876
0	164,819
0	1,125,000
0	4,540,000
118,362	118,362
2,745,750	4,482,164
(53,413)	(4,482,164)
<u>2,810,699</u>	<u>6,012,057</u>
767,140	3,863,109
12,813,081	25,160,710
<u>\$ 13,580,221</u>	<u>\$ 29,023,819</u>

***Reconciliation Of The Statement Of Revenues, Expenditures  
And Changes In Fund Balances Of Governmental Funds  
To The Statement Of Activities  
For the Year Ended December 31, 2022***

---

**Net Change in Fund Balances - Total Governmental Funds** \$ 3,863,109

*Amounts reported for governmental activities in the statement of activities are different because*

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which capital outlay exceeded depreciation in the current period.

Capital Outlay	10,292,833	
Depreciation Expense	(4,447,101)	5,845,732

Donations of capital assets increase net position in the statement of activities, but do not appear in the governmental funds because they are not financial resources. 799,438

The statement of activities reports losses arising from the disposal of capital assets. Conversely, the governmental funds do not report any loss on the disposal of capital assets. (17,555)

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds. (111,808)

Contractually required contributions are reported as expenditures in governmental funds; however, the statement of net position reports these amounts as deferred outflows:

Pension	3,520,577	
OPEB	58,304	3,578,881

Except for amounts reported as deferred inflows/outflows, changes in the net pension and OPEB liabilities are reported as pension/OPEB expense in the statement of activities:

Pension	(1,164,702)	
OPEB	998,193	(166,509)

The issuance of long-term debt provides current financial resources to governmental funds, however, has no effect on net position.

Ohio Public Works Commission Loan Proceeds	(164,819)	
General Obligation Bond Issuance	(4,540,000)	
Premium on Bond Issuance	(118,362)	
Long Term Note Issuance	(1,125,000)	(5,948,181)

(Continued)

**CITY OF NEWARK, OHIO**

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Repayment of bond and loan principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.

Deferred Charge on Debt Refunding Amortization	(14,450)	
Bond Premium Amortization	50,394	
General Obligation Bond Principal Payment	1,275,000	
OPWC Loan Principal Payment	96,741	
ODOT State Infrastructure Bank Loan Retirement	349,372	
Long Term Note Retirement	1,125,000	
Installment Loan Principal Retirement	831,331	
Pension Liability Principal Payment	<u>71,740</u>	3,785,128

In the statement of activities, interest is accrued on outstanding bonds, whereas in governmental funds, an interest expenditure is reported when due. (99,350)

Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds.

Compensated Absences	(56,209)	
Worker's Compensation Retrospective Liability	227,139	170,930

Internal Service Funds are used by management to charge the costs of insurance to individual funds and are not reported in the statement of activities.

Governmental fund expenditures and related internal service revenues are eliminated. The net revenue (expense) of the internal service funds is allocated among the governmental activities.

49,425

***Change in Net Position of Governmental Activities***

\$ 11,749,240

See accompanying notes to the basic financial statements

**CITY OF NEWARK, OHIO**

**Statement of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
General Fund  
For the Year Ended December 31, 2022**

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<b>Revenues:</b>				
Taxes	\$ 25,942,196	\$ 25,942,196	\$ 30,949,464	\$ 5,007,268
Intergovernmental Revenue	2,007,710	2,007,710	2,278,737	271,027
Charges for Services	2,993,434	2,993,434	3,464,851	471,417
Licenses, Permits and Fees	100,430	100,430	150,832	50,402
Investment Earnings	170,180	170,180	377,214	207,034
Fines and Forfeitures	1,191,250	1,191,250	1,150,422	(40,828)
All Other Revenue	99,450	99,450	625,979	526,529
Total Revenues	<u>32,504,650</u>	<u>32,504,650</u>	<u>38,997,499</u>	<u>6,492,849</u>
<b>Expenditures:</b>				
Current:				
Security of Persons and Property	20,977,383	20,754,174	20,041,065	713,109
Leisure Time Activities	1,109,244	1,162,863	1,093,397	69,466
Community Environment	684,026	615,624	527,000	88,624
Transportation	0	10,000	9,246	754
General Government	14,232,431	13,742,736	13,198,645	544,091
Total Expenditures	<u>37,003,084</u>	<u>36,285,397</u>	<u>34,869,353</u>	<u>1,416,044</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(4,498,434)	(3,780,747)	4,128,146	7,908,893
<b>Other Financing Sources (Uses):</b>				
Sale of Capital Assets	43,500	43,500	63,876	20,376
Transfers In	1,349,800	1,639,800	1,694,610	54,810
Transfers Out	(4,639,452)	(5,532,500)	(5,518,361)	14,139
Advances Out	0	(15,425)	(7,712)	7,713
Total Other Financing Sources (Uses):	<u>(3,246,152)</u>	<u>(3,864,625)</u>	<u>(3,767,587)</u>	<u>97,038</u>
Net Change in Fund Balance	(7,744,586)	(7,645,372)	360,559	8,005,931
Fund Balance at Beginning of Year	8,159,237	8,159,237	8,159,237	0
Prior Year Encumbrances	2,018,700	2,018,700	2,018,700	0
Fund Balance at End of Year	<u>\$ 2,433,351</u>	<u>\$ 2,532,565</u>	<u>\$ 10,538,496</u>	<u>\$ 8,005,931</u>

See accompanying notes to the basic financial statements



**CITY OF NEWARK, OHIO**

**Statement of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
American Rescue Plan Act Fund  
For the Year Ended December 31, 2022**

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<b>Revenues:</b>				
Intergovernmental Revenues	\$ 9,070,010	\$ 9,070,010	\$ 9,070,010	\$ 0
Total Revenues	<u>9,070,010</u>	<u>9,070,010</u>	<u>9,070,010</u>	<u>0</u>
<b>Expenditures:</b>				
Current:				
General Government	10,986,270	16,760,840	16,760,279	561
Security of Persons and Property	0	250,000	237,252	12,748
Total Expenditures	<u>10,986,270</u>	<u>17,010,840</u>	<u>16,997,531</u>	<u>13,309</u>
Net Change in Fund Balance	(1,916,260)	(7,940,830)	(7,927,521)	13,309
Fund Balance at Beginning of Year	130,445	130,445	130,445	0
Prior Year Encumbrances	<u>8,586,270</u>	<u>8,586,270</u>	<u>8,586,270</u>	<u>0</u>
Fund Balance at End of Year	<u>\$ 6,800,455</u>	<u>\$ 775,885</u>	<u>\$ 789,194</u>	<u>\$ 13,309</u>

See accompanying notes to the basic financial statements

**CITY OF NEWARK, OHIO**

**Statement of Net Position  
Proprietary Funds  
December 31, 2022**

	Business-Type Activities			
	Enterprise Funds			
	Water	Sewer	Storm Water	Total
<b>Assets:</b>				
Current Assets:				
Pooled Cash and Investments	\$ 9,155,250	\$ 7,289,562	\$ 2,082,137	\$ 18,526,949
Cash and Cash Equivalents with Fiscal Agent	176,651	0	0	176,651
Receivables:				
Accounts	1,122,966	1,122,966	365,617	2,611,549
Interest	0	0	0	0
Inventory of Supplies at Cost	360,048	390,133	163,783	913,964
Prepaid Items	16,507	16,333	261	33,101
<b>Total Current Assets</b>	<b>10,831,422</b>	<b>8,818,994</b>	<b>2,611,798</b>	<b>22,262,214</b>
Noncurrent Assets:				
Restricted Assets:				
Cash and Cash Equivalents with Fiscal Agent	1,059,272	13,705	0	1,072,977
<b>Total Restricted Assets</b>	<b>1,059,272</b>	<b>13,705</b>	<b>0</b>	<b>1,072,977</b>
Net OPEB Asset	343,327	369,814	43,892	757,033
Non Depreciable Capital Assets	14,171,753	26,184,157	2,711,435	43,067,345
Depreciable Capital Assets, Net	15,197,695	64,360,285	14,049,718	93,607,698
<b>Total Noncurrent Assets</b>	<b>30,772,047</b>	<b>90,927,961</b>	<b>16,805,045</b>	<b>138,505,053</b>
<b>Total Assets</b>	<b>41,603,469</b>	<b>99,746,955</b>	<b>19,416,843</b>	<b>160,767,267</b>
<b>Deferred Outflows of Resources:</b>				
Deferred Charge on Debt Refunding	0	0	127,871	127,871
Pension	414,701	582,223	52,808	1,049,732
OPEB	13,756	13,418	1,617	28,791
<b>Total Deferred Outflows of Resources</b>	<b>428,457</b>	<b>595,641</b>	<b>182,296</b>	<b>1,206,394</b>
<b>Liabilities:</b>				
Current Liabilities:				
Accounts Payable	281,966	230,716	1,579	514,261
Accrued Wages and Benefits	184,955	83,297	11,568	279,820
Claims Payable	0	0	0	0
Compensated Absences Payable - Current	315,112	142,740	38,960	496,812
Accrued Interest Payable	122,176	336,612	60,027	518,815
General Obligation Notes Payable	2,835,000	550,000	3,015,000	6,400,000
General Obligation Bonds Payable - Current	105,750	58,750	315,500	480,000
Revenue Bonds Payable - Current	365,000	0	0	365,000
OWDA Loans Payable - Current	160,379	2,158,539	289,806	2,608,724
OPWC Loans Payable - Current	0	109,013	0	109,013
State Infrastructure Bank Loan - Current	49,889	49,889	62,462	162,240
<b>Total Current Liabilities</b>	<b>4,420,227</b>	<b>3,719,556</b>	<b>3,794,902</b>	<b>11,934,685</b>

**CITY OF NEWARK, OHIO**

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Governmental  
Activities -  
Internal Service  
Funds

\$ 939,706  
0  
0  
2,181  
0  
0  

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941,887

18,060  

---

18,060  
0  
0  
0  

---

18,060  

---

959,947

0  
0  
0  

---

0

0  
0  
360,437  
0  
0  
0  
0  
0  
0  
0  
0  

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360,437

(Continued)

**CITY OF NEWARK, OHIO**

**Statement of Net Position  
Proprietary Funds  
December 31, 2022**

	Business-Type Activities			
	Enterprise Funds			
	Water	Sewer	Storm Water	Total
<b>Noncurrent Liabilities:</b>				
Matured Bonds and Interest Payable	23	13,705	0	13,728
General Obligation Bonds Payable	1,080,750	633,750	4,263,429	5,977,929
Revenue Bonds Payable	16,839,152	0	0	16,839,152
OWDA Loans Payable	1,660,599	63,642,601	2,194,702	67,497,902
OPWC Loans Payable	0	619,341	0	619,341
State Infrastructure Bank Loans Payable	730,358	730,357	914,431	2,375,146
Compensated Absences Payable	151,027	110,866	21,445	283,338
Net Pension Liability	939,166	1,011,629	120,065	2,070,860
<b>Total Noncurrent Liabilities</b>	<b>21,401,075</b>	<b>66,762,249</b>	<b>7,514,072</b>	<b>95,677,396</b>
<b>Total Liabilities</b>	<b>25,821,302</b>	<b>70,481,805</b>	<b>11,308,974</b>	<b>107,612,081</b>
<b>Deferred Inflows of Resources:</b>				
Pension	1,275,296	1,225,484	145,447	2,646,227
OPEB	354,727	382,093	45,351	782,171
<b>Total Deferred Inflows of Resources</b>	<b>1,630,023</b>	<b>1,607,577</b>	<b>190,798</b>	<b>3,428,398</b>
<b>Net Position:</b>				
Net Investment in Capital Assets	12,185,251	21,900,983	5,877,322	39,963,556
Unrestricted	2,395,350	6,352,231	2,222,045	10,969,626
<b>Total Net Position</b>	<b>\$ 14,580,601</b>	<b>\$ 28,253,214</b>	<b>\$ 8,099,367</b>	<b>\$ 50,933,182</b>
Adjustment to reflect the consolidation of internal service fund activities related to the enterprise funds.				196,871
Net Position of Business-type Activities				<b>\$ 51,130,053</b>

See accompanying notes to the basic financial statements

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Governmental  
Activities -  
Internal Service  
Funds

0
0
0
0
0
0
0
0
0
<u>0</u>
360,437
<u>360,437</u>
0
0
<u>0</u>
<u>0</u>
0
599,510
<u>599,510</u>
<u>\$ 599,510</u>

**CITY OF NEWARK, OHIO**

**Statement of Revenues, Expenses and Changes in Fund Net Position  
Proprietary Funds  
For the Year Ended December 31, 2022**

	Business-Type Activities			
	Enterprise Funds			
	Water	Sewer	Storm Water	Total
<b>Operating Revenues:</b>				
Charges for Services	\$ 7,201,105	\$ 9,568,799	\$ 3,328,877	\$ 20,098,781
Other Operating Revenues	253,975	575,189	46,288	875,452
<b>Total Operating Revenues</b>	<b>7,455,080</b>	<b>10,143,988</b>	<b>3,375,165</b>	<b>20,974,233</b>
<b>Operating Expenses:</b>				
Personal Services	1,386,329	2,867,839	267,122	4,521,290
Contractual Services	1,730,651	1,218,945	1,288,899	4,238,495
Materials and Supplies	1,168,781	464,308	40,204	1,673,293
Depreciation	816,537	1,883,195	332,685	3,032,417
<b>Total Operating Expenses</b>	<b>5,102,298</b>	<b>6,434,287</b>	<b>1,928,910</b>	<b>13,465,495</b>
<b>Operating Income</b>	<b>2,352,782</b>	<b>3,709,701</b>	<b>1,446,255</b>	<b>7,508,738</b>
<b>Non-Operating Revenues (Expenses):</b>				
Interest Income	3,547	3,460	0	7,007
Interest and Fiscal Charges	(794,510)	(1,106,589)	(264,096)	(2,165,195)
Other Nonoperating Expense	(22,862)	(18,144)	(728)	(41,734)
<b>Total Non-Operating Revenues (Expenses)</b>	<b>(813,825)</b>	<b>(1,121,273)</b>	<b>(264,824)</b>	<b>(2,199,922)</b>
<b>Income Before Transfers and Contributions</b>	<b>1,538,957</b>	<b>2,588,428</b>	<b>1,181,431</b>	<b>5,308,816</b>
<b>Transfers and Contributions:</b>				
Transfers In	0	619,026	0	619,026
Transfers Out	(20,053)	0	(598,973)	(619,026)
Capital Contributions	919,890	349,550	276,598	1,546,038
<b>Total Transfers and Contributions</b>	<b>899,837</b>	<b>968,576</b>	<b>(322,375)</b>	<b>1,546,038</b>
<b>Change in Net Position</b>	<b>2,438,794</b>	<b>3,557,004</b>	<b>859,056</b>	<b>6,854,854</b>
Net Position Beginning of Year	12,141,807	24,696,210	7,240,311	44,078,328
<b>Net Position End of Year</b>	<b>\$ 14,580,601</b>	<b>\$ 28,253,214</b>	<b>\$ 8,099,367</b>	<b>\$ 50,933,182</b>
Change in Net Position - Total Enterprise Funds				\$ 6,854,854
Adjustment to reflect the consolidation of internal service fund activities related to the enterprise funds.				8,971
Change in Net Position - Business-type Activities				<u>\$ 6,863,825</u>

See accompanying notes to the basic financial statements

**CITY OF NEWARK, OHIO**

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Governmental  
Activities -  
Internal Service  
Funds

\$ 6,752,277  
4  
6,752,281

6,702,145  
0  
0  
0  
6,702,145

50,136

8,260  
0  
0  
8,260

58,396

0  
0  
0  
0

58,396

541,114  
\$ 599,510

**CITY OF NEWARK, OHIO**

**Statement of Cash Flows  
Proprietary Funds  
For the Year Ended December 31, 2022**

	Business-Type Activities		
	Enterprise Funds		
	Water	Sewer	Storm Water
<u>Cash Flows from Operating Activities:</u>			
Cash Received from Customers	\$7,313,044	\$10,001,952	\$3,328,920
Cash Received for Interfund Services	0	0	0
Cash Payments for Goods and Services	(2,938,915)	(1,523,204)	(1,457,872)
Cash Payments to Employees	(2,339,403)	(3,068,854)	(329,808)
Net Cash Provided by Operating Activities	2,034,726	5,409,894	1,541,240
<u>Cash Flows from Noncapital Financing Activities:</u>			
Transfers In from Other Funds	0	619,026	0
Transfers Out to Other Funds	(20,053)	0	(598,973)
Net Cash Provided (Used) by Noncapital Financing Activities	(20,053)	619,026	(598,973)
<u>Cash Flows from Capital and Related Financing Activities:</u>			
Acquisition and Construction of Assets	(2,069,820)	(12,366,126)	(419,106)
Capital Grants	565,215	0	0
General Obligation Notes Issued	2,835,000	550,000	3,015,000
General Obligation Note Retirement	(500,000)	(1,050,000)	(2,500,000)
Principal Paid on General Obligation Bonds	(103,500)	(57,500)	(304,000)
Principal Paid on Revenue Bonds	(360,000)	0	0
Ohio Water Development Authority Loans Issued	0	12,066,262	0
Principal Paid on State Infrastructure Bank Loans	(48,425)	(48,425)	(60,630)
Principal Paid on Ohio Water Development Authority Loans	(154,630)	(2,858,590)	(311,891)
Principal Paid on Ohio Public Works Commission Loans	0	(111,175)	0
Interest Paid on All Debt	(808,676)	(1,039,944)	(245,716)
Net Cash Used by Capital and Related Financing Activities	(644,836)	(4,915,498)	(826,343)
<u>Cash Flows from Investing Activities:</u>			
Receipts of Interest	3,547	3,460	0
Net Cash Provided by Investing Activities	3,547	3,460	0
Net Increase in Cash and Cash Equivalents	1,373,384	1,116,882	115,924
Cash and Cash Equivalents at Beginning of Year	9,017,789	6,186,385	1,966,213
Cash and Cash Equivalents at End of Year	\$10,391,173	\$7,303,267	\$2,082,137
<u>Reconciliation of Cash and Cash Equivalents per the Statement of Net Position:</u>			
Cash and Cash Equivalents	\$9,155,250	\$7,289,562	\$2,082,137
Cash with Fiscal Agent	176,651	0	0
Restricted Cash with Fiscal Agent	1,059,272	13,705	0
Cash and Cash Equivalents at End of Year	\$10,391,173	\$7,303,267	\$2,082,137



**CITY OF NEWARK, OHIO**

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Total	Governmental- Activities Internal Service
\$20,643,916	\$0
0	6,752,281
(5,919,991)	0
(5,738,065)	(6,714,542)
8,985,860	37,739
619,026	0
(619,026)	0
0	0
(14,855,052)	0
565,215	0
6,400,000	0
(4,050,000)	0
(465,000)	0
(360,000)	0
12,066,262	0
(157,480)	0
(3,325,111)	0
(111,175)	0
(2,094,336)	0
(6,386,677)	0
7,007	6,079
7,007	6,079
2,606,190	43,818
17,170,387	913,948
\$19,776,577	\$957,766
\$18,526,949	\$939,706
176,651	0
1,072,977	18,060
\$19,776,577	\$957,766

(Continued)

**CITY OF NEWARK, OHIO**

**Statement of Cash Flows  
Proprietary Funds  
For the Year Ended December 31, 2022**

	Business-Type Activities		
	Enterprise Funds		
	Water	Sewer	Storm Water
<u>Reconciliation of Operating Income to Net Cash</u>			
<u>Provided by Operating Activities:</u>			
Operating Income	\$2,352,782	\$3,709,701	\$1,446,255
Adjustments to Reconcile Operating Income to Net Cash Provided by Operating Activities:			
Depreciation Expense	816,537	1,883,195	332,685
Nonoperating Expense	(23,160)	(15,006)	(728)
Changes in Assets, Liabilities, and Deferred Outflows/Inflows:			
Increase in Accounts Receivable	(142,036)	(142,036)	(46,245)
Increase in Inventory	(29,248)	(206)	(108,024)
Increase in Prepaid Items	(2,570)	(2,543)	(41)
Increase in Net OPEB Asset	(141,967)	(173,392)	(20,211)
(Increase) Decrease in Deferred Outflows of Resources	(4,169)	226,895	(4,530)
Increase (Decrease) in Accounts Payable	15,495	177,804	(16,656)
Decrease in Intergovernmental Payable	0	0	(3,320)
Increase (Decrease) in Accrued Wages and Benefits	30,809	1,902	(290)
Decrease in Claims Payable	0	0	0
Increase in Compensated Absences	7,422	46,187	4,191
Decrease in Net Pension Liability	(714,928)	(601,921)	(74,459)
Increase (Decrease) in Deferred Inflows of Resources	(130,241)	299,314	32,613
Total Adjustments	(318,056)	1,700,193	94,985
Net Cash Provided by Operating Activities	<u>\$2,034,726</u>	<u>\$5,409,894</u>	<u>\$1,541,240</u>

Schedule of Noncash Investing, Capital and Financing Activities:

During 2022 the Water Fund, Sewer Fund, and Storm Water Fund received noncash capital contributions of \$354,675, \$349,550, and \$276,598, respectively.

See accompanying notes to the basic financial statements

**CITY OF NEWARK, OHIO**

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Total	Governmental- Activities Internal Service
\$7,508,738	\$50,136
3,032,417	0
(38,894)	0
(330,317)	0
(137,478)	0
(5,154)	0
(335,570)	0
218,196	0
176,643	0
(3,320)	0
32,421	0
0	(12,397)
57,800	0
(1,391,308)	0
201,686	0
1,477,122	(12,397)
\$8,985,860	\$37,739

**CITY OF NEWARK, OHIO**

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**Statement of Net Position  
Fiduciary Funds  
December 31, 2022**

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	<u>Custodial</u>
<b>Assets:</b>	
Cash and Cash Equivalents	\$ 1,351,184
Receivables:	
Taxes	329,803
Accounts	<u>3,794</u>
<b>Total Assets</b>	<u>1,684,781</u>
<b>Liabilities:</b>	
Intergovernmental Payable	1,381,488
Due to Others	<u>21,154</u>
<b>Total Liabilities</b>	<u>1,402,642</u>
<b>Net Position:</b>	
Restricted For:	
Court Bonds	<u>282,139</u>
<b>Total Net Position</b>	<u>\$ 282,139</u>

See accompanying notes to the basic financial statements

**CITY OF NEWARK, OHIO**

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***Statement of Changes in Net Position  
Fiduciary Funds  
For the Year Ended December 31, 2022***

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	<u>Custodial</u>
<b>Additions:</b>	
Fines and Forfeiture Collections for other Governments	\$ 2,732,721
Income Tax Collections for other Governments	<u>3,512,887</u>
Total Additions	<u>6,245,608</u>
<b>Deductions:</b>	
Distribution of Fines and Forfeitures to other Governments	2,450,582
Distribution of Income Taxes to other Governments	<u>3,512,887</u>
Total Deductions	<u>5,963,469</u>
Change in Net Position	282,139
Net Position at Beginning of Year	<u>0</u>
Net Position End of Year	<u>\$ 282,139</u>

See accompanying notes to the basic financial statements

***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The City of Newark, Ohio (the "City") was incorporated in 1826 under the laws of the State of Ohio. The City operates under a Council-Mayor form of government.

The financial statements are presented as of December 31, 2022 and for the year then ended and have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) applicable to local governments. The Governmental Accounting Standards Board (the "GASB") is the standard-setting body for establishing governmental accounting and financial reporting principles, which are primarily set forth in the GASB's Codification of Governmental Accounting and Financial Reporting Standards (GASB Codification).

**A. Reporting Entity**

The accompanying basic financial statements comply with the provisions of Governmental Accounting Standards Board (the "GASB") Statement No. 14, *"The Financial Reporting Entity,"* as amended by GASB Statement No. 39, *"Determining Whether Certain Organizations Are Component Units"* and GASB Statement No. 61, *"The Financial Reporting Entity; Omnibus"* in that the financial statements include all organizations, activities, functions and component units for which the City (the primary government) is financially accountable. Financial accountability is defined as the appointment of a voting majority of a legally separate organization's governing body and either (1) the City's ability to impose its will over the organization, or (2) the potential that the organization will provide a financial benefit to or impose a financial burden on the City.

Based on the foregoing, the City's financial reporting entity has no component units but includes all funds, agencies, boards and commissions that are part of the primary government, which include the following services: police and fire protection, parks and recreation, planning, zoning, street maintenance and other governmental services. In addition, the City owns and operates a water treatment and distribution system, a wastewater treatment and collection system, and a storm water collection system, which are reported as enterprise funds.

**B. Basis of Presentation - Fund Accounting**

The accounting policies and financial reporting practices of the City conform to accounting principles generally accepted in the United States of America as applicable to governmental units. The following is a summary of its significant accounting policies:

The accounting system is organized and operated on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, deferred outflows/inflows of resources, fund equity, revenues and expenditures (expenses). The following fund types are used by the City:

***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**B. Basis of Presentation - Fund Accounting (Continued)**

***Governmental Funds***

Governmental funds are those funds through which most governmental functions are typically financed. The acquisition, use and balances of the City's expendable financial resources and the related current liabilities (except those accounted for in the proprietary funds) are accounted for through governmental funds. The measurement focus is upon determination of "financial flow" (sources, uses and balances of financial resources). The following are the City's major governmental funds:

General Fund - This fund is used to account for all financial resources except those accounted for in another fund. The general fund balance is available to the City for any purpose provided it is expended or transferred according to the general laws of Ohio.

American Rescue Plan Act Fund – This fund is used to account for Coronavirus State and Local Fiscal Recovery funds received as part of the American Rescue Plan Act. The funds are to be used to support the response and recovery from the COVID-19 public health emergency.

Capital Improvement Fund – This fund is used to account for financial resources used for the major capital projects undertaken by the City.

***Proprietary Funds***

All proprietary funds are accounted for on an "economic resources" measurement focus. This measurement focus provides that all assets, liabilities, and deferred outflows/inflows of resources associated with the operation of these funds are included on the statement of net position. Proprietary fund type operating statements present increases (i.e., revenues) and decreases (i.e., expenses) in net position.

Enterprise Funds - These funds are used to account for operations that are financed and operated in a manner similar to private business enterprises, where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. The City's major enterprise funds are:

Water Fund – To account for the operation of the City's water service.

Sewer Fund – To account for the operation of the City's sanitary sewer service.

Storm Water Fund – To account for the operation of the City's storm water drainage system.

***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**B. Basis of Presentation - Fund Accounting** (Continued)

Internal Service Fund - To account for the accumulation and allocation of costs associated with the City's health and dental self-insurance program.

***Fiduciary Funds***

Fiduciary funds are used to account for assets the City holds in a trustee capacity or as an agent for individuals, private organizations, other governments and other funds. Fiduciary activities are accounted for on an "economic resources" measurement focus.

Custodial Funds -The custodial funds account for municipal court monies, fines for the Licking County law library and Joint Economic Development District income tax collections.

**C. Basis of Presentation – Financial Statements**

**Government-wide Financial Statements** – The statement of net position and the statement of activities display information about the City as a whole. These statements include the financial activities of the primary government, except for fiduciary funds. The statements distinguish between those activities of the City that are governmental and those that are considered business-type activities.

Interfund receivables and payables between governmental and business-type activities have been eliminated in the government-wide statement of net position.

The government-wide statements are prepared using the economic resources measurement focus. This is the same approach used in the preparation of the proprietary fund financial statements but differs from the manner in which governmental fund financial statements are prepared. Governmental fund financial statements therefore include a reconciliation with brief explanations to better identify the relationship between the government-wide statements and the statements for governmental funds.

The government-wide statement of activities presents a comparison between direct expenses and program revenues for each segment of the business-type activities of the City and for each function or program of the City's governmental activities. Direct expenses are those that are specifically associated with a service, program or department and therefore clearly identifiable to a particular function. Program revenues include charges paid by the recipient of the goods or services offered by the program and grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues which are not classified as program revenues are presented as general revenues of the City, with certain limited exceptions. The comparison of direct expenses with program revenues identifies the extent to which each business segment or governmental function is self-financing or draws from the general revenues of the City.



***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**C. Basis of Presentation – Financial Statements (Continued)**

**Fund Financial Statements** – Fund financial statements report detailed information about the City. The focus of governmental fund financial statements is on major funds rather than reporting funds by type. Each major fund is presented in a separate column. Nonmajor funds are aggregated and presented in a single column. Fiduciary funds are reported by fund type.

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. All governmental fund types are accounted for using a flow of current financial resources measurement focus. The financial statements for governmental funds are a balance sheet, which generally includes only current assets, current liabilities, and deferred outflows/inflows of resources, and a statement of revenues, expenditures and changes in fund balances, which reports on the sources (i.e., revenues and other financing sources) and uses (i.e., expenditures and other financing uses) of current financial resources.

All proprietary and custodial funds are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets, liabilities, and deferred outflows/inflows of resources associated with the operation of these funds are included on the statement of net position. The statement of changes in fund net position presents increases (i.e., revenues) and decreases (i.e., expenses) in net position. The statement of cash flows provides information about how the City finances and meets the cash flow needs of its proprietary activities.

**D. Basis of Accounting**

Basis of accounting represents the methodology utilized in the recognition of revenues and expenditures or expenses in the accounts and reported in the financial statements, and relates to the timing of the measurements made. The accounting and reporting treatment applied to a fund is determined by its measurement focus.

The modified accrual basis of accounting is followed by the governmental funds. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual, i.e., both measurable and available. The term "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period, which for the City is 60 days after year end. Expenditures are recognized in the accounting period in which the fund liability is incurred, if measurable, except for unmatured interest on general long-term debt which is recognized when due.

***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**D. Basis of Accounting (Continued)**

Non-exchange transactions, in which the City receives value without directly giving equal value in return, include income taxes, property taxes, grants, entitlements and donations. Revenue from income taxes is recognized in the period in which the income is earned and is available. Revenue from property taxes is recognized in the period for which the taxes are levied and is available. Revenue from grants, entitlements and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied and the revenue is available. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted, matching requirements, in which the City must provide local resources to be used for a specific purpose, and expenditure requirements, in which the resources are provided to the City on a reimbursement basis.

Revenue considered susceptible to accrual at year end includes income taxes, property taxes, interest on investments and state levied locally shared taxes (including motor vehicle license fees and local government assistance). Licenses, permits, charges for service and other miscellaneous revenues are recorded as revenue when received in cash because generally this revenue is not measurable until received.

Special assessment installments including related accrued interest, which are measurable but not available at December 31, are recorded as deferred inflows of resources. Property taxes which are measurable at December 31, 2022 but are not intended to finance 2022 operations, and delinquent property taxes whose availability is indeterminate, are recorded as deferred inflows of resources. Property taxes are further described in Note 5.

The accrual basis of accounting is utilized for reporting purposes by the government-wide financial statements, proprietary funds, and custodial funds. Revenues are recognized when they are earned and expenses recognized when incurred.

**E. Budgetary Process**

The budgetary process is prescribed by provisions of the Ohio Revised Code and entails the preparation of budgetary documents within an established timetable. The major documents prepared are the tax budget, the certificate of estimated resources and the appropriation ordinance, all of which are prepared on the budgetary basis of accounting. The certificate of estimated resources and the appropriation ordinance are subject to amendment throughout the year.

***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**E. Budgetary Process (Continued)**

All funds other than custodial funds are legally required to be budgeted and appropriated; however, only governmental funds are required to be reported. The Mary E. Barnes Trust Fund (special revenue fund) was not budgeted and only exists on a GAAP basis. The primary level of budgetary control is at the department level by object code. Budgetary modifications may be made only by ordinance of the City Council.

**1. Tax Budget**

The Mayor submits an annual tax budget for the following fiscal year to City Council by July 15 for consideration and passage. The adopted budget is submitted to the County Auditor, as Secretary of the County Budget Commission, by July 20 of each year for the period January 1 to December 31 of the following year.

**2. Estimated Resources**

The County Budget Commission reviews estimated revenue and determines if the budget substantiates a need to levy all or part of previously authorized taxes. The Budget Commission then certifies its actions to the City by September 1 of each year. As part of the certification process, the City receives an official certificate of estimated resources stating the projected receipts by fund. Prior to December 31, the City must revise its budget so that the total contemplated expenditures from any fund during the ensuing fiscal year do not exceed the amount available as stated in the certificate of estimated resources. The revised budget then serves as the basis for the annual appropriations measure. On or about January 1, the certificate of estimated resources is amended to include any unencumbered fund balances from the preceding year. The certificate may be further amended during the year if a new source of revenue is identified or if actual receipts exceed current estimates. The amounts reported on the budgetary statements reflect the amounts in the final amended official certificate of estimated resources issued during 2022.

**3. Appropriations**

A temporary appropriation ordinance to control expenditures may be passed on or about January 1 of each year for the period January 1 through March 31. An annual appropriation ordinance must be passed by April 1 of each year for the period January 1 through December 31. The appropriation ordinance establishes spending controls at the department and object code level. The appropriation ordinance may be amended during the year as additional information becomes available, provided that total fund appropriations do not exceed the current estimated resources as certified by the County Budget Commission. During the year, several supplemental appropriations were necessary to budget contingency funds, intergovernmental grants and proceeds of debt issues.

***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**E. Budgetary Process (Continued)**

**3. Appropriations (Continued)**

The allocation of appropriations among departments and objects within a fund may be modified during the year only by an ordinance of City Council. Administrative control is maintained through the establishment of more detailed line-item budgets. The budgetary figures which appear in the "Statement of Revenues, Expenditures, and Changes in Fund Balances--Budget and Actual for the General Fund and Major Special Revenue Fund" are provided on the budgetary basis to provide a comparison of actual results with the final budget, including all amendments and modifications.

**4. Lapsing of Appropriations**

At the close of each fiscal year, the unencumbered balance of each appropriation reverts to the respective fund from which it was appropriated and becomes subject to future appropriations. The encumbered appropriation balance is carried forward to the subsequent fiscal year and need not be reappropriated.

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**Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**E. Budgetary Process (Continued)**

**5. Budgetary Basis of Accounting**

The City's budgetary process accounts for the City's transactions on a basis other than generally accepted accounting principles (GAAP). The major differences between the budgetary basis and the GAAP basis lie in the manner in which revenues and expenditures are recorded. Under the budgetary basis, revenues and expenditures are recognized on the cash basis. Utilizing the cash basis, revenues are recorded when received in cash and expenditures when paid. Under the GAAP basis, revenues and expenditures are recorded on the modified accrual basis of accounting.

The following table summarizes the adjustments necessary to reconcile the GAAP basis statements to the budgetary cash basis statements for the General Fund and Major Special Revenue Fund:

	Net Change in Fund Balance	
	General Fund	American Rescue Plan Act Fund
GAAP Basis (as reported)	\$1,281,518	\$0
Increase (Decrease):		
Accrued Revenues at December 31, 2022 received during 2023	(2,885,304)	0
Accrued Revenues at December 31, 2021 received during 2022	2,914,679	0
Accrued Expenditures at December 31, 2022 paid during 2023	2,243,024	12,536,372
Accrued Expenditures at December 31, 2021 paid during 2022	(1,593,570)	(8,716,715)
Change in Inventory	(862)	0
2021 Prepays for 2022	69,472	0
2022 Prepays for 2023	(72,259)	0
Outstanding Encumbrances	(1,596,139)	(11,747,178)
Budget Basis	<u>\$360,559</u>	<u>(\$7,927,521)</u>

**F. Cash and Cash Equivalents**

Cash and cash equivalents include amounts in demand deposits, the State Treasury Asset Reserve (STAR Ohio), and short-term certificates of deposit with original maturities of three months or less. The Star Ohio and certificates of deposit are considered cash equivalents because they are highly liquid investments. See Note 4, "Cash, Cash Equivalents and Investments."

***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**G. Investments**

Investment procedures and interest allocations are restricted by provisions of the Ohio Constitution and the Ohio Revised Code. The City allocates interest among certain funds based upon the fund's cash balance at the date of investment. In accordance with GASB Statement No. 31, "Accounting and Financial Reporting for Certain Investments and for External Investment Pools" and GASB Statement No. 72, "Fair Value Measurement and Application," the City records all its investments at fair value except for nonparticipating investment contracts which are reported at cost, which approximates fair value. All investment income, including changes in the fair value of investments, is recognized as revenue in the operating statements.

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets. Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. See Note 4, "Cash, Cash Equivalents and Investments."

The City's investment in the State Treasury Asset Reserve of Ohio (STAR Ohio) is an investment pool managed by the State Treasurer's Office which allows governments within the State to pool their funds for investment purposes. STAR Ohio is not registered with the SEC as an investment company and is recognized as an external investment pool by the City. The City measures their investment in STAR Ohio at the net asset value (NAV) per share provided by STAR Ohio. The NAV per share is calculated on an amortized cost basis that provides a NAV per share that approximates fair value. For fiscal year 2022, there were no limitations or restrictions on any participant withdrawals due to redemption notice periods, liquidity fees, or redemption gates. However, notice must be given 24 hours in advance of all deposits and withdrawals exceeding \$100 million. STAR Ohio reserves the right to limit the transaction to \$250 million, requiring the excess amount to be transacted the following business day(s), but only to the \$250 million limit. All accounts of the participant will be combined for these purposes.

**H. Inventory**

On the government-wide financial statements and in the proprietary funds, inventories are presented at cost on a first-in, first-out basis and are expensed when used. Inventories of governmental funds are stated at cost. The cost of inventory items is recorded as an expenditure in the governmental funds when purchased.

**I. Prepaid Items**

Payments made to vendors for services that will benefit periods beyond December 31, 2022, are recorded as prepaid items using the consumption method. A current asset for the prepaid amount is recorded at the time of the purchase and an expenditure/expense is reported in the year in which services are consumed.

***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**J. Capital Assets and Depreciation**

Capital assets are defined by the City as assets with an initial, individual cost of more than \$15,000.

**1. Property, Plant and Equipment - Governmental Activities**

Governmental activities capital assets are those not directly related to the business type funds. These generally are acquired or constructed for governmental activities and are recorded as expenditures in the governmental funds and are capitalized at cost (or estimated historical cost for assets not purchased in recent years). These assets are reported in the Governmental Activities column of the Government-wide Statement of Net Position, but they are not reported in the Fund Financial Statements.

Contributed capital assets are recorded at acquisition value at the date received. Capital assets include land, buildings, building improvements, machinery, equipment and infrastructure. Infrastructure is defined as long-lived capital assets that normally are stationary in nature and normally can be preserved for a significant number of years. Examples of infrastructure include roads, bridges, curbs and gutters, streets and sidewalks, drainage systems and lighting systems. Estimated historical costs for governmental activities capital asset values were initially determined by identifying historical costs when such information was available. In cases where information supporting original cost was not obtainable, estimated historical costs were developed. For certain capital assets, the estimates were arrived at by indexing estimated current costs back to the estimated year of acquisition.

**2. Property, Plant and Equipment – Business Type Activities**

Property, plant and equipment acquired by the proprietary funds are stated at cost (or estimated historical cost), including interest capitalized during construction and architectural and engineering fees where applicable. Contributed capital assets are recorded at acquisition value at the date received. These assets are reported in both the Business-Type Activities column of the Government-wide Statement of Net Position and in the respective funds.

**3. Depreciation**

All capital assets are depreciated, excluding land and construction in progress. Depreciation has been provided using the straight-line method over the following estimated useful lives:

<u>Description</u>	<u>Governmental and Business-Type Activities Estimated Lives (in years)</u>
Buildings	45
Improvements other than Buildings	60
Machinery, Equipment, Furniture and Fixtures	3 - 10
Infrastructure	15 - 75

**Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022**

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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**K. Long-Term Obligations**

Long-term liabilities are being repaid from the following funds:

<u>Obligation</u>	<u>Fund</u>
General Obligation Bonds	Water Fund, Sewer Fund, Storm Water Fund Tax Increment Financing Fund Debt Service Fund
OWDA Loans	Water Fund, Sewer Fund, Storm Water Fund
OPWC Loans	Permissive License Tax Fund, Sewer Fund
Capital Leases	General Fund, Capital Improvement Fund
Compensated Absences	General Fund Street Department Fund Community Development Fund, Safety Grants Fund, Court Computerization Fund, Probation Grant Fund, Judicial Fund Water Fund Sewer Fund Storm Water Fund
Accrued Pension Liability	General Fund
Worker's Compensation Retrospective Liability	General Fund
ODOT SIB Loan	Tax Increment Financing Fund, Permissive License Tax Fund, Water Fund, Sewer Fund, Storm Water Fund
Long Term Notes	Capital Improvement Fund

**L. Compensated Absences**

Employees of the City earn vacation leave at various rates within limits specified under collective bargaining agreements or under statute. At termination or retirement, employees are paid at their full rate for one-hundred percent (100%) of their unused vacation leave.

Sick leave is accrued by all employees at the rate of 4.615 hours every two weeks for a total of fifteen days of sick leave accrued per year. A percentage of accrued sick leave time is liquidated in cash at termination (in good standing) or at retirement. The rate of cash compensation for sick leave payout varies within specified limits under collective bargaining agreements or under law. Generally, employees with ten years of continuous service may receive 33% of their accrued sick leave if they terminate in good standing prior to retirement. Employees who elect to retire after 25 years of credit in the retirement system receive 50% of their accrued sick leave at time of retirement. Cash compensation for sick leave is paid at the employee's full rate of pay at the time of termination or retirement.



***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**L. Compensated Absences (Continued)**

Sick leave is accrued using the vesting method, whereby the liability is recorded on the basis of leave accumulated by employees who are eligible to receive termination payments as of the balance sheet date, and on leave balances accumulated by other employees who are expected to become eligible in the future to receive such payments. In accordance with GASB Statement No. 16, "*Accounting for Compensated Absences*," the City records a liability for vacation time and sick leave when the obligation is attributable to services previously rendered or to rights that vest or accumulate, and when payment of the obligation is probable and can be reasonably determined. For governmental funds, compensated absences are recognized as liabilities and expenditures to the extent payments come due each period upon the occurrence of employee resignations and retirements. For governmental funds, the portion of unpaid compensated absences expected to be paid using expendable, available resources is reported as an expenditure in the fund from which the individual earning the leave is paid, and a corresponding liability is reflected in the account "Compensated Absences Payable." The long-term portion of the liability is reported in the Government-wide Statements under Long-term Liabilities.

**M. Net Position**

Net position represents the difference between assets, liabilities, and deferred outflows/inflows of resources. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowings used for the acquisition, construction or improvement of those assets. Net position is reported as restricted when there are limitations imposed on use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. The City applies restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

**N. Interfund Activity**

Exchange transactions between funds are reported as revenues in the seller funds and as expenditures/expenses in the purchaser funds. Flows of cash or goods from one fund to another without a requirement for repayment are reported as interfund transfers. Interfund transfers are reported as other financing sources/uses in governmental funds and after nonoperating revenues/expenses in proprietary funds. Repayments from funds responsible for particular expenditures/expenses to the funds that initially paid for them are not presented on the financial statements. In order to avoid distorting the measurement of the cost of individual functional activities, entries are made to eliminate the activity provided by the internal service funds to those funds considered governmental and those considered business-type. The elimination of the internal service funds is based on the activity of each fund to which it provides service. Interfund services provided and used are not eliminated through the process of consolidation.

***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**O. Pension/OPEB**

The provision for pension/OPEB cost is recorded when the related payroll is accrued and the obligation is incurred. For purposes of measuring the net pension and OPEB liability/asset, deferred outflows of resources and deferred inflows of resources related to pensions/OPEB, and pension/OPEB expense, information about the fiduciary net position of the pension/OPEB plans and additions to/deductions from their fiduciary net position have been determined on the same basis as they are reported by the pension/OPEB systems. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. The pension/OPEB systems report investments at fair value.

**P. Fund Balances**

In the fund financial statements, fund balance for governmental funds is reported in classifications that comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific purpose for which amounts in the funds can be spent. Fund balance is reported in five components – nonspendable, restricted, committed, assigned and unassigned.

*Nonspendable* – Nonspendable fund balance includes amounts that cannot be spent because they are either not in spendable form or legally contractually required to be maintained intact.

*Restricted* – Restricted fund balance consists of amounts that have constraints placed on them either externally by third parties (creditors, grantors, contributors, or laws or regulations of other governments) or by law through constitutional provisions or enabling legislation. Enabling legislation authorizes the City to assess, levy, charge or otherwise mandate payment of resources (from external resource providers) and includes a legally enforceable requirement (compelled by external parties) that those resources be used only for the specific purposes stipulated in the legislation.

*Committed* – Committed fund balance consists of amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the City’s highest level of decision making authority. For the City, these constraints consist of ordinances passed by City Council. Committed amounts cannot be used for any other purpose unless the City removes or changes the specified use by taking the same type of action (ordinance) it employed previously to commit those amounts.

*Assigned* – Assigned fund balance consists of amounts that are constrained by the City’s intent to be used for specific purposes, but are neither restricted nor committed. The City has no formal policy authorizing a body or official to assign amounts for specific purposes.

*Unassigned* – Unassigned fund balance consists of amounts that have not been restricted, committed or assigned to specific purposes within the General Fund as well as negative fund balances in all other governmental funds.

When both restricted and unrestricted resources are available for use, it is the City’s policy to use restricted resources first, then unrestricted (committed, assigned and unassigned) resources as they are needed. Similarly, within unrestricted fund balance, committed amounts are reduced first followed by assigned, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Q. Restricted Assets**

Restricted cash and investments are amounts restricted in use for a bond reserve account, matured bonds and interest payable, cemetery care and maintenance, fire department operations, and permissive tax monies held and secured by Licking County.

**R. Operating Revenues and Expenses**

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues are those revenues that are generated directly from the primary activity of the proprietary funds. For the City, these revenues are charges for services for water treatment and distribution, wastewater collection and treatment, and storm water collection. Operating expenses are necessary costs incurred to provide the good or service that is the primary activity of the fund. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

**S. Extraordinary and Special Items**

Extraordinary items are transactions or events that are both unusual in nature and infrequent in occurrence. Special items are transactions or events that are within the control of the City and that are either unusual in nature or infrequent in occurrence. The City had no special or extraordinary items to report during 2022.

**T. Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. The City reports deferred outflows for the deferred charge on debt refunding and for deferred pension/OPEB amounts. The deferred charge on debt refunding is reported in the government-wide statement of net position and proprietary funds statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. Deferred outflows of resources are reported for pension/OPEB amounts on the government-wide and proprietary funds statement of net position. See Notes 9 and 10.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. On the government-wide statement of net position and governmental funds balance sheet, property taxes that are intended to finance future fiscal periods are reported as deferred inflows.

***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**T. Deferred Outflows/Inflows of Resources (Continued)**

In addition, the governmental funds balance sheet reports deferred inflows which arise only under a modified accrual basis of accounting. Accordingly, the item, *unavailable amounts*, is reported only in the governmental funds balance sheet. The governmental funds report unavailable amounts for property taxes, income taxes, special assessments, and state levied shared taxes. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. Deferred inflows of resources related to pension/OPEB are reported on the government-wide and proprietary funds statement of net position. See Notes 9 and 10.

**U. Estimates**

The preparation of the financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

**NOTE 2 – CHANGE IN ACCOUNTING PRINCIPLE**

For 2022, the City implemented Governmental Accounting Standards Board (GASB) Statement No. 87, “Leases,” Statement No. 91, “Conduit Debt Obligations,” Statement No. 92, “Omnibus 2020,” and Statement No. 93, “Replacement of Interbank Offered Rates.”

GASB Statement No. 87 establishes standards of accounting and financial reporting for leases.

GASB Statement No. 91 establishes a single method of reporting conduit debt obligations.

GASB Statement No. 92 establishes accounting and financial reporting requirements for specific issues related to leases, intra-entity transfers of assets, postemployment benefits, government acquisitions, risk financing and insurance-related activities of public entity risk pools, fair value measurements, and derivative instruments.

GASB Statement No. 93 establishes accounting and financial reporting requirements related to the replacement of interbank offered rates in hedging derivative instruments and leases.

The implementation of these Statements had no effect on beginning net position/fund balance.

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**CITY OF NEWARK, OHIO**

**Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022**

**NOTE 3 – FUND BALANCE CLASSIFICATION**

Fund balance is classified as nonspendable, restricted, assigned, and unassigned based primarily on the extent to which the City is bound to observe constraints imposed upon the use of the resources in the governmental funds. The constraints placed on fund balance for the major governmental funds and all other governmental funds are presented below:

Fund Balances	General Fund	American Rescue Plan Act Fund	Capital Improvement Fund	Other Governmental Funds	Total Governmental Funds
Nonspendable:					
Supplies Inventory	\$200,335	\$0	\$0	\$367,936	\$568,271
Prepaid Items	72,259	0	0	0	72,259
Total Nonspendable	<u>272,594</u>	<u>0</u>	<u>0</u>	<u>367,936</u>	<u>640,530</u>
Restricted:					
Community Development	0	0	0	2,970,476	2,970,476
Capital Acquisition and Improvement	0	0	966,440	446,534	1,412,974
Cemetery Maintenance	0	0	0	1,316,845	1,316,845
Memorial Sidewalk Program	0	0	0	77,317	77,317
Street Maintenance	0	0	0	2,956,273	2,956,273
Addiction Treatment	0	0	0	15,364	15,364
Adult Probation Program	0	0	0	56,716	56,716
Covid Relief	0	0	0	16	16
Fire Damage Deposits	0	0	0	119,563	119,563
Court Improvements	0	0	0	1,981,400	1,981,400
Law Enforcement	0	0	0	724,164	724,164
Police and Fire Pension	0	0	0	53,163	53,163
Pollution Remediation	0	0	0	4,808	4,808
Debt Retirement	0	0	0	2,494,339	2,494,339
Total Restricted	<u>0</u>	<u>0</u>	<u>966,440</u>	<u>13,216,978</u>	<u>14,183,418</u>
Committed:					
Capital Acquisition and Improvement	0	0	1,427,649	0	1,427,649
Total Committed	<u>0</u>	<u>0</u>	<u>1,427,649</u>	<u>0</u>	<u>1,427,649</u>
Assigned:					
Budget Resource	6,493,058	0	0	0	6,493,058
Supplies and Services	704,003	0	0	0	704,003
Compensated Absences	32,671	0	0	0	32,671
Total Assigned	<u>7,229,732</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>7,229,732</u>
Unassigned (Deficits):	5,547,183	0	0	(4,693)	5,542,490
Total Fund Balances	<u>\$13,049,509</u>	<u>\$0</u>	<u>\$2,394,089</u>	<u>\$13,580,221</u>	<u>\$29,023,819</u>

***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 4 - CASH, CASH EQUIVALENTS, AND INVESTMENTS**

Cash resources of several individual funds are combined to form a pool of cash and investments. In addition, investments are separately held by a number of individual funds.

Statutes require the classification of funds held by the City into three categories:

Category 1 consists of "active" funds - those funds required to be kept in "cash" or "near cash" status for immediate use by the City. Such funds must be maintained either as cash in the City Treasury or in depository accounts payable or withdrawable on demand, including negotiable order of withdrawal (NOW) accounts.

Category 2 consists of "inactive" funds - those funds not required for use within the current five year period of designation of depositories. Inactive funds may be deposited or invested only as certificates of deposit maturing no later than the end of the current period of designation of depositories.

Category 3 consists of "interim" funds - those funds not needed for immediate use but needed before the end of the current period of designation of depositories. Interim funds may be invested or deposited in the following securities:

- United States treasury notes, bills, bonds, or any other obligation or security issued by the United States treasury or any other obligation guaranteed as to principal or interest by the United States;
- Bonds, notes, debentures, or any other obligations or securities issued by any federal government agency or instrumentality, including but not limited to, the federal national mortgage association, federal home loan bank, federal farm credit bank, federal home loan mortgage corporation, government national mortgage association, and student loan marketing association. All federal agency securities shall be direct issuances of federal government agencies or instrumentalities;
- Written repurchase agreements in the securities listed above provided that the fair value of the securities subject to the repurchase agreement must exceed the principal value of the agreement by at least two percent and be marked to fair value daily, and that the term of the agreement must not exceed thirty days;
- Interim deposits in eligible institutions applying for interim funds;
- Bonds and other obligations of the State of Ohio;

***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 4 - CASH, CASH EQUIVALENTS, AND INVESTMENTS (Continued)**

- No-load money market mutual funds consisting exclusively of obligations described in the first two bullets of this section and repurchase agreements secured by such obligations, provided that investments in securities described in this division are made only through eligible institutions, and
- The State Treasury Asset Reserve of Ohio (STAR Ohio).

Custodial credit risk is the risk that in the event of bank failure, the City's deposits may not be returned to it. The City has no deposit policy for custodial risk beyond the requirements of State statute.

Ohio law requires that deposits be either insured or be protected by eligible securities pledged to the City and deposited with a qualified trustee by the financial institution as security for repayment whose fair value at all times shall be at least 105 percent of the deposits being secured, or participation in the Ohio Pooled Collateral System (OPCS), a collateral pool of eligible securities deposited with a qualified trustee and pledged to the Treasurer of State to secure the repayment of all public monies deposited in the financial institution. OPCS requires the total fair value of the securities pledged to be 102 percent of the deposits being secured or a rate set by the Treasurer of State.

**A. Deposits**

At year end the carrying amount of the City's deposits was \$26,978,905 and the bank balance was \$27,372,593. Federal depository insurance covered \$20,636,411 of the bank balance and \$6,736,182 was uninsured and collateralized with securities held in the Ohio Pooled Collateral System.

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**CITY OF NEWARK, OHIO**

**Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022**

**NOTE 4 - CASH, CASH EQUIVALENTS, AND INVESTMENTS (Continued)**

**B. Investments**

The City's investments at December 31, 2022 are summarized below:

	Fair Value	Credit Rating	Fair Value Hierarchy	Concentration of Credit Risk	Investment Maturities (in Years)		
					less than 1	1-3	3-5
STAR Ohio <sup>4</sup>	\$16,612,746	AAAm <sup>1</sup>	NA	45.28%	\$16,612,746	\$0	\$0
Government Agency MM <sup>4</sup>	429,631	AA+ <sup>1</sup>	NA	1.17%	429,631	0	0
Corporate Equities*	286,274	N/A	Level 2	0.78%	286,274	0	0
Mutual Funds <sup>4</sup>	325,715	Aaa-Baa <sup>2</sup>	NA	0.89%	325,715	0	0
Negotiable CD's	6,188,988	AAA <sup>3</sup>	Level 2	16.86%	1,656,474	3,869,666	662,848
US Treasuries	7,795,997	N/A	Level 1	21.25%	7,275,509	500,039	20,449
FHLMC	1,496,172	AA+ <sup>1</sup>	Level 2	4.08%	0	1,496,172	0
FFCB	742,546	AA+ <sup>1</sup>	Level 2	2.02%	382,766	0	359,780
FHLB	1,799,965	AA+ <sup>1</sup>	Level 2	4.91%	241,749	1,558,216	0
FNMA	1,012,283	AA+ <sup>1</sup>	Level 2	2.76%	294,995	0	717,288
<b>Total Investments</b>	<b>\$36,690,317</b>			<b>100.00%</b>	<b>\$27,505,859</b>	<b>\$7,424,093</b>	<b>\$1,760,365</b>

\* Corporate Equities do not have a maturity

<sup>1</sup> Standard & Poor's

<sup>2</sup> Moody's Investor Service

<sup>3</sup> All are fully FDIC insured and therefore have an implied AAA credit rating

<sup>4</sup> Reported at amortized cost

*Interest Rate Risk* – The Ohio Revised Code generally limits security purchases to those that mature within five years of the settlement date. The City's investment policy is consistent with the Ohio Revised Code concerning interest rate risk.

*Investment Credit Risk* – The City's investment policy does not limit its investment choices other than the limitation of State statute for "interim" funds described previously.

*Concentration of Credit Risk* – The City places no limit on the amount it may invest in any one issuer. The allocation of investments is detailed above.

*Custodial Credit Risk* – The City's balance of investments are held by the trust department of its banking institution in the City's name. The City has no policy on custodial credit risk and is governed by Ohio Revised Code as described under Deposits.

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets. Active markets are those in which transactions for the asset or liability occur in sufficient frequency and volume to provide pricing information on an ongoing basis. Quoted prices are available in active markets for identical assets or liabilities as of the reporting date. Level 2 inputs are significant other observable inputs. Investments classified in Level 2 of the fair value hierarchy are valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices. Level 3 inputs are significant unobservable inputs.



***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 5 - TAXES**

**A. Property Taxes**

Property taxes include amounts levied against all real estate and public utility property located in the City. Real property taxes (other than public utility) collected during 2022 were levied after October 1, 2021 on assessed values as of January 1, 2021, the lien date. Assessed values are established by the county auditor at 35 percent of appraised market value. All property is required to be reappraised every six years and equalization adjustments are made in the third year following reappraisal. The last reappraisal was completed in 2017. Real property taxes are payable annually or semi-annually. The first payment is due January 20, with the remainder payable by June 20.

Public utility real and tangible personal property taxes collected in one calendar year are levied in the preceding calendar year on assessed values determined as of December 31 of the second year preceding the tax collection year, the lien date. Certain public utility tangible personal property is currently assessed at 100 percent of its true value. Public utility property taxes are payable on the same dates as real property described previously.

The County Treasurer collects property taxes on behalf of all taxing districts in the County including the City of Newark. The County Auditor periodically remits to the City its portion of the taxes collected.

The full tax rate for the City's operations for the year ended December 31, 2022 was \$3.70 per \$1,000 of assessed value. The assessed value upon which the 2022 collections was based was \$995,719,300. This amount constitutes \$952,616,370 in real property assessed value and \$43,102,930 in public utility assessed value.

Ohio law prohibits taxation of property from all taxing authorities in excess of 1% of assessed value without a vote of the people. Under current procedures, the City's share is .37% (3.70 mills) of assessed value.

**B. Income Tax**

The City levies a tax of 1.75% on all salaries, wages, commissions and other compensation and on net profits earned within the City as well as on incomes of residents earned outside the City. In the latter case, the City allows a credit of 100% of the tax paid to another municipality to a maximum of 1.00% of taxable salaries, wages, commissions and other compensation.

Employers within the City are required to withhold income tax on employees' compensation and remit the tax to the City either monthly or quarterly, as required. Corporations and other individual taxpayers are required to pay their estimated tax quarterly and file a declaration annually.

**Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022**

**NOTE 6 - RECEIVABLES**

Receivables at December 31, 2022 consisted of taxes, interest, accounts, loans, and intergovernmental receivables arising from shared revenues. All receivables are considered fully collectible.

**NOTE 7 – INTERFUND ACTIVITY**

**A. Transfers**

Following is a summary of transfers in and out for all funds for 2022:

Fund	Transfer In	Transfer Out
Governmental Funds:		
General Fund	\$0	\$4,428,751
Capital Improvement Fund	1,736,414	0
Other Governmental Funds	2,745,750	53,413
Total Governmental Funds	<u>4,482,164</u>	<u>4,482,164</u>
Proprietary Funds:		
Water Fund	0	20,053
Sewer Fund	619,026	0
Storm Water Fund	0	598,973
Total Enterprise Funds	<u>619,026</u>	<u>619,026</u>
Total Transfers	<u>\$5,101,190</u>	<u>\$5,101,190</u>

Transfers for the year ended December 31, 2022 included \$1,683,001 transferred from the General Fund to Capital Improvement Fund which were EMS receipts dedicated to capital improvements as well as the General Fund’s share of capital projects. In addition, the General Fund transferred \$2,255,819 to the Debt Service Funds for debt payments, \$41,431 to the ODNR Grants Fund for the City’s share of grant amounts, and \$448,500 to the Street Department Fund for street improvements. Transfers from Other Governmental funds of \$53,413 were the result of the reclass of debt retirement. Transfers out of the Water and Storm Water Funds to the Sewer Fund were for debt retirement reclassification. All transfers were made in accordance with Ohio Revised Code.

**B. Interfund Balances**

Individual interfund balances at December 31, 2022 are as follows:

Fund	Interfund Loan Receivable	Interfund Loan Payable
General Fund	\$7,712	\$0
Other Governmental Funds	0	7,712
Totals	<u>\$7,712</u>	<u>\$7,712</u>

Interfund balances at December 31, 2022, consisted of general fund advances to nonmajor special revenue funds due to deficit cash balances and the timing of reimbursement of expenditures.

**Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022**

**NOTE 8 - CAPITAL ASSETS**

**A. Governmental Activities Capital Assets**

Summary by category of changes in governmental activities capital assets at December 31, 2022:

**Historical Cost:**

Class	December 31, 2021	Additions	Deletions	December 31, 2022
<b>Capital assets not being depreciated:</b>				
Land	\$20,262,578	\$802,603	\$0	\$21,065,181
Construction in Progress	614,805	5,897,829	0	6,512,634
Sub-Total	20,877,383	6,700,432	0	27,577,815
<b>Capital assets being depreciated:</b>				
Buildings	26,146,204	1,536,248	0	27,682,452
Improvements Other than Buildings	5,153,465	0	0	5,153,465
Infrastructure	91,268,550	1,984,921	(246,532)	93,006,939
Machinery and Equipment	15,393,516	870,670	0	16,264,186
Total Cost	<u>\$158,839,118</u>	<u>\$11,092,271</u>	<u>(\$246,532)</u>	<u>\$169,684,857</u>

**Accumulated Depreciation:**

Class	December 31, 2021	Additions	Deletions	December 31, 2022
Buildings	(\$10,129,936)	(\$550,024)	\$0	(\$10,679,960)
Improvements Other than Buildings	(4,132,335)	(101,371)	0	(4,233,706)
Infrastructure	(48,833,340)	(2,429,393)	228,977	(51,033,756)
Machinery and Equipment	(10,343,364)	(1,366,313)	0	(11,709,677)
Total Depreciation	<u>(\$73,438,975)</u>	<u>(\$4,447,101) *</u>	<u>\$228,977</u>	<u>(\$77,657,099)</u>
<b>Net Value:</b>	<u>\$85,400,143</u>			<u>\$92,027,758</u>

\* Depreciation was charged to governmental functions as follows:

Security of Persons and Property	\$1,080,558
Leisure Time Activities	61,624
Community Environment	31,491
Transportation	2,578,412
General Government	695,016
Total Depreciation Expense	<u>\$4,447,101</u>

**Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022**

**NOTE 8 - CAPITAL ASSETS (Continued)**

**B. Business-Type Activities Capital Assets**

Summary by Category at December 31, 2022:

**Historical Cost:**

Class	December 31, 2021	Additions	Deletions	December 31, 2022
<b>Capital assets not being depreciated:</b>				
Land	\$161,800	\$0	\$0	\$161,800
Construction in Progress	45,542,975	15,691,668	(18,329,098)	42,905,545
Sub-Total	45,704,775	15,691,668	(18,329,098)	43,067,345
<b>Capital assets being depreciated:</b>				
Buildings and Improvements	58,255,134	0	0	58,255,134
Infrastructure	44,045,483	18,329,098	0	62,374,581
Machinery and Equipment	42,426,279	206,247	0	42,632,526
Total Cost	\$190,431,671	\$34,227,013	(\$18,329,098)	\$206,329,586

**Accumulated Depreciation:**

Class	December 31, 2021	Additions	Deletions	December 31, 2022
Buildings and Improvements	(\$27,894,964)	(\$1,458,225)	\$0	(\$29,353,189)
Infrastructure	(7,759,967)	(706,887)	0	(8,466,854)
Machinery and Equipment	(30,967,195)	(867,305)	0	(31,834,500)
Total Depreciation	(\$66,622,126)	(\$3,032,417)	\$0	(\$69,654,543)
<b>Net Value:</b>	\$123,809,545			\$136,675,043

***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 9 – DEFINED BENEFIT PENSION PLANS**

***Net Pension Liability***

The net pension liability reported on the statement of net position represents a liability to employees for pensions. Pensions are a component of exchange transactions—between an employer and its employees—of salaries and benefits for employee services. Pensions are provided to an employee—on a deferred-payment basis—as part of the total compensation package offered by an employer for employee services each financial period. The obligation to sacrifice resources for pensions is a present obligation because it was created as a result of employment exchanges that already have occurred.

The net pension liability represents the City’s proportionate share of each pension plan’s collective actuarial present value of projected benefit payments attributable to past periods of service, net of each pension plan’s fiduciary net position. The net pension liability calculation is dependent on critical long-term variables, including estimated average life expectancies, earnings on investments, cost of living adjustments and others. While these estimates use the best information available, unknowable future events require adjusting this estimate annually.

Ohio Revised Code limits the City’s obligation for this liability to annually required payments. The City cannot control benefit terms or the manner in which pensions are financed; however, the City does receive the benefit of employees’ services in exchange for compensation including pension.

GASB 68 assumes the liability is solely the obligation of the employer, because (1) they benefit from employee services; and (2) State statute requires all funding to come from these employers. All contributions to date have come solely from these employers (which also includes costs paid in the form of withholdings from employees). State statute requires the pension plans to amortize unfunded liabilities within 30 years. If the amortization period exceeds 30 years, each pension plan’s board must propose corrective action to the State legislature. Any resulting legislative change to benefits or funding could significantly affect the net pension liability. Resulting adjustments to the net pension liability would be effective when the changes are legally enforceable.

The proportionate share of each plan’s unfunded benefits is presented as a long-term *net pension liability* on the accrual basis of accounting. Any liability for the contractually-required pension contribution outstanding at the end of the year is included in *intergovernmental payable* on both the accrual and modified accrual bases of accounting.

***Plan Description – Ohio Public Employees Retirement System (OPERS)***

Plan Description - City employees, other than full-time police and firefighters, participate in the Ohio Public Employees Retirement System (OPERS). OPERS administers three separate pension plans. The traditional pension plan is a cost-sharing, multiple-employer defined benefit pension plan. The member-directed plan is a defined contribution plan and the combined plan is a cost-sharing, multiple-employer defined benefit pension plan with defined contribution features. While members (e.g. City employees) may elect the member-directed plan and the combined plan, substantially all employee members are in OPERS’ traditional plan; therefore, the following disclosure focuses on the traditional pension plan.

**Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022**

**NOTE 9 – DEFINED BENEFIT PENSION PLANS (Continued)**

OPERS provides retirement, disability, survivor and death benefits, and annual cost of living adjustments to members of the traditional plan. Authority to establish and amend benefits is provided by Chapter 145 of the Ohio Revised Code. OPERS issues a stand-alone financial report that includes financial statements, required supplementary information and detailed information about OPERS’ fiduciary net position that may be obtained by visiting <https://www.opers.org/financial/reports.shtml>, by writing to the Ohio Public Employees Retirement System, 277 East Town Street, Columbus, Ohio 43215-4642, or by calling 800-222-7377.

Senate Bill (SB) 343 was enacted into law with an effective date of January 7, 2013. In the legislation, members were categorized into three groups with varying provisions of the law applicable to each group. The following table provides age and service requirements for retirement and the retirement formula applied to final average salary (FAS) for the three member groups under the traditional plan as per the reduced benefits adopted by SB 343 (see OPERS Annual Comprehensive Financial Report referenced above for additional information, including requirements for reduced and unreduced benefits):

<b>Group A</b>	<b>Group B</b>	<b>Group C</b>
Eligible to retire prior to January 7, 2013 or five years after January 7, 2013	20 years of service credit prior to January 7, 2013 or eligible to retire ten years after January 7, 2013	Members not in other Groups and members hired on or after January 7, 2013
<b>State and Local</b>	<b>State and Local</b>	<b>State and Local</b>
<b>Age and Service Requirements:</b> Age 60 with 60 months of service credit or Age 55 with 25 years of service credit	<b>Age and Service Requirements:</b> Age 60 with 60 months of service credit or Age 55 with 25 years of service credit	<b>Age and Service Requirements:</b> Age 57 with 25 years of service credit or Age 62 with 5 years of service credit
<b>Formula:</b> 2.2% of FAS multiplied by years of service for the first 30 years and 2.5% for service years in excess of 30	<b>Formula:</b> 2.2% of FAS multiplied by years of service for the first 30 years and 2.5% for service years in excess of 30	<b>Formula:</b> 2.2% of FAS multiplied by years of service for the first 35 years and 2.5% for service years in excess of 35

Final average Salary (FAS) represents the average of the three highest years of earnings over a member’s career for Groups A and B. Group C is based on the average of the five highest years of earnings over a member’s career.

Members who retire before meeting the age and years of service credit requirement for unreduced benefits receive a percentage reduction in the benefit amount. The initial amount of a member’s pension benefit is vested upon receipt of the initial benefit payment for calculation of an annual cost-of-living adjustment.

When a benefit recipient has received benefits for 12 months, an annual cost of living adjustment (COLA) is provided. This COLA is calculated on the base retirement benefit at the date of retirement and is not compounded. For those retiring prior to January 7, 2013, the COLA will continue to be a 3.00% simple annual COLA. For those retiring subsequent to January 7, 2013, beginning in calendar year 2019, the COLA will be based on the average percentage increase in the Consumer Price Index, capped at 3.00%.

Benefits in the Combined Plan consist of both an age-and-service formula benefit (defined benefit) and a defined contribution element. The defined benefit element is calculated on the basis of age, FAS, and years of service. Eligibility regarding age and years of service in the Combined Plan is the same as the Traditional Pension Plan. The benefit formula for the defined benefit component of the plan for State and Local members in transition Groups A and B applies a factor of 1.00% to the member’s FAS for the first 30 years of service.

**Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022**

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**NOTE 9 – DEFINED BENEFIT PENSION PLANS (Continued)**

A factor of 1.25% is applied to years of service in excess of 30. The benefit formula for transition Group C applies a factor of 1.0% to the member’s FAS and the first 35 years of service and a factor of 1.25% is applied to years in excess of 35. Persons retiring before age 65 with less than 30 years of service credit receive a percentage reduction in benefit. The defined contribution portion of the benefit is based on accumulated member contributions plus or minus any investment gains or losses on those contributions.

Defined contribution plan benefits are established in the plan documents, which may be amended by the OPERS’s Board of Trustees. Member-Directed Plan and Combined Plan members who have met the retirement eligibility requirements may apply for retirement benefits. The amount available for defined contribution benefits in the Combined Plan consists of the member’s contributions plus or minus the investment gains or losses resulting from the member’s investment selections. Combined plan members wishing to receive benefits must meet the requirements for both the defined benefit and defined contribution plans. Member-directed participants must have attained the age of 55, have money on deposit in the defined contribution plan and have terminated public service to apply for retirement benefits. The amount available for defined contribution benefits in the Member-Directed Plan consists of the members’ contributions, vested employer contributions and investment gains or losses resulting from the members’ investment selections. Employer contributions and associated investment earnings vest over a five-year period, at a rate of 20% each year. At retirement, members may select one of several distribution options for payment of the vested balance in their individual OPERS accounts. Options include the annuitization of the benefit (which includes joint and survivor options), partial lump-sum payments (subject to limitations), a rollover of the vested account balance to another financial institution, receipt of entire account balance, net of taxes withheld, or a combination of these options. When members choose to annuitize their defined contribution benefit, the annuitized portion of the benefit is reclassified to a defined benefit. For additional information, see the Plan Statement in the OPERS Annual Comprehensive Financial Report.

Beginning in 2022, the Combined Plan will be consolidated under the Traditional Pension Plan (defined benefit plan) and the Combined Plan option will no longer be available for new hires beginning in 2022.

Funding Policy - The Ohio Revised Code (ORC) provides statutory authority for member and employer contributions as follows:

	<u>State and Local</u>
<b>2022 Statutory Maximum Contribution Rates</b>	
Employer	14.0 %
Employee	10.0 %
<b>2022 Actual Contribution Rates</b>	
Employer:	
Pension	14.0 %
Post-employment Health Care Benefits	<u>0.0</u>
Total Employer	<u>14.0 %</u>
Employee	<u>10.0 %</u>

Employer contribution rates are actuarially determined and are expressed as a percentage of covered payroll. The City’s contractually required contribution was \$1,524,417 for 2022.

***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 9 – DEFINED BENEFIT PENSION PLANS (Continued)**

***Plan Description – Ohio Police & Fire Pension Fund (OPF)***

Plan Description - City full-time police and firefighters participate in Ohio Police and Fire Pension Fund (OPF), a cost-sharing, multiple-employer defined benefit pension plan administered by OPF. OPF provides retirement and disability pension benefits, annual cost-of-living adjustments, and death benefits to plan members and beneficiaries. Benefit provisions are established by the Ohio State Legislature and are codified in Chapter 742 of the Ohio Revised Code. OPF issues a publicly available financial report that includes financial information and required supplementary information and detailed information about OPF fiduciary net position. The report that may be obtained by visiting the OPF website at [www.op-f.org](http://www.op-f.org) or by writing to the Ohio Police and Fire Pension Fund, 140 East Town Street, Columbus, Ohio 43215-5164.

Upon attaining a qualifying age with sufficient years of service, a member of OPF may retire and receive a lifetime monthly pension. OPF offers four types of service retirement: normal, service commuted, age/service commuted and actuarially reduced. Each type has different eligibility guidelines and is calculated using the member's average annual salary. The following discussion of the pension formula relates to normal service retirement.

For members hired after July 1, 2013, the minimum retirement age is 52 for normal service retirement with at least 25 years of service credit. For members hired on or before July 1, 2013, the minimum retirement age is 48 for normal service retirement with at least 25 years of service credit.

The annual pension benefit for normal service retirement is equal to a percentage of the allowable average annual salary. The percentage equals 2.5 percent for each of the first 20 years of service credit, 2.0 percent for each of the next five years of service credit and 1.5 percent for each year of service credit in excess of 25 years. The maximum pension of 72 percent of the allowable average annual salary is paid after 33 years of service credit. (see OP&F Annual Comprehensive Financial Report referenced above for additional information, including requirements for Deferred Retirement Option Plan provisions and reduced and unreduced benefits).

Under normal service retirement, retired members who are at least 55 years old and have been receiving OPF benefits for at least one year may be eligible for a cost-of-living allowance adjustment. The age 55 provision for receiving a COLA does not apply to those who are receiving a permanent and total disability benefit and statutory survivors. Members participating in the DROP program have separate eligibility requirements related to COLA.

Members retiring under normal service retirement, with less than 15 years of service credit on July 1, 2013, will receive a COLA equal to either 3.00% or the percent increase, if any, in the consumer price index (CPI) over the 12-month period ending on September 30 of the immediately preceding year, whichever is less. The COLA amount for members with at least 15 years of service credit as of July 1, 2013 is equal to 3.00% of their base pension or disability benefit.

Members who retired prior to July 24, 1986, or their surviving beneficiaries under optional plans are entitled to cost-of-living allowance increases. The annual increase is paid on July 1st of each year. The annual COLA increase is \$360 under a Single Life Annuity Plan with proportional reductions for optional payment plans.



**Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022**

**NOTE 9 – DEFINED BENEFIT PENSION PLANS (Continued)**

Funding Policy - The Ohio Revised Code (ORC) provides statutory authority for member and employer contributions as follows:

	<u>Police</u>	<u>Firefighters</u>
<b>2022 Statutory Maximum Contribution Rates</b>		
Employer	19.50 %	24.00 %
Employee	12.25 %	12.25
<b>2022 Actual Contribution Rates</b>		
Employer:		
Pension	19.00 %	23.50 %
Post-employment Health Care Benefits	<u>0.50</u>	<u>0.50</u>
Total Employer	<u>19.50 %</u>	<u>24.00 %</u>
Employee	12.25 %	12.25 %

Employer contribution rates are expressed as a percentage of covered payroll. The City’s contractually required contribution to OPF was \$2,501,298 for 2022.

***Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions***

The net pension liability for OPERS was measured as of December 31, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. OPF’s total pension liability was measured as of December 31, 2021, and was determined by rolling forward the total pension liability as of January 1, 2021, to December 31, 2021. The City’s proportion of the net pension liability was based on the City’s share of contributions to the pension plan relative to the contributions of all participating entities. Following is information related to the proportionate share and pension expense:

	<u>OPERS</u>	<u>OP&amp;F</u>	<u>Total</u>
Proportionate Share of the Net Pension Liability	\$6,249,496	\$28,040,115	\$34,289,611
Proportion of the Net Pension Liability-2022	0.071830%	0.448827%	
Proportion of the Net Pension Liability-2021	<u>0.070820%</u>	<u>0.431171%</u>	
Percentage Change	<u>0.001010%</u>	<u>0.017656%</u>	
Pension Expense	(\$731,713)	\$1,697,400	\$965,687

**Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022**

**NOTE 9 – DEFINED BENEFIT PENSION PLANS (Continued)**

At December 31, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>OPERS</u>	<u>OP&amp;F</u>	<u>Total</u>
<b>Deferred Outflows of Resources</b>			
Changes in assumptions	\$781,496	\$5,124,528	\$5,906,024
Differences between expected and actual experience	318,592	808,513	1,127,105
Change in proportionate share	349,805	1,186,563	1,536,368
City contributions subsequent to the measurement date	<u>1,524,417</u>	<u>2,501,298</u>	<u>4,025,715</u>
Total Deferred Outflows of Resources	<u>\$2,974,310</u>	<u>\$9,620,902</u>	<u>\$12,595,212</u>
<b>Deferred Inflows of Resources</b>			
Net difference between projected and actual earnings on pension plan investments	\$7,433,554	\$7,351,684	\$14,785,238
Differences between expected and actual experience	137,066	1,457,701	1,594,767
Change in proportionate share	<u>137,590</u>	<u>649,255</u>	<u>786,845</u>
Total Deferred Inflows of Resources	<u>\$7,708,210</u>	<u>\$9,458,640</u>	<u>\$17,166,850</u>

\$4,025,715 reported as deferred outflows of resources related to pension resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

	<u>OPERS</u>	<u>OP&amp;F</u>	<u>Total</u>
Year Ending December 31:			
2023	(\$794,929)	(\$195,143)	(\$990,072)
2024	(2,532,955)	(1,907,923)	(4,440,878)
2025	(1,747,931)	(576,873)	(2,324,804)
2026	(1,182,502)	(352,151)	(1,534,653)
2027	<u>0</u>	<u>693,054</u>	<u>693,054</u>
Total	<u>(\$6,258,317)</u>	<u>(\$2,339,036)</u>	<u>(\$8,597,353)</u>

**Actuarial Assumptions - OPERS**

Actuarial valuations of an ongoing plan involve estimates of the values of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and cost trends. Actuarially determined amounts are subject to continual review or modification as actual results are compared with past expectations and new estimates are made about the future.

***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 9 – DEFINED BENEFIT PENSION PLANS (Continued)**

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employers and plan members) and include the types of benefits provided at the time of each valuation. The total pension liability in the December 31, 2021 and December 31, 2020 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

	<u>December 31, 2021</u>
Wage Inflation	2.75 percent
Future Salary Increases, including inflation	2.75 to 10.75 percent including wage inflation
COLA or Ad Hoc COLA (Pre 1/7/13 retirees)	3 percent simple
COLA or Ad Hoc COLA (Post 1/7/13 retirees)	3 percent simple through 2022. 2.05 percent simple, thereafter
Investment Rate of Return	6.9 percent
Actuarial Cost Method	Individual Entry Age
	<u>December 31, 2020</u>
Wage Inflation	3.25 percent
Future Salary Increases, including inflation	3.25 to 10.75 percent including wage inflation
COLA or Ad Hoc COLA (Pre 1/7/13 retirees)	3 percent simple
COLA or Ad Hoc COLA (Post 1/7/13 retirees)	0.5 percent simple through 2021. 2.15 percent simple, thereafter
Investment Rate of Return	7.2 percent
Actuarial Cost Method	Individual Entry Age

Pre-retirement mortality rates are based on 130% of the Pub-2010 General Employee Mortality tables (males and females) for State and Local Government divisions and 170% of the Pub-2010 Safety Employee Mortality tables (males and females) for the Public Safety and Law Enforcement divisions. Post-retirement mortality rates are based on 115% of the PubG-2010 Retiree Mortality Tables (males and females) for all divisions. Post-retirement mortality rates for disabled retirees are based on the PubNS-2010 Disabled Retiree Mortality Tables (males and females) for all divisions. For all of the previously described tables, the base year is 2010 and mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scales (males and females) to all of these tables.

The most recent experience study was completed for the five year period ended December 31, 2020.

The long-term rate of return on defined benefit investment assets was determined using a building-block method in which best-estimate ranges of expected future real rates of return are developed for each major asset class. These ranges are combined to produce the long-term expected real rate of return by weighting the expected future real rates of return by the target asset allocation percentage, adjusted for inflation.

**Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022**

**NOTE 9 – DEFINED BENEFIT PENSION PLANS (Continued)**

The allocation of investment assets with the Defined Benefit portfolio is approved by the Board of Trustees as outlined in the annual investment plan. Plan assets are managed on a total return basis with a long-term objective of achieving and maintaining a fully funded status for the benefits provided through the defined benefit pension plans. Best estimates of arithmetic real rates of return were provided by the Board’s investment consultant. For each major asset class that is included in the Defined Benefit portfolio’s target asset allocation as of December 31, 2021, these best estimates are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Fixed Income	24.00 %	1.03 %
Domestic Equities	21.00	3.78
Real Estate	11.00	3.66
Private Equity	12.00	7.43
International Equities	23.00	4.88
Risk Parity	5.00	2.92
Other Investments	4.00	2.85
Total	100.00 %	4.21 %

**Discount Rate** The discount rate used to measure the total pension liability was 6.9 percent. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and those of the contributing employers are made at the statutorily required rates. Based on those assumptions, the pension plan’s fiduciary net position was projected to be available to make all projected future benefits payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

**Sensitivity of the City’s Proportionate Share of the Net Pension Liability to Changes in the Discount Rate** The following table presents the City’s proportionate share of the net pension liability calculated using the current period discount rate assumption of 6.9 percent, as well as what the City’s proportionate share of the net pension liability would be if it were calculated using a discount rate that is one-percentage-point lower (5.9 percent) or one-percentage-point higher (7.9 percent) than the current rate:

	1% Decrease (5.90%)	Current Discount Rate (6.90%)	1% Increase (7.90%)
City's proportionate share of the net pension liability	\$16,477,084	\$6,249,496	(\$2,261,208)

**Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022**

**NOTE 9 – DEFINED BENEFIT PENSION PLANS (Continued)**

**Actuarial Assumptions – OPF**

OPF’s total pension liability as of December 31, 2021 is based on the results of an actuarial valuation date of January 1, 2021, and rolled-forward using generally accepted actuarial procedures. The total pension liability is determined by OPF’s actuaries in accordance with GASB Statement No. 67, as part of their annual valuation. Actuarial valuations of an ongoing plan involve estimates of reported amounts and assumptions about probability of occurrence of events far into the future. Examples include assumptions about future employment mortality, salary increases, disabilities, retirements and employment terminations. Actuarially determined amounts are subject to continual review and potential modifications, as actual results are compared with past expectations and new estimates are made about the future. Assumptions considered were: withdrawal rates, disability retirement, service retirement, DROP elections, mortality, percent married and forms of the payment, DROP interest rate, CPI-based COLA, investment returns, salary increases and payroll growth.

Key methods and assumptions used in the latest actuarial valuation, reflecting experience study results, prepared as of January 1, 2021, compared with January 1, 2020, are presented below.

	January 1, 2021	January 1, 2020
Valuation Date	January 1, 2021, with actuarial liabilities rolled forward to December 31, 2021	January 1, 2020, with actuarial liabilities rolled forward to December 31, 2020
Actuarial Cost Method	Entry Age Normal	Entry Age Normal
Investment Rate of Return	7.5 percent	8.0 percent
Projected Salary Increases	3.75 percent to 10.5 percent	3.75 percent to 10.5 percent
Payroll Growth	Inflation rate of 2.75 percent plus productivity increase rate of 0.5	Inflation rate of 2.75 percent plus productivity increase rate of 0.5
Cost of Living Adjustments	2.2 percent simple	2.2 percent simple

For the January 1, 2021 valuation, mortality for non-disabled participants is based on the RP-2014 Total Employee and Healthy Annuitant Mortality Tables rolled back to 2006, adjusted according to the rates in the following table, and projected with the Buck Modified 2016 Improvement Scale. Rates for surviving beneficiaries are adjusted by 120 percent.

Age	Police	Fire
67 or less	77 %	68 %
68-77	105	87
78 and up	115	120

For the January 1, 2021 valuation, mortality for disabled retirees is based on the RP-2014 Disabled Mortality Tables rolled back to 2006, adjusted according to the rates in the following table, and projected with the Buck Modified 2016 Improvement Scale.

**Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022**

**NOTE 9 – DEFINED BENEFIT PENSION PLANS (Continued)**

Age	Police	Fire
59 or less	35 %	35 %
60-69	60	45
70-79	75	70
80 and up	100	90

The most recent experience study was completed for the five year period ended December 31, 2016.

The long-term expected rate of return on pension plan investments was determined using a building-block approach and assumes a time horizon, as defined in the Statement of Investment Policy. A forecasted rate of inflation serves as the baseline for the return expectation. Various real return premiums over the baseline inflation rate have been established for each asset class. The long-term expected nominal rate of return has been determined by calculating a weighted averaged of the expected real return premiums for each asset class, adding the projected inflation rate and adding the expected return from rebalancing uncorrelated asset classes.

Best estimates of the long-term expected geometric real rates of return for each major asset class included in OPF’s target asset allocation as of December 31, 2021 are summarized below:

Asset Class	Target Allocation	Long Term Expected Real Rate of Return
Cash and Cash Equivalents	0.00 %	0.00 %
Domestic Equity	21.00	3.60
Non-US Equity	14.00	4.40
Private Markets	8.00	6.80
Core Fixed Income *	23.00	1.10
High Yield Fixed Income	7.00	3.00
Private Credit	5.00	4.50
U.S. Inflation Linked Bonds*	17.00	0.80
Midstream Energy Infrastructure	5.00	5.00
Real Assets	8.00	5.90
Gold	5.00	2.40
Private Real Estate	12.00	4.80
Total	<u>125.00 %</u>	

\* levered 2.5x

Note: Assumptions are geometric

OPF’s Board of Trustees has incorporated the “risk parity” concept into OPF’s asset liability valuation with the goal of reducing equity risk exposure, which reduces overall Total Portfolio risk without sacrificing return, and creating a more risk-balanced portfolio based on their relationship between asset classes and economic environments. From the notional portfolio perspective above, the Total Portfolio may be levered up to 1.25 times due to the application of leverage in certain fixed income asset classes.

***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 9 – DEFINED BENEFIT PENSION PLANS (Continued)**

**Discount Rate** For 2021, the total pension liability was calculated using the discount rate of 7.50 percent. The discount rate used for 2020 was 8.00 percent. The projection of cash flows used to determine the discount rate assumed the contributions from employers and from the members would be computed based on contribution requirements as stipulated by State statute. Projected inflows from investment earning were calculated using the longer-term assumed investment rate of return 7.50 percent. Based on those assumptions, the plan’s fiduciary net position was projected to be available to make all future benefit payments of current plan members. Therefore, a long-term expected rate of return on pension plan investments was applied to all periods of projected benefits to determine the total pension liability.

**Sensitivity of the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate** Net pension liability is sensitive to changes in the discount rate, and to illustrate the potential impact the following table presents the net pension liability calculated using the discount rate of 7.50 percent, as well as what the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (6.50 percent), or one percentage point higher (8.50 percent) than the current rate.

	1% Decrease (6.50%)	Current Discount Rate (7.50%)	1% Increase (8.50%)
City's proportionate share of the net pension liability	\$41,583,100	\$28,040,115	\$16,762,153

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***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 10 - DEFINED BENEFIT OPEB PLANS**

***Net OPEB Liability (Asset)***

The net OPEB liability (asset) reported on the statement of net position represents a liability to employees for OPEB. OPEB is a component of exchange transactions—between an employer and its employees—of salaries and benefits for employee services. OPEB are provided to an employee—on a deferred-payment basis—as part of the total compensation package offered by an employer for employee services each financial period. The obligation to sacrifice resources for OPEB is a present obligation because it was created as a result of employment exchanges that already have occurred.

The net OPEB liability (asset) represents the City’s proportionate share of each OPEB plan’s collective actuarial present value of projected benefit payments attributable to past periods of service, net of each OPEB plan’s fiduciary net position. The net OPEB liability (asset) calculation is dependent on critical long-term variables, including estimated average life expectancies, earnings on investments, cost of living adjustments and others. While these estimates use the best information available, unknowable future events require adjusting these estimates annually.

Ohio Revised Code limits the City’s obligation for this liability to annually required payments. The City cannot control benefit terms or the manner in which OPEB are financed; however, the City does receive the benefit of employees’ services in exchange for compensation including OPEB.

GASB 75 assumes the liability is solely the obligation of the employer, because they benefit from employee services. OPEB contributions come from these employers and health care plan enrollees which pay a portion of the health care costs in the form of a monthly premium. The Ohio revised Code permits, but does not require the retirement systems to provide healthcare to eligible benefit recipients. Any change to benefits or funding could significantly affect the net OPEB liability (asset). Resulting adjustments to the net OPEB liability (asset) would be effective when the changes are legally enforceable. The retirement systems may allocate a portion of the employer contributions to provide for these OPEB benefits.

The proportionate share of each plan’s unfunded benefits is presented as a long-term *net OPEB liability (asset)* on the accrual basis of accounting. Any liability for the contractually-required OPEB contribution outstanding at the end of the year is included in *intergovernmental payable* on both the accrual and modified accrual bases of accounting.



***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 10 - DEFINED BENEFIT OPEB PLANS (Continued)**

***Plan Description – Ohio Public Employees Retirement System (OPERS)***

Plan Description - The Ohio Public Employees Retirement System (OPERS) administers three separate pension plans: the traditional pension plan, a cost-sharing, multiple-employer defined benefit pension plan; the member-directed plan, a defined contribution plan; and the combined plan, a cost-sharing, multiple-employer defined benefit pension plan that has elements of both a defined benefit and defined contribution plan.

OPERS maintains a cost-sharing, multiple-employer defined benefit post-employment health care trust, which funds multiple health care plans including medical coverage, prescription drug coverage and deposits to a Health Reimbursement Arrangement to qualifying benefit recipients of both the traditional pension and the combined plans. This trust is also used to fund health care for member-directed plan participants, in the form of a Retiree Medical Account (RMA). At retirement or refund, member directed plan participants may be eligible for reimbursement of qualified medical expenses from their vested RMA balance.

Currently, Medicare-eligible retirees are able to select medical and prescription drug plans from a range of options and may elect optional vision and dental plans. Retirees and eligible dependents enrolled in Medicare Parts A and B have the option to enroll in a Medicare supplemental plan with the assistance of the OPERS Medicare Connector. The OPERS Medicare Connector is a relationship with a vendor selected by OPERS to assist retirees, spouses and dependents with selecting a medical and pharmacy plan. Monthly allowances, based on years of service and the age at which the retiree first enrolled in OPERS coverage, are deposited into an HRA. For non-Medicare retirees and eligible dependents, OPERS sponsors medical and prescription coverage through a professionally managed self-insured plan. An allowance to offset a portion of the monthly premium is offered to retirees and eligible dependents. The allowance is based on the retiree's years of service and age when they first enrolled in OPERS coverage.

Medicare-eligible retirees who choose to become re-employed or survivors who become employed in an OPERS-covered position are prohibited from participating in an HRA. For this group of retirees, OPERS sponsors secondary coverage through a professionally managed self-insured program. Retirees who enroll in this plan are provided with a monthly allowance to offset a portion of the monthly premium. Medicare-eligible spouses and dependents can also enroll in this plan as long as the retiree is enrolled.

OPERS provides a monthly allowance for health care coverage for eligible retirees and their eligible dependents. The base allowance is determined by OPERS.

Effective January 1, 2022, OPERS will discontinue the group plans currently offered to non-Medicare retirees and re-employed retirees. Instead, eligible non-Medicare retirees will select an individual medical plan. OPERS will provide a subsidy or allowance via an HRA allowance to those retirees who meet health care eligibility requirements. Retirees will be able to seek reimbursement for plan premiums and other qualified medical expenses. These changes are reflected in the December 31, 2020, measurement date health care valuation.

***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 10 - DEFINED BENEFIT OPEB PLANS (Continued)**

In order to qualify for postemployment health care coverage, age and service retirees under the traditional pension and combined plans must have 20 or more years of qualifying Ohio service credit with a minimum age of 60, or generally 30 years of qualifying service at any age. Health care coverage for disability benefit recipients and qualified survivor benefit recipients is available. The health care coverage provided by OPERS meets the definition of an Other Post Employment Benefit (OPEB) as described in GASB Statement 75. Current retirees eligible (or who become eligible prior to January 1, 2022) to participate in the OPERS health care program will continue to be eligible after January 1, 2022. Eligibility requirements will change for those retiring after January 1, 2022, with differing eligibility requirements for Medicare retirees and non-Medicare retirees. See OPERS' Annual Comprehensive Financial Report referenced below for additional information.

The Ohio Revised Code permits, but does not require OPERS to provide health care to its eligible benefit recipients. Authority to establish and amend health care coverage is provided to the Board in Chapter 145 of the Ohio Revised Code.

Disclosures for the health care plan are presented separately in the OPERS financial report. Interested parties may obtain a copy by visiting <https://www.opers.org/financial/reports.shtml>, by writing to OPERS, 277 East Town Street, Columbus, Ohio 43215-4642, or by calling (614) 222-5601 or 800-222-7377.

Funding Policy - The Ohio Revised Code provides the statutory authority requiring public employers to fund postemployment health care through their contributions to OPERS. When funding is approved by OPERS' Board of Trustees, a portion of each employer's contribution to OPERS is set aside to fund OPERS health care plans. Beginning in 2018, health care is not being funded.

Employer contribution rates are expressed as a percentage of the earnable salary of active members. In 2022, state and local employers contributed at a rate of 14.0 percent of earnable salary and public safety and law enforcement employers contributed at 18.1 percent. These are the maximum employer contribution rates permitted by the Ohio Revised Code. Active member contributions do not fund health care.

Each year, the OPERS Board determines the portion of the employer contribution rate that will be set aside to fund health care plans. The portion of employer contributions allocated to health care for members in the Traditional Pension Plan and Combined Plan was 0 percent during calendar year 2022. The OPERS Board is also authorized to establish rules for the retiree or their surviving beneficiaries to pay a portion of the health care provided. Payment amounts vary depending on the number of covered dependents and the coverage selected. The employer contribution as a percentage of covered payroll deposited into the RMA for participants in the Member-Directed Plan for 2022 was 4.0 percent.

Employer contribution rates are actuarially determined and are expressed as a percentage of covered payroll. The City's contractually required contribution was \$0 for 2022.

***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 10 - DEFINED BENEFIT OPEB PLANS (Continued)**

The Board of Trustees is authorized to allocate a portion of the total employer contributions made into the pension plan to the Section 115 trust and the Section 401(h) account as the employer contribution for retiree health care benefits. For 2022, the portion of employer contributions allocated to health care was 0.5 percent of covered payroll. The amount of employer contributions allocated to the health care plan each year is subject to the Trustees' primary responsibility to ensure that pension benefits are adequately funded and is limited by the provisions of Sections 115 and 401(h).

The OP&F Board of Trustees is also authorized to establish requirements for contributions to the health care plan by retirees and their eligible dependents or their surviving beneficiaries. Payment amounts vary depending on the number of covered dependents and the coverage selected.

The City's contractually required contribution to OP&F was \$58,304 for 2022.

***OPEB Liabilities (Asset), OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB***

The net OPEB liability (asset) and total OPEB liability for OPERS were determined by an actuarial valuation as of December 31, 2020, rolled forward to the measurement date of December 31, 2021, by incorporating the expected value of health care cost accruals, the actual health care payment, and interest accruals during the year. OP&F's total OPEB liability was measured as of December 31, 2021, and was determined by rolling forward the total OPEB liability as of January 1, 2021, to December 31, 2021. The City's proportion of the net OPEB liability (asset) was based on the City's share of contributions to the retirement plan relative to the contributions of all participating entities. Following is information related to the proportionate share and OPEB expense:

	OPERS	OP&F	Total
Proportionate Share of the Net OPEB Liability (Asset)	(\$2,284,595)	\$4,919,531	\$2,634,936
Proportion of the Net OPEB Liability (Asset) -2022	0.072940%	0.448827%	
Proportion of the Net OPEB Liability (Asset) -2021	0.071656%	0.431171%	
Percentage Change	0.001284%	0.017656%	
OPEB Expense	(\$1,825,140)	\$224,104	(\$1,601,036)

**Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022**

**NOTE 10 - DEFINED BENEFIT OPEB PLANS (Continued)**

At December 31, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<u>OPERS</u>	<u>OP&amp;F</u>	<u>Total</u>
<b>Deferred Outflows of Resources</b>			
Changes in assumptions	\$0	\$2,177,536	\$2,177,536
Differences between expected and actual experience	0	223,794	223,794
Change in proportionate share	87,209	131,850	219,059
City contributions subsequent to the measurement date	0	58,304	58,304
Total Deferred Outflows of Resources	<u>\$87,209</u>	<u>\$2,591,484</u>	<u>\$2,678,693</u>
<b>Deferred Inflows of Resources</b>			
Net difference between projected and actual earnings on OPEB plan investments	\$1,089,132	\$444,395	\$1,533,527
Changes in assumptions	924,778	571,374	1,496,152
Differences between expected and actual experience	346,539	650,188	996,727
Change in proportionate share	0	542,825	542,825
Total Deferred Inflows of Resources	<u>\$2,360,449</u>	<u>\$2,208,782</u>	<u>\$4,569,231</u>

\$58,304 reported as deferred outflows of resources related to OPEB resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability in 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ending December 31:	<u>OPERS</u>	<u>OP&amp;F</u>	<u>Total</u>
2023	(\$1,372,595)	\$25,081	(\$1,347,514)
2024	(506,256)	(40,893)	(547,149)
2025	(237,968)	8,367	(229,601)
2026	(156,421)	63,675	(92,746)
2027	0	127,787	127,787
2028	0	87,129	87,129
2029	0	53,252	53,252
Total	<u>(\$2,273,240)</u>	<u>\$324,398</u>	<u>(\$1,948,842)</u>

***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 10 - DEFINED BENEFIT OPEB PLANS (Continued)**

***Actuarial Assumptions - OPERS***

Actuarial valuations of an ongoing plan involve estimates of the values of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and cost trends. Actuarially determined amounts are subject to continual review or modification as actual results are compared with past expectations and new estimates are made about the future.

Projections of benefits for financial reporting purposes are based on the substantive plan and include the types of coverage provided at the time of each valuation and the historical pattern of sharing of costs between OPERS and plan members. The total OPEB liability was determined by an actuarial valuation as of December 31, 2020, rolled forward to the measurement date of December 31, 2021. The actuarial valuation used the following actuarial assumptions applied to all prior periods included in the measurement in accordance with the requirements of GASB 74:

Wage Inflation	2.75 percent
Projected Salary Increases, including inflation	2.75 to 10.75 percent including wage inflation
Single Discount Rate:	
Current measurement date	6.00 percent
Prior measurement date	6.00 percent
Investment Rate of Return:	
Current measurement date	6.00 percent
Prior measurement date	6.00 percent
Municipal Bond Rate:	
Current measurement date	1.84 percent
Prior measurement date	2.00 percent
Health Care Cost Trend Rate:	
Current measurement date	5.5 percent initial, 3.5 percent ultimate in 2034
Prior measurement date	8.5 percent initial, 3.5 percent ultimate in 2035
Actuarial Cost Method	Individual Entry Age Normal

Pre-retirement mortality rates are based on 130% of the Pub-2010 General Employee Mortality tables (males and females) for State and Local Government divisions and 170% of the Pub-2010 Safety Employee Mortality tables (males and females) for the Public Safety and Law Enforcement divisions. Post-retirement mortality rates are based on 115% of the PubG-2010 Retiree Mortality Tables (males and females) for all divisions. Post-retirement mortality rates for disabled retirees are based on the PubNS-2010 Disabled Retiree Mortality Tables (males and females) for all divisions. For all of the previously described tables, the base year is 2010 and mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scales (males and females) to all of these tables.

The most recent experience study was completed for the five year period ended December 31, 2020.

**Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022**

**NOTE 10 - DEFINED BENEFIT OPEB PLANS (Continued)**

The long-term expected rate of return on health care investment assets was determined using a building-block method in which best-estimate ranges of expected future real rates of return are developed for each major asset class. These ranges are combined to produce the long-term expected real rate of return by weighting the expected future real rates of return by the target asset allocation percentage, adjusted for inflation.

The allocation of investment assets with the Health Care portfolio is approved by the Board of Trustees as outlined in the annual investment plan. Assets are managed on a total return basis with a long-term objective of continuing to offer a sustainable health care program for current and future retirees. OPERS' primary goal is to achieve and maintain a fully funded status for the benefits provided through the defined pension plans. Health care is a discretionary benefit. Best estimates of arithmetic rates of return were provided by OPERS investment consultant. For each major asset class that is included in the Health Care's portfolio's target asset allocation as of December 31, 2021, these best estimates are summarized in the following table:

Asset Class	Target Allocation	Weighted Average Long-Term Expected Real Rate of Return (Arithmetic)
Fixed Income	34.00 %	0.91 %
Domestic Equities	25.00	3.78
Real Estate Investment Trust	7.00	3.71
International Equities	25.00	4.88
Risk Parity	2.00	2.92
Other investments	7.00	1.93
Total	100.00 %	3.45 %

**Discount Rate** A single discount rate of 6.00 percent was used to measure the OPEB liability on the measurement date of December 31, 2021. A single discount rate of 6.00 percent was used to measure the OPEB liability on the measurement date of December 31, 2020. Projected benefit payments are required to be discounted to their actuarial present value using a single discount rate that reflects (1) a long-term expected rate of return on OPEB plan investments (to the extent that the health care fiduciary net position is projected to be sufficient to pay benefits), and (2) tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date (to the extent that the contributions for use with the long-term expected rate are not met). This single discount rate was based on an expected rate of return on the health care investment portfolio of 6.00 percent and a municipal bond rate of 1.84 percent (Fidelity Index's "20-Year Municipal GO AA Index").

***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

**NOTE 10 - DEFINED BENEFIT OPEB PLANS (Continued)**

The projection of cash flows used to determine this single discount rate assumed that employer contributions will be made at rates equal to the actuarially determined contribution rate. Based on these assumptions, the health care fiduciary net position and future contributions were sufficient to finance health care costs through 2121. As a result, the long-term expected rate of return on health care investments was applied to projected costs through the year 2121, the duration of the projection period through which projected health care payments are fully funded.

***Sensitivity of the City's Proportionate Share of the Net OPEB Liability (Asset) to Changes in the Discount Rate*** The following table presents the City's proportionate share of the net OPEB liability (asset) calculated using the single discount rate of 6.00 percent, as well as what the City's proportionate share of the net OPEB liability (asset) would be if it were calculated using a discount rate that is one-percentage-point lower (5.00 percent) or one-percentage-point higher (7.00 percent) than the current rate:

	1% Decrease (5.00%)	Current Discount Rate (6.00%)	1% Increase (7.00%)
City's proportionate share of the net OPEB liability (asset)	(\$1,343,555)	(\$2,284,595)	(\$3,065,668)

***Sensitivity of the City's Proportionate Share of the Net OPEB Liability (Asset) to Changes in the Health Care Cost Trend Rate*** Changes in the health care cost trend rate may also have a significant impact on the net OPEB liability (asset). The following table presents the net OPEB liability (asset) calculated using the assumed trend rates and the expected net OPEB liability (asset) if it were calculated using a health care cost trend rate that is 1.0 percent lower or 1.0 percent higher than the current rate.

Retiree health care valuations use a health care cost-trend assumption that changes over several years built into the assumption. The near-term rates reflect increases in the current cost of health care; the trend starting in 2022 is 5.50 percent. If this trend continues for future years, the projection indicates that years from now virtually all expenditures will be for health care. A more reasonable alternative is that in the not-too-distant future, the health plan cost trend will decrease to a level at, or near, wage inflation. On this basis, the actuaries project premium rate increases will continue to exceed wage inflation for approximately the next decade, but by less each year, until leveling off at an ultimate rate, assumed to be 3.50 percent in the most recent valuation.

	1% Decrease	Current Health Care Cost Trend Rate Assumption	1% Increase
City's proportionate share of the net OPEB liability (asset)	(\$2,309,280)	(\$2,284,595)	(\$2,255,305)

***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 10 - DEFINED BENEFIT OPEB PLANS (Continued)**

***Actuarial Assumptions – OP&F***

OP&F’s total OPEB liability as of December 31, 2021, is based on the results of an actuarial valuation date of January 1, 2021, and rolled-forward using generally accepted actuarial procedures. The total OPEB liability is determined by OP&F’s actuaries in accordance with GASB Statement No. 74, as part of their annual valuation. Actuarial valuations of an ongoing plan involve estimates of reported amounts and assumptions about probability of occurrence of events far into the future. Examples include assumptions about future employment mortality, salary increases, disabilities, retirements and employment terminations. Actuarially determined amounts are subject to continual review and potential modifications, as actual results are compared with past expectations and new estimates are made about the future.

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employers and plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing benefit costs between the employers and plan members to that point. The projection of benefits for financial reporting purposes does not explicitly incorporate the potential effects of legal or contractual funding limitations.

Actuarial calculations reflect a long-term perspective. For a newly hired employee, actuarial calculations will take into account the employee’s entire career with the employer and also take into consideration the benefits, if any, paid to the employee after termination of employment until the death of the employee and any applicable contingent annuitant. In many cases, actuarial calculations reflect several decades of service with the employer and the payment of benefits after termination.

Key methods and assumptions used in the latest actuarial valuation, reflecting experience study results, are presented below.

Valuation Date	January 1, 2021, with actuarial liabilities rolled forward to December 31, 2021	January 1, 2020, with actuarial liabilities rolled forward to December 31, 2020
Actuarial Cost Method	Entry Age Normal	Entry Age Normal
Investment Rate of Return	7.5 percent	8.0 percent
Projected Salary Increases	3.75 percent to 10.5 percent	3.75 percent to 10.5 percent
Payroll Growth	Inflation rate of 2.75 percent plus productivity increase rate of 0.5	Inflation rate of 2.75 percent plus productivity increase rate of 0.5
Single discount rate	2.84 percent	2.96 percent
Cost of Living Adjustments	2.2 percent simple	2.2 percent simple



***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 10 - DEFINED BENEFIT OPEB PLANS (Continued)**

Mortality for non-disabled participants is based on the RP-2014 Total Employee and Healthy Annuitant Mortality Tables rolled back to 2006, adjusted according to the rates in the following table, and projected with the Buck Modified 2016 Improvement Scale. Rates for surviving beneficiaries are adjusted by 120 percent.

<u>Age</u>	<u>Police</u>	<u>Fire</u>
67 or less	77 %	68 %
68-77	105	87
78 and up	115	120

Mortality for disabled retirees is based on the RP-2014 Disabled Mortality Tables rolled back to 2006, adjusted according to the rates in the following table, and projected with the Buck Modified 2016 Improvement Scale.

<u>Age</u>	<u>Police</u>	<u>Fire</u>
59 or less	35 %	35 %
60-69	60	45
70-79	75	70
80 and up	100	90

The most recent experience study was completed for the five year period ended December 31, 2016.

The long-term expected rate of return on OPEB plan investments was determined using a building-block approach and assumes a time horizon, as defined in the Statement of Investment Policy. A forecasted rate of inflation serves as the baseline for the return expected. Various real return premiums over the baseline inflation rate have been established for each asset class. The long-term expected nominal rate of return has been determined by calculating a weighted averaged of the expected real return premiums for each asset class, adding the projected inflation rate and adding the expected return from rebalancing uncorrelated asset classes. Best estimates of the long-term expected geometric real rates of return for each major asset class included in OP&F's target asset allocation as of December 31, 2021, are summarized below:

***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

**NOTE 10 - DEFINED BENEFIT OPEB PLANS (Continued)**

Asset Class	Target Allocation	Long Term Expected Real Rate of Return
Cash and Cash Equivalents	0.00 %	0.00 %
Domestic Equity	21.00	3.60
Non-US Equity	14.00	4.40
Private Markets	8.00	6.80
Core Fixed Income *	23.00	1.10
High Yield Fixed Income	7.00	3.00
Private Credit	5.00	4.50
U.S. Inflation Linked Bonds*	17.00	0.80
Midstream Energy Infrastructure	5.00	5.00
Real Assets	8.00	5.90
Gold	5.00	2.40
Private Real Estate	12.00	4.80
Total	125.00 %	

\* levered 2.5x

Note: Assumptions are geometric

OP&F's Board of Trustees has incorporated the risk parity concept into OP&F's asset liability valuation with the goal of reducing equity risk exposure, which reduces overall Total Portfolio risk without sacrificing return, and creating a more risk-balanced portfolio based on their relationship between asset classes and economic environments. From the notional portfolio perspective above, the Total Portfolio may be levered up to 1.25 times due to the application of leverage in certain fixed income asset classes.

**Discount Rate** For 2021, the total OPEB liability was calculated using the discount rate of 2.84 percent. For 2020, the total OPEB liability was calculated using the discount rate of 2.96 percent. The projection of cash flows used to determine the discount rate assumed the contribution from employers and from members would be computed based on contribution requirements as stipulated by State statute. Projected inflows from investment earnings were calculated using the longer-term assumed investment rate of return of 7.50 percent. Based on those assumptions, OP&F's fiduciary net position was projected to not be able to make all future benefit payments of current plan members. Therefore, a municipal bond rate of 2.05 percent at December 31, 2021 and 2.12 percent at December 31, 2020, was blended with the long-term rate of 7.50 percent, which resulted in a blended discount rate of 2.84 percent for 2021 and 2.96 percent for 2020. The municipal bond rate was determined using the Bond Buyers General Obligation 20-year Municipal Bond Index Rate. The OPEB plan's fiduciary net position was projected to be available to make all projected OPEB payments until 2037. The long-term expected rate of return on health care investments was applied to projected costs through 2037, and the municipal bond rate was applied to all health care costs after that date.

***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 10 - DEFINED BENEFIT OPEB PLANS (Continued)**

***Sensitivity of the City's Proportionate Share of the Net OPEB Liability to Changes in the Discount Rate*** The net OPEB liability is sensitive to changes in the discount rate, and to illustrate the potential impact the following table presents the net OPEB liability calculated using the discount rate of 2.84 percent, as well as what the net OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (1.84 percent), or one percentage point higher (3.84 percent) than the current rate.

	1% Decrease (1.84%)	Current Discount Rate (2.84%)	1% Increase (3.84%)
City's proportionate share of the net OPEB liability	\$6,183,959	\$4,919,531	\$3,880,167

***Sensitivity of the City's Proportionate Share of the Net OPEB Liability to Changes in the Health Care Cost Trend Rate*** The total OPEB liability is based on a medical benefit that is a flat dollar amount; therefore, it is unaffected by a health care cost trend rate. An increase or decrease in the trend rate would have no effect on the total OPEB liability.

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***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

**NOTE 11 - NOTES PAYABLE**

The Ohio Revised Code provides that notes including renewal notes issued in anticipation of the issuance of general obligation bonds may be issued and outstanding from time to time up to a maximum period of twenty years from the date of issuance of the original notes. The maximum maturity for notes anticipating general obligation bonds payable from special assessments is five years. Any period in excess of five years must be deducted from the permitted maximum maturity of the bonds anticipated, and portions of the principal amount of notes outstanding for more than five years must be retired in amounts at least equal to and payable no later than those principal maturities required if the bonds had been issued at the expiration of the initial five year period. Bond anticipation notes may be retired at maturity from the proceeds of the sale of renewal notes or of the bonds anticipated by the notes, or from available funds of the City or a combination of these sources.

	Balance January 1, 2021	Issued	(Retired)	Balance December 31, 2022
<b>Capital Projects Fund Notes Payable:</b>				
1.100% Sharon Valley Road Fire Station	\$2,900,000	\$0	(\$2,900,000)	\$0
1.250% Various Purpose	3,500,000	0	(3,500,000)	0
4.000% Various Purpose	0	3,540,000	0	3,540,000
<b>Total Capital Projects Fund Notes Payable</b>	<b>6,400,000</b>	<b>3,540,000</b>	<b>(6,400,000)</b>	<b>3,540,000</b>
<b>Enterprise Fund Notes Payable:</b>				
1.500% Horns Hill Sanitary Sewer	550,000	0	(550,000)	0
2.000% Horns Hill Sanitary Sewer	0	550,000	0	550,000
1.500% Stream Bank Protection	500,000	0	(500,000)	0
2.000% Stream Bank Protection	0	500,000	0	500,000
1.100% Tamarack Waterline	500,000	0	(500,000)	0
4.000% Water System Improvements	0	2,835,000	0	2,835,000
1.100% Tamarack Stormwater	2,500,000	0	(2,500,000)	0
4.000% Tamarack 40 St Stormwater Impr	0	2,515,000	0	2,515,000
<b>Total Enterprise Fund Notes Payable</b>	<b>4,050,000</b>	<b>6,400,000</b>	<b>(4,050,000)</b>	<b>6,400,000</b>
<b>Total Notes Payable</b>	<b>\$10,450,000</b>	<b>\$9,940,000</b>	<b>(\$10,450,000)</b>	<b>\$9,940,000</b>

**CITY OF NEWARK, OHIO**

**Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022**

**NOTE 12 - LONG-TERM DEBT AND OTHER LONG-TERM OBLIGATIONS**

Long-term debt and other long-term obligations of the City at December 31, 2022 were as follows:

			Balance December 31, 2021	Additions	Deductions	Balance December 31, 2022	Amount Due Within One Year
<b>Governmental Activities Debt:</b>							
General Obligation Bonds:							
East Main Street							
Improvement Refunding (TIF)	1.5%-3.00%	2028	\$1,055,000	\$0	(\$140,000)	\$915,000	\$140,000
Police and Fire Facilities Refunding	2.0%-4.00%	2031	6,180,000	0	(535,000)	5,645,000	550,000
Downtown Fire Station	2.0%-4.00%	2036	4,185,000	0	(225,000)	3,960,000	230,000
Various Purpose Refunding	2.0%-4.00%	2031	575,000	0	(55,000)	520,000	55,000
Deo Drive Improvement (TIF)	3.75%-4.38%	2027	365,000	0	(75,000)	290,000	80,000
Landfill Reclamation Refunding	2.0%-4.00%	2031	720,000	0	(65,000)	655,000	65,000
Various Purpose	2.0%-3.25%	2037	1,315,000	0	(70,000)	1,245,000	70,000
Sidewalk and Parking Lot Improvement	2.0%-3.0%	2028	830,000	0	(110,000)	720,000	115,000
Sharon Valleu Road Fire Station No. 5	4.25%-5.0%	2047	0	2,940,000	0	2,940,000	40,000
Horns Hill Waterworks Road Improvement	4.25%-5.0%	2042	0	1,600,000	0	1,600,000	40,000
			15,225,000	4,540,000	(1,275,000)	18,490,000	1,385,000
Bond Premium			569,963	118,362	(50,394)	637,931	0
Total General Obligation Bonds			15,794,963	4,658,362	(1,325,394)	19,127,931	1,385,000
ODOT State Infrastructure Bank Loans:							
Newark-Mount Vernon Road	3.00%	2035	2,389,787	0	(139,652)	2,250,135	143,873
Ohio and Manning Street Bridges and Bike Trail	3.00%	2028	1,481,766	0	(209,720)	1,272,046	216,060
Total ODOT State Infrastructure Bank Loans			3,871,553	0	(349,372)	3,522,181	359,933
Ohio Public Works							
Commission Loans (OPWC):							
West Church Street Bridge	0.00%	2034	420,000	0	(30,000)	390,000	30,000
West Main Street Improvements	0.00%	2022	60,000	0	(40,000)	20,000	20,000
Sharon Valley Road/Evans Boulevard	0.00%	2028	129,500	0	(18,500)	111,000	18,500
Country Club Dr/Sharon Valley Road	0.00%	2032	0	164,819	(8,241)	156,578	16,482
Total OPWC Loans			609,500	164,819	(96,741)	677,578	84,982
Long Term Note Payable:							
Church Street Area Improvements	2.00%	2023	1,125,000	1,125,000	(1,125,000)	1,125,000	0
Installment Loans:							
2016 Pumper Fire Truck	3.06%	2023	143,158	0	(70,486)	72,672	72,672
2016 McCoy Miller Ambulance	3.40%	2022	58,956	0	(58,956)	0	0
6 2018 Ford Explorer Police Vehicles	3.44%	2022	78,993	0	(78,993)	0	0
LED Street Lights	3.89%	2025	222,648	0	(51,935)	170,713	54,347
2018 Pierce Ladder Fire Truck	4.06%	2025	384,560	0	(89,368)	295,192	93,743
4 Dump/Plow Trucks	3.99%	2022	106,905	0	(106,905)	0	0
Scoreboard and Equipment	3.83%	2026	172,691	0	(31,528)	141,163	32,967
EMS Vehicle	4.37%	2025	223,137	0	(52,676)	170,461	54,697
6 Police Cars	4.25%	2024	208,607	0	(67,066)	141,541	69,506
2 2020 Ford Explorers	2.95%	2024	90,543	0	(29,308)	61,235	30,174
2021 Pierce Fire Truck	4.17%	2031	1,381,560	0	(114,194)	1,267,366	118,954
Various 2021 Vehicles	3.12%	2025	334,920	0	(79,916)	255,004	82,408
Total Installment Loans			3,406,678	0	(831,331)	2,575,347	609,468
<b>Governmental Activities Other Long-Term Obligations:</b>							
Worker's Compensation Retrospective Liability			465,245	238,106	(465,245)	238,106	48,087
Accrued Pension Liability			1,270,912	0	(71,740)	1,199,172	74,822
Compensated Absences Payable			3,874,088	1,850,273	(1,842,475)	3,881,886	1,893,245
Total Governmental Activities			\$30,417,939	\$8,036,560	(\$6,107,298)	\$32,347,201	\$4,455,537

**CITY OF NEWARK, OHIO**

**Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022**

**NOTE 12 - LONG-TERM DEBT AND OTHER LONG-TERM OBLIGATIONS (Continued)**

			Balance December 31, 2021	Additions	Deductions	Balance December 31, 2022	Amount Due Within One Year
<b>Business-Type Activities Debt:</b>							
General Obligation Bonds:							
Storm Water Improvement Refunding	2.00%-4.00%	2034	\$2,050,000	\$0	(\$160,000)	\$1,890,000	\$165,000
Storm Water Improvement	2.0%-4.0%	2039	1,850,000	0	(75,000)	1,775,000	80,000
Various Purpose	1.00%-3.00%	2032	2,850,000	0	(230,000)	2,620,000	235,000
			6,750,000	0	(465,000)	6,285,000	480,000
Bond Premium			187,070	0	(14,141)	172,929	0
Total General Obligation Bonds			6,937,070	0	(479,141)	6,457,929	480,000
Revenue Bonds:							
Water System Improvement	2.0%-5.0%	2049	16,515,000	0	(360,000)	16,155,000	365,000
Bond Premium			1,088,010	0	(38,858)	1,049,152	0
Total Revenue Bonds			17,603,010	0	(398,858)	17,204,152	365,000
Ohio Water Development							
Authority Loans (OWDA):							
Licking River Interceptor Construction	3.25%	2026	823,267	0	(154,212)	669,055	159,264
Stormwater Utility Planning	3.36%	2028	111,784	0	(68,156)	43,628	43,628
Wastewater Electrical Improvements	0.61%	2027	891,098	0	(146,264)	744,834	147,158
Wastewater High Rate Treatment System	4.67%	2031	8,526,399	0	(749,376)	7,777,023	780,721
CSO Sewer Separation	3.36%	2028	612,078	0	(25,208)	586,870	52,900
Water Plant Generator	3.53%	2030	573,621	0	(55,185)	518,436	57,150
CSO Sewer Separation	3.25%	2031	1,182,623	0	(101,855)	1,080,768	105,192
Automated Meter Reading	3.53%	2031	1,401,988	0	(99,446)	1,302,542	103,229
CSO Sewer Separation 1030	2.45%	2033	1,568,838	0	(119,661)	1,449,177	122,610
Raccoon Creek Interceptor	2.64%	2033	4,839,305	0	(347,675)	4,491,630	356,916
Aeration System Modifications	2.48%	2034	1,456,310	0	(100,714)	1,355,596	103,227
Downtown Sewer Separation	2.01%	2037	14,195,731	0	(768,270)	13,427,461	0
Alternative Storm Water	1.00%	2032	2,684,615	0	(243,735)	2,440,880	246,178
Anaerobic Digester Improvements	2.01%	2044	9,262,281	0	(218,474)	9,043,807	330,551
Wastewater UV Disinfection and SCADA Upgrade	0.00%	2042	35,375	3,780,060	0	3,815,435	0
Interceptor Siphon	0.00%	2046	2,398,533	0	(126,880)	2,271,653	0
Fourth Street Sewer Separation	0.00%	2053	10,801,629	7,850,053	0	18,651,682	0
South Second Street Interceptor	0.00%	2028	0	436,149	0	436,149	0
Total OWDA Loans			61,365,475	12,066,262	(3,325,111)	70,106,626	2,608,724
Ohio Public Works							
Commission Loans (OPWC):							
Licking River Interceptor Construction	0.00%	2027	170,595	0	(28,433)	142,162	28,433
Sewer Improvements	0.00%	2022	6,474	0	(4,318)	2,156	2,156
Idlewilde Park Sewer Phase I	0.00%	2022	8,149	0	(3,259)	4,890	3,259
Idlewilde Park Sewer Phase II	0.00%	2024	134,250	0	(33,561)	100,689	33,561
Channel Street/Postal Avenue Sewer	0.00%	2033	520,061	0	(41,604)	478,457	41,604
Total OPWC Loans			839,529	0	(111,175)	728,354	109,013
ODOT State Infrastructure Bank Loan:							
Newark-Mount Vernon Road	3.00%		2,694,866	0	(157,480)	2,537,386	162,240
<b>Business-Type Activities Other Long-Term Obligations:</b>							
Compensated Absences			722,350	491,513	(433,713)	780,150	496,812
Total Business-Type Activities			\$90,162,299	\$12,557,775	(\$4,905,478)	\$97,814,597	\$4,221,789

***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 12 - LONG-TERM DEBT AND OTHER LONG-TERM OBLIGATIONS (Continued)**

The City's liability for past service costs relating to the Police and Firemen's Pension Fund at December 31, 2022 was \$1,556,874 in principal and interest payments through the year 2035. Only the principal amount of \$1,199,172 is included in the Government-wide Statement of Net Position.

The City reports Ohio Department of Transportation State Infrastructure Bank Loans for improvements to Waterworks Road, Newark-Mount Vernon Road, Ohio and Manning Street Bridges, and bike trails. These loans carry an interest rate of 3%.

In 2022, the City issued a \$1,125,000 long-term note for improvements in the Church Street area. The note carries an interest rate of 2.0%. In March 2023 these notes were paid off with proceeds from a new \$1,125,000 note issuance; therefore, these notes payable are recorded as long-term obligations.

The Water System Improvement revenue bonds are payable from the net revenue derived from operations of the water utility and are secured by a pledge of and lien on such net revenues until the bond maturity date of 2049. In 2022 the Water Fund reported \$3,172,866 of net pledged revenues for coverage of a principal and interest debt service requirement of \$1,051,869.

*Downtown Sewer Separation* - In 2015 the City entered into an agreement with the OWDA, as administrator for the U. S. Environmental Protection Agency (EPA), for the City to receive a loan for a combined sewer overflow separation project. The total amount is subject to change and has not been finalized. The interest rate on the loan is 2.01%, per annum. This loan is payable from wastewater collection and treatment charges and is received by the City in increments as the project is completed. As of December 31, 2022, the City had received \$16,415,074 from OWDA. Subsequent amounts will be received in future years. As of December 31, 2022, the loan has not been finalized and there is no amortization schedule for the loan.

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***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 12 - LONG-TERM DEBT AND OTHER LONG-TERM OBLIGATIONS (Continued)**

*Wastewater UV Disinfection and SCADA Upgrade* - In 2021 the City entered into an agreement with the OWDA, as administrator for the U. S. Environmental Protection Agency (EPA), for the City to receive a loan for a wastewater UV disinfection and SCADA upgrade project. The total amount is subject to change and has not been finalized. The interest rate on the loan is 0%, per annum. This loan is payable from wastewater collection and treatment charges and is received by the City in increments as the project is completed. As of December 31, 2022, the City had received \$3,815,435 from OWDA. Subsequent amounts will be received in future years. As of December 31, 2022, the loan has not been finalized and there is no amortization schedule for the loan.

*Fourth Street Sewer Separation* - In 2019 the City entered into an agreement with the OWDA, as administrator for the U. S. Environmental Protection Agency (EPA), for the City to receive a loan for a combined sewer overflow separation project at Fourth Street. The total amount is subject to change and has not been finalized. The interest rate on the loan is 0%, per annum. This loan is payable from wastewater collection and treatment charges and is received by the City in increments as the project is completed. As of December 31, 2022, the City had received \$18,651,682 from OWDA. Subsequent amounts will be received in future years. As of December 31, 2022, the loan has not been finalized and there is no amortization schedule for the loan.

*Interceptor Siphon* - In 2020 the City entered into an agreement with the OWDA, as administrator for the U. S. Environmental Protection Agency (EPA), for the City to receive a loan for an interceptor siphon project. The total amount is subject to change and has not been finalized. The interest rate on the loan is 0%, per annum. This loan is payable from wastewater collection and treatment charges and is received by the City in increments as the project is completed. As of December 31, 2022, the City had received \$2,398,533 from OWDA. Subsequent amounts will be received in future years. As of December 31, 2022, the loan has not been finalized and there is no amortization schedule for the loan.

*South Second Street Interceptor* - In 2022 the City entered into an agreement with the OWDA, as administrator for the U. S. Environmental Protection Agency (EPA), for the City to receive a loan for the South Second Street interceptor project. The total amount is subject to change and has not been finalized. The interest rate on the loan is 0%, per annum. This loan is payable from wastewater collection and treatment charges and is received by the City in increments as the project is completed. As of December 31, 2022, the City had received \$436,149 from OWDA. Subsequent amounts will be received in future years. As of December 31, 2022, the loan has not been finalized and there is no amortization schedule for the loan.



**Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022**

**NOTE 12 - LONG-TERM DEBT AND OTHER LONG-TERM OBLIGATIONS (Continued)**

A summary of the City's future long-term debt funding requirements including principal and interest payments as of December 31, 2022 follows:

Years	Governmental Activities			
	General Obligation Bonds		Accrued Pension Liability	
	Principal	Interest	Principal	Interest
2023	\$1,385,000	\$694,138	\$74,822	\$50,178
2024	1,475,000	617,613	78,036	46,964
2025	1,465,000	573,127	81,388	43,612
2026	1,515,000	523,314	84,882	40,118
2027	1,565,000	470,402	88,528	36,472
2028-2032	6,140,000	1,637,432	503,056	121,944
2033-2037	2,815,000	816,229	288,460	18,414
2038-2042	1,245,000	390,442	0	0
2043-2047	885,000	123,304	0	0
Totals	\$18,490,000	\$5,846,001	\$1,199,172	\$357,702

Years	Governmental Activities			
	ODOT SIB Loans		OPWC Loans	
	Principal	Interest	Principal	Interest
2023	\$359,933	\$102,986	\$84,982	\$0
2024	370,810	92,107	64,982	0
2025	382,020	80,900	64,982	0
2026	393,566	69,353	64,982	0
2027	405,462	57,457	64,982	0
2028-2032	1,011,309	166,528	242,668	0
2033-2037	599,081	31,841	90,000	0
Totals	\$3,522,181	\$601,172	\$677,578	\$0

Years	Installment Loans	
	Principal	Interest
2023	\$609,468	\$213,801
2024	558,284	135,708
2025	474,351	56,148
2026	172,144	39,056
2027	140,061	31,730
2028-2032	621,039	66,124
Totals	\$2,575,347	\$542,567

**Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022**

**NOTE 12 - LONG-TERM DEBT AND OTHER LONG-TERM OBLIGATIONS (Continued)**

<b>Business-Type Activities</b>						
<b>Years</b>	<b>General Obligation Bonds</b>		<b>Revenue Bonds</b>			
	<b>Principal</b>	<b>Interest</b>	<b>Principal</b>	<b>Interest</b>		
2023	\$480,000	\$193,580	\$365,000	\$684,669		
2024	490,000	182,710	380,000	672,806		
2025	495,000	171,630	390,000	664,256		
2026	515,000	159,950	400,000	652,069		
2027	525,000	147,800	410,000	642,569		
2028-2032	2,680,000	471,325	2,295,000	2,954,245		
2033-2037	825,000	139,200	2,855,000	2,410,495		
2038-2042	275,000	16,600	3,310,000	1,641,345		
2043-2047	0	0	3,950,000	798,800		
2048-2049	0	0	1,800,000	98,419		
<b>Totals</b>	<b>\$6,285,000</b>	<b>\$1,482,795</b>	<b>\$16,155,000</b>	<b>\$11,219,673</b>		

<b>Business-Type Activities</b>						
<b>Years</b>	<b>OWDA Loans</b>		<b>OPWC Loans</b>		<b>ODOT SIB Loans</b>	
	<b>Principal</b>	<b>Interest</b>	<b>Principal</b>	<b>Interest</b>	<b>Principal</b>	<b>Interest</b>
2023	\$2,608,724	\$751,735	\$109,013	\$0	\$162,240	\$74,914
2024	2,684,406	686,367	105,228	0	167,143	70,010
2025	2,762,629	618,879	103,598	0	172,196	64,958
2026	2,843,483	549,200	70,037	0	177,401	59,753
2027	2,745,873	478,603	70,036	0	182,762	54,391
2028-2032	11,622,772	1,379,606	208,028	0	1,000,087	185,681
2033-2037	2,917,210	468,024	62,414	0	675,557	35,906
2038-2042	2,322,948	230,442	0	0	0	0
2043-2044	996,201	25,156	0	0	0	0
<b>Totals</b>	<b>\$31,504,246</b>	<b>\$5,188,012</b>	<b>\$728,354</b>	<b>\$0</b>	<b>\$2,537,386</b>	<b>\$545,613</b>

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***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 12 - LONG-TERM DEBT AND OTHER LONG-TERM OBLIGATIONS (Continued)**

In October 2014, the City defeased \$7,780,000 of General Obligation Bonds for Police and Fire Facilities dated September 1, 2003 through the issuance of \$7,930,000 of Police and Fire Facilities Refunding Bonds. The net proceeds of the 2014 Bonds have been invested in obligations guaranteed as to both principal and interest by the United States and placed in irrevocable escrow accounts which, including interest earned, will be used to pay the principal and interest on the refunded bonds. The refunded bonds, which have an outstanding balance of \$5,290,000 at December 31, 2022 are not included in the City's outstanding debt since the City has in-substance satisfied its obligations through the advance refunding.

In October 2017 the City refunded \$1,305,000 of Storm Water Improvement Bonds dated 2009, \$1,005,000 of Storm Water Improvement Bonds dated 2011, \$985,000 of Various Purpose Street Bonds dated 2010, and \$885,000 of Landfill Reclamation Bonds dated 2011 through the issuance of \$4,365,000 of General Obligation Bonds. The net proceeds of the 2017 Bonds were used to currently refund the 2010 Various Purpose Bonds. The remaining net proceeds have been invested in obligations guaranteed as to both principal and interest by the United States and placed in irrevocable escrow accounts which, including interest earned, will be used to pay the principal and interest on the refunded bonds. The refunded bonds, which have an outstanding balance of \$2,520,000 at December 31, 2022 are not included in the City's outstanding debt since the City has in-substance satisfied its obligations through the advance refunding.

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***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 13 - INSURANCE AND RISK MANAGEMENT**

The City is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets, errors and omissions, injuries to employees and natural disasters.

**A. Shared Risk Pool**

The City is a participant in the Public Entities Pool of Ohio (“PEP Pool”). The PEP Pool was established in 1987 and is administered under contract by the York Risk Pooling Services, Inc. to provide Ohio municipalities with the most cost-effective, comprehensive coverage in the state.

The Pool’s general objectives are to provide for a joint or cooperative action by Members relative to their financial and administrative resources for the purpose of providing risk management services and risk-sharing facilities to the Members and to the Members’ employees, and to defend and protect any Member of the Pool against liability.

Members of the Pool may withdraw coverage upon 60 days written notice. Each participant makes an annual “contribution” to the Pool for the coverage they are provided based on their exposures and rates established by the Pool using anticipated and actual results of operation for the various coverage’s provided.

The City of Newark obtained insurance coverage from the Pool for losses relating to General liability, Law Enforcement liability, Public Officials liability, Auto liability/Physical Damage, and Property coverage.

Adequate and appropriate reinsurance is essential to protect the financial integrity of a group self-insurance program. PEP is a Member of a unique reinsurance pool known as American Public Entity Excess Pool (APEEP).

The City of Newark carries commercial insurance coverage for all other risks, including but not limited to Property, Boiler and Machinery, Crime, and Auto. There have been no reductions in insurance coverage’s from the prior year. In addition, settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

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***Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022***

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**NOTE 13 - INSURANCE AND RISK MANAGEMENT (Continued)**

**B. Self Insurance**

The City established a Self-Insurance Fund (internal service fund) to account for and finance its health and dental uninsured risks of loss. Under this program, the Self-Insurance Fund provides coverage for up to a maximum of \$100,000 for health insurance claims per individual and \$1,000 for dental claims per individual. The plan is administered by a third party administrator, MedBen which monitors all claim payments. The City purchases insurance for claims in excess of health insurance coverage provided by the Self-Insurance Fund. All departments of the City participate in the program and make payments to the Self-Insurance Fund based on participation of employees and their dependents. Employees that are members of the AFSCME Union obtain dental coverage through the AFSCME organization.

A liability for unpaid claims cost of \$360,437 is based on the requirements of GASB 10, which requires that a liability for claims be reported if information prior to the issuance of the financial statements indicates that it is probable that a liability has been incurred at the date of the financial statements and the amount of the loss can be reasonably estimated. The estimate was not affected by incremental claim adjustment expenses and does not include other allocated or unallocated claim adjustment expenses. Interfund premiums are based primarily upon the insured funds' claims experience.

Changes in the fund's claims liability in 2021 and 2022 were as follows:

<u>Fiscal Year</u>	<u>Beginning of Fiscal Year Liability</u>	<u>Current Year Claims and Changes in Estimates</u>	<u>Claims Payments</u>	<u>Balance at Fiscal Year End</u>
2021	\$512,669	6,489,969	(6,629,804)	\$372,834
2022	372,834	6,702,145	(6,714,542)	360,437

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**Notes to the Basic Financial Statements  
For the Year Ended December 31, 2022**

**NOTE 14 - SIGNIFICANT COMMITMENTS**

**A. Contractual Commitments**

The City had the following significant contractual commitments at December 31, 2022:

<u>Project</u>	<u>Remaining Contractual Commitment</u>	<u>Expected Date of Completion</u>
Faye Drive Booster Station	\$3,950,097	2023
Water Plant Instrumentation and Controls	304,262	2023
40th Street/Tamarack Water Transmission Line	50,108	2023
River Road Sewer	3,000,000	2024
Eastside Water Transmission Line	3,500,000	2024
Raccoon Creek Erosion Control	1,426,000	2023
Lead Service Water Line Replacement	1,363,282	2023/2024
Fourth Street Sewer Separation	4,354,336	2023
Second Street Sewer Separation	989,694	2023
North Sewer Separation Project	5,902,303	2025
UV Upgrade Design	919,938	2023
Various Street Improvements	5,097,624	2023/2024
	<u>\$30,857,644</u>	

**B. Encumbrance Commitments**

At December 31, 2022 the City had encumbrance commitments in the Governmental Funds as follows:

<u>Fund</u>	<u>Encumbrances</u>
General Fund	\$1,596,139
American Rescue Plan Act Fund	11,747,177
Capital Improvement Fund	2,228,754
Other Governmental Funds	1,737,608
Total Governmental Funds	<u>\$17,309,678</u>

**NOTE 15 - CONTINGENCIES**

The City is a party to various legal proceedings which seek damages or injunctive relief generally incidental to its operations and pending projects. The City's management is of the opinion that the ultimate disposition of various claims and legal proceedings will not have a material effect, if any, on the financial condition of the City.

*REQUIRED SUPPLEMENTARY INFORMATION*

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**CITY OF NEWARK, OHIO****Schedule of City's Proportionate Share of the Net Pension Liability  
Last Nine Years****Ohio Public Employees Retirement System**

Year	2014	2015	2016	2017
City's proportion of the net pension liability (asset)	0.076378%	0.076378%	0.074871%	0.073004%
City's proportionate share of the net pension liability (asset)	\$9,003,971	\$9,212,040	\$12,968,643	\$16,578,043
City's covered payroll	\$9,499,900	\$9,381,292	\$9,344,933	\$9,126,483
City's proportionate share of the net pension liability (asset) as a percentage of its covered payroll	94.78%	98.20%	138.78%	181.65%
Plan fiduciary net position as a percentage of the total pension liability	86.36%	86.45%	81.08%	77.25%

Source: Finance Director's Office and the Ohio Public Employees Retirement System

**Ohio Police and Fire Pension Fund**

Year	2014	2015	2016	2017
City's proportion of the net pension liability (asset)	0.478326%	0.478326%	0.467618%	0.467510%
City's proportionate share of the net pension liability (asset)	\$23,295,996	\$24,779,302	\$30,082,169	\$29,611,621
City's covered payroll	\$9,550,114	\$9,387,938	\$9,451,954	\$9,644,293
City's proportionate share of the net pension liability (asset) as a percentage of its covered payroll	243.93%	263.95%	318.26%	307.04%
Plan fiduciary net position as a percentage of the total pension liability	73.00%	72.20%	66.77%	68.36%

Source: Finance Director's Office and the Ohio Police and Fire Pension Fund

Notes: The City implemented GASB Statement 68 in 2015.

The schedule is intended to show ten years of information. Additional years will be displayed as they become available. Information prior to 2014 is not available.

The schedule is reported as of the measurement date of the Net Pension Liability, which is the prior year end.

See notes to the required supplementary information



**CITY OF NEWARK, OHIO**

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<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
0.069175%	0.069409%	0.068045%	0.070820%	0.071830%
\$10,852,146	\$19,009,713	\$13,449,551	\$10,486,897	\$6,249,496
\$9,207,600	\$9,376,750	\$9,594,221	\$9,938,957	\$10,397,186
117.86%	202.73%	140.18%	105.51%	60.11%
84.66%	74.70%	82.17%	86.88%	92.62%

<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
0.441969%	0.438010%	0.427888%	0.431171%	0.448827%
\$27,125,647	\$35,753,191	\$28,824,823	\$29,393,302	\$28,040,115
\$9,540,968	\$9,807,613	\$10,155,025	\$10,391,184	\$11,291,020
284.31%	364.55%	283.85%	282.87%	248.34%
70.91%	63.07%	69.89%	70.65%	75.03%

**CITY OF NEWARK, OHIO**

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***Schedule of City Pension Contributions  
Last Ten Years***

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**Ohio Public Employees Retirement System**

Year	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
Contractually required contribution	\$1,234,987	\$1,125,755	\$1,121,392	\$1,095,178
Contributions in relation to the contractually required contribution	<u>1,234,987</u>	<u>1,125,755</u>	<u>1,121,392</u>	<u>1,095,178</u>
Contribution deficiency (excess)	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
City's covered payroll	\$9,499,900	\$9,381,292	\$9,344,933	\$9,126,483
Contributions as a percentage of covered payroll	13.00%	12.00%	12.00%	12.00%

Source: Finance Director's Office and the Ohio Public Employees Retirement System

**Ohio Police and Fire Pension Fund**

Year	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
Contractually required contribution	\$1,736,855	\$2,002,523	\$2,012,953	\$2,058,255
Contributions in relation to the contractually required contribution	<u>1,736,855</u>	<u>2,002,523</u>	<u>2,012,953</u>	<u>2,058,255</u>
Contribution deficiency (excess)	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
City's covered payroll	\$9,550,114	\$9,387,938	\$9,451,954	\$9,644,293
Contributions as a percentage of covered payroll	18.19%	21.33%	21.30%	21.34%

Source: Finance Director's Office and the Ohio Police and Fire Pension Fund

Notes: The City implemented GASB Statement 68 in 2015.

See notes to the required supplementary information

**CITY OF NEWARK, OHIO**

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<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
\$1,196,988	\$1,312,745	\$1,343,191	\$1,391,454	\$1,455,606	\$1,524,417
<u>1,196,988</u>	<u>1,312,745</u>	<u>1,343,191</u>	<u>1,391,454</u>	<u>1,455,606</u>	<u>1,524,417</u>
<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
\$9,207,600	\$9,376,750	\$9,594,221	\$9,938,957	\$10,397,186	\$10,888,693
13.00%	14.00%	14.00%	14.00%	14.00%	14.00%

<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
\$2,041,586	\$2,095,532	\$2,170,355	\$2,220,792	\$2,421,917	\$2,501,298
<u>2,041,586</u>	<u>2,095,532</u>	<u>2,170,355</u>	<u>2,220,792</u>	<u>2,421,917</u>	<u>2,501,298</u>
<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
\$9,540,968	\$9,807,613	\$10,155,025	\$10,391,184	\$11,291,020	\$11,660,725
21.40%	21.37%	21.37%	21.37%	21.45%	21.45%

**CITY OF NEWARK, OHIO**

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***Schedule of City's Proportionate Share of the Net Other Postemployment Benefits (OPEB) Liability (Asset) Last Six Years***

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**Ohio Public Employees Retirement System**

Year	2017	2018	2019
City's proportion of the net OPEB liability (asset)	0.073607%	0.070172%	0.070356%
City's proportionate share of the net OPEB liability (asset)	\$7,434,554	\$7,620,198	\$9,172,760
City's covered payroll	\$9,126,483	\$9,207,600	\$9,376,750
City's proportionate share of the net OPEB liability (asset) as a percentage of its covered payroll	81.46%	82.76%	97.82%
Plan fiduciary net position as a percentage of the total OPEB liability	54.50%	54.14%	46.33%

Source: Finance Director's Office and the Ohio Public Employees Retirement System

**Ohio Police and Fire Pension Fund**

Year	2017	2018	2019
City's proportion of the net OPEB liability (asset)	0.467510%	0.441969%	0.438010%
City's proportionate share of the net OPEB liability (asset)	\$22,191,654	\$25,041,358	\$3,988,755
City's covered payroll	\$9,644,293	\$9,540,968	\$9,807,613
City's proportionate share of the net OPEB liability (asset) as a percentage of its covered payroll	230.10%	262.46%	40.67%
Plan fiduciary net position as a percentage of the total OPEB liability	15.96%	14.13%	46.57%

Source: Finance Director's Office and the Ohio Police and Fire Pension Fund

Notes: The City implemented GASB Statement 75 in 2018.

The schedule is intended to show ten years of information. Additional years will be displayed as they become available. Information prior to 2017 is not available.

The schedule is reported as of the measurement date of the Net OPEB Liability, which is the prior year end.

See notes to the required supplementary information

**CITY OF NEWARK, OHIO**

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<u>2020</u>	<u>2021</u>	<u>2022</u>
0.068992%	0.071656%	0.072940%
\$9,529,586	(\$1,276,613)	(\$2,284,595)
\$9,594,221	\$9,938,957	\$10,397,186
99.33%	(12.84%)	(21.97%)
47.80%	115.57%	128.23%

<u>2020</u>	<u>2021</u>	<u>2022</u>
0.427888%	0.431171%	0.448827%
\$4,226,564	\$4,568,326	\$4,919,531
\$10,155,025	\$10,391,184	\$11,291,020
41.62%	43.96%	43.57%
47.08%	45.42%	46.86%

**CITY OF NEWARK, OHIO**

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***Schedule of City's Other Postemployment Benefit (OPEB) Contributions  
Last Ten Years***

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**Ohio Public Employees Retirement System**

Year	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
Contractually required contribution	\$94,999	\$187,626	\$186,899	\$182,530
Contributions in relation to the contractually required contribution	<u>94,999</u>	<u>187,626</u>	<u>186,899</u>	<u>182,530</u>
Contribution deficiency (excess)	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
City's covered payroll	\$9,499,900	\$9,381,292	\$9,344,933	\$9,126,483
Contributions as a percentage of covered payroll	1.00%	2.00%	2.00%	2.00%

Source: Finance Director's Office and the Ohio Public Employees Retirement System

**Ohio Police and Fire Pension Fund**

Year	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
Contractually required contribution	\$344,484	\$46,940	\$47,260	\$48,221
Contributions in relation to the contractually required contribution	<u>344,484</u>	<u>46,940</u>	<u>47,260</u>	<u>48,221</u>
Contribution deficiency (excess)	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
City's covered payroll	\$9,550,114	\$9,387,938	\$9,451,954	\$9,644,293
Contributions as a percentage of covered payroll	3.61%	0.50%	0.50%	0.50%

Source: Finance Director's Office and the Ohio Police and Fire Pension Fund

Notes: The City implemented GASB Statement 75 in 2018.

See notes to the required supplementary information

**CITY OF NEWARK, OHIO**

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<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
\$92,076	\$0	\$0	\$0	\$0	\$0
<u>92,076</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
\$9,207,600	\$9,376,750	\$9,594,221	\$9,938,957	\$10,397,186	\$10,888,693
1.00%	0.00%	0.00%	0.00%	0.00%	0.00%

<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
\$47,704	\$49,038	\$50,775	\$51,956	\$56,455	\$58,304
<u>47,704</u>	<u>49,038</u>	<u>50,775</u>	<u>51,956</u>	<u>56,455</u>	<u>58,304</u>
<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
\$9,540,968	\$9,807,613	\$10,155,025	\$10,391,184	\$11,291,020	\$11,660,725
0.50%	0.50%	0.50%	0.50%	0.50%	0.50%

***Notes to the Required Supplementary Information  
For the Year Ended December 31, 2022***

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**NET PENSION LIABILITY**

**OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM (OPERS)**

*Changes in benefit terms:* There were no changes in benefit terms for the period 2014-2022.

*Changes in assumptions:*

2014-2016: There were no changes in methods and assumptions used in the calculation of actuarial determined contributions.

2017: The following were the most significant changes of assumptions that affected the total pension liability since the prior measurement date:

- Reduction in actuarial assumed rate of return from 8.00% to 7.50%
- Decrease in wage inflation from 3.75% to 3.25%
- Change in future salary increases from a range of 4.25%-10.02% to 3.25%-10.75%
- Amounts reported beginning in 2017 use mortality rates based on the RP-2014 Healthy Annuitant mortality table.

2018: There were no changes in methods and assumptions used in the calculation of actuarial determined contributions.

2019: The following were the most significant changes of assumptions that affected the total pension liability since the prior measurement date:

- Reduction in actuarial assumed rate of return from 7.50% to 7.20%

2020: The following were the most significant changes of assumptions that affected the total pension liability since the prior measurement date:

- Change in COLA from 3.00% to 1.4% for post 1/7/13 retirees.

2021: The following were the most significant changes of assumptions that affected the total pension liability since the prior measurement date:

- Change in COLA from 1.4% to 0.5% for post 1/7/13 retirees.

2022: The following were the most significant changes of assumptions that affected the total pension liability since the prior measurement date:

- Change in COLA from 0.5% to 3.00% for post 1/7/13 retirees.
- Reduction in actuarial assumed rate of return from 7.20% to 6.90%.
- Pre-retirement mortality rates are based on Pub-2010 General Employee/Safety Employee mortality tables.
- Post-retirement mortality rates are based on PubG-2010 Retiree mortality tables.
- Post-retirement mortality rates for disabled retirees are based on PubNS-2010 Disabled Retiree mortality tables for all divisions.



***Notes to the Required Supplementary Information  
For the Year Ended December 31, 2022***

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**NET PENSION LIABILITY** (Continued)

**OHIO POLICE AND FIRE (OP&F) PENSION FUND**

*Changes in benefit terms:* There were no changes in benefit terms for the period 2014-2022.

*Changes in assumptions:*

2014-2017: There were no changes in methods and assumptions used in the calculation of actuarial determined contributions.

2018: The following were the most significant changes of assumptions that affected the total pension liability since the prior measurement date:

- Reduction in actuarial assumed rate of return from 8.25% to 8.00%
- Decrease salary increases from 3.75% to 3.25%
- Change in payroll growth from 3.75% to 3.25%
- Reduce DROP interest rate from 4.5% to 4.0%
- Reduce CPI-based COLA from 2.6% to 2.2%
- Inflation component reduced from 3.25% to 2.75%
- For the January 1, 2017, valuation, mortality for non-disabled participants is based on the RP-2014 Total Employee and Healthy Annuitant Mortality Tables rolled back to 2006
- For the January 1, 2017, valuation, mortality for disabled retirees is based on the RP-2014 Disabled Mortality Tables rolled back to 2006

2019-2021: There were no changes in methods and assumptions used in the calculation of actuarial determined contributions.

2022: The following were the most significant changes of assumptions that affected the total pension liability since the prior measurement date:

- Reduction in actuarial assumed rate of return from 8.00% to 7.50%

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***Notes to the Required Supplementary Information  
For the Year Ended December 31, 2022***

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**NET OPEB LIABILITY (ASSET)**

**OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM (OPERS)**

*Changes in benefit terms:* There were no changes in benefit terms for the periods 2018-2021.

2022: Group plans for non-Medicare retirees and re-employed retirees replaced with individual medical plans. OPERS will provide a subsidy or allowance via an HRA.

*Changes in assumptions:*

For 2018, the single discount rate changed from 4.23% to 3.85%.

2019: The following were the most significant changes of assumptions that affected the total OPEB liability since the prior measurement date:

- The single discount rate changed from 3.85% to 3.96%.
- Reduction in actuarial assumed rate of return from 6.50% to 6.00%
- Change in health care cost trend rate from 7.5% to 10%
- The Municipal Bond Rate changed from 3.31% to 3.71%

2020: The following were the most significant changes of assumptions that affected the total OPEB liability since the prior measurement date:

- The single discount rate changed from 3.96% to 3.16%.
- Change in health care cost trend rate from 10.0% to 10.5%
- The Municipal Bond Rate changed from 3.71% to 2.75%

2021: The following were the most significant changes of assumptions that affected the total OPEB liability since the prior measurement date:

- The single discount rate changed from 3.16% to 6.00%.
- Change in health care cost trend rate from 10.5% to 8.5%
- The Municipal Bond Rate changed from 2.75% to 2.00%

2022: The following were the most significant changes of assumptions that affected the total OPEB liability since the prior measurement date:

- Change in health care cost trend rate from 8.5% to 5.5%
- The Municipal Bond Rate changed from 2.00% to 1.84%
- Pre-retirement mortality rates are based on Pub-2010 General Employee/Safety Employee mortality tables.
- Post-retirement mortality rates are based on PubG-2010 Retiree mortality tables.
- Post-retirement mortality rates for disabled retirees are based on PubNS-2010 Disabled Retiree mortality tables for all divisions.

***Notes to the Required Supplementary Information  
For the Year Ended December 31, 2022***

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**NET OPEB LIABILITY (ASSET)** (Continued)

**OHIO POLICE AND FIRE (OP&F) PENSION FUND**

*Changes in benefit terms:*

2018: There were no changes in benefit terms.

2019: The retiree health care model and the current self-insured health care plan were replaced with a stipend-based health care model.

2020 - 2022: There were no changes in benefit terms.

*Changes in assumptions:*

2018: The single discount rate changed from 3.79% to 3.24%.

2019: The following were the most significant changes of assumptions that affected the total OPEB liability since the prior measurement date:

- The single discount rate changed from 3.24% to 4.66%.

2020: The following were the most significant changes of assumptions that affected the total OPEB liability since the prior measurement date:

- The single discount rate changed from 4.66% to 3.56%.

2021: The following were the most significant changes of assumptions that affected the total OPEB liability since the prior measurement date:

- The single discount rate changed from 3.56% to 2.96%.
- The payroll growth rate changed from 2.75% to 3.25%.

2022: The following were the most significant changes of assumptions that affected the total OPEB liability since the prior measurement date:

- The single discount rate changed from 2.96% to 2.84%.



*COMBINING AND INDIVIDUAL FUND  
STATEMENTS AND SCHEDULES*

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*THE FOLLOWING COMBINING STATEMENTS AND SCHEDULES INCLUDE  
THE MAJOR AND NONMAJOR GOVERNMENTAL FUNDS AND FIDUCIARY  
FUNDS.*

***Nonmajor Governmental Funds***

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***Special Revenue Funds***

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Special Revenue Funds are used to account for the proceeds of specific revenue sources (other than amounts relating to major capital projects) that are legally restricted or committed to expenditures for specified purposes.

**Street Department Fund**

To account for revenues derived from the regular motor vehicle license fee and 92.55% of the fuel taxes. Expenditures are used for City street construction, maintenance and repair.

**Cemetery Fund**

To account for monies received from the sale of lots and performance of any other service in or about the cemeteries operated by the City.

**Community Development Fund**

To account for Federal grants administered through the State, which are designated for community and environmental improvements.

**Special Improvement District Fund**

To account for assessments which are designated for community improvements. (The Balance Sheet is not presented because there are no assets or liabilities at year end).

**Veterans Memorial Sidewalk Fund**

To account for funds collected for the construction of the Veteran's Sidewalk. The public purchases a brick, has it engraved with the veteran's name and the war in which they served. These bricks are then ceremoniously placed in the Veterans Memorial Sidewalk.

**Police/Fire Pension Fund**

To account for taxes levied toward partial payment of the current and accrued liability for police and fire disability and pension.

**Safety Grants Fund**

To account for expenses of various Block Grant funds designated for the safety and security of City residents.

**One Ohio Opioid Settlement Fund**

To account for funds collected from drug manufacturers and distributors designated for resources to assist with community recovery, prevention and treatment.

**State Highway Fund**

To account for the portion of the state gasoline tax designated for construction, maintenance and repair of State highways located within the City.

**Law Enforcement Fund**

To account for funds received by the police department for contraband, per state statute.

(Continued)

***Special Revenue Funds***

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**Landfill Reclamation Fund**

To account for costs associated with remediation activities due to violation of an Ohio EPA National Pollutant Discharge Elimination System permit.

**Court Computerization Fund**

To account for revenues from fines to be used for computers and upgrading court computer functions.

**Fire Damage Fund**

To account for funds for insurance payments received and disbursed relative to fire damages incurred by City property owners.

**Permissive License Tax Fund**

To account for the permissive auto license taxes levied for street construction, maintenance and repairs.

**Probation Grant Fund**

To account for funds from State Justice Grants used to operate the Adult Probation Department. The Probation Department is an instrument whose purpose is to aid in the elimination of overcrowding problems in the county jail.

**Coronavirus Relief Fund**

This fund is used to account for Coronavirus Relief funds received through passage of the CARES Act. These funds can be used for necessary expenditures incurred due to the Covid-19 public health emergency.

**Ohio Department of Natural Resources (ODNR) Grants Fund**

This fund accounts for grants used for bike path improvements as well as improvements to City parks. (The Balance Sheet is not presented because there are no assets or liabilities at year end).

**Mary E. Barnes Trust Fund**

To account for the funds and investment earnings as stipulated in the bequest. Monies must be used for the Fire Department. (This fund is not part of the City's appropriated budget, therefore no budgetary schedule is presented.)

**Brownfield Cleanup Fund**

To account for monies from the Environmental Protection Agency to be used for brownfield assessment and cleanup planning. (The Balance Sheet is not presented because there are no assets or liabilities at year end).

**Judicial Fund**

To account for court costs to be set aside and used for judicial purposes.

(Continued)

***Debt Service Funds***

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The Debt Service Funds are used to account for retirement of the City's general obligation and special assessment bonds.

**Debt Service Fund**

To account for the accumulation of resources for the payments of general obligation debt of the City including self-supporting obligations not otherwise paid from proprietary funds.

**Tax Increment Financing Fund**

To account for payments received in lieu of taxes to be used for the retirement of debt issued to finance projects in designated tax increment financing districts.

***Capital Projects Funds***

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The Capital Projects Funds are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds.

**Court Capital Improvement Fund**

To account for the revenues and expenditures designated for the capital improvements made to Municipal Court facilities.



**CITY OF NEWARK, OHIO**

**Combining Balance Sheet  
Nonmajor Governmental Funds  
December 31, 2022**

	Nonmajor Special Revenue Funds	Nonmajor Debt Service Funds	Nonmajor Capital Projects Funds	Total Nonmajor Governmental Funds
<b>Assets:</b>				
Pooled Cash and Investments	\$ 6,260,830	\$ 2,494,339	\$ 445,076	\$ 9,200,245
Cash and Cash Equivalents in Segregated Accounts	28,510	0	1,458	29,968
Investments	75,023	0	0	75,023
Receivables:				
Taxes	552,794	751,000	0	1,303,794
Accounts	4,474	0	0	4,474
Intergovernmental	1,981,826	0	0	1,981,826
Interest	562	0	0	562
Loans	2,379,526	0	0	2,379,526
Inventory of Supplies, at Cost	367,936	0	0	367,936
Restricted Assets:				
Cash and Cash Equivalents	925,645	0	0	925,645
Investments	379,445	0	0	379,445
Investments with Fiscal Agent	636,903	0	0	636,903
<b>Total Assets</b>	<b>\$ 13,593,474</b>	<b>\$ 3,245,339</b>	<b>\$ 446,534</b>	<b>\$ 17,285,347</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 245,117	\$ 0	\$ 0	\$ 245,117
Accrued Wages and Benefits Payable	132,901	0	0	132,901
Interfund Loans Payable	7,712	0	0	7,712
<b>Total Liabilities</b>	<b>385,730</b>	<b>0</b>	<b>0</b>	<b>385,730</b>
<b>Deferred Inflows of Resources:</b>				
Unavailable Amounts	2,027,850	0	0	2,027,850
Property Tax Levy for Next Fiscal Year	540,546	751,000	0	1,291,546
<b>Total Deferred Inflows of Resources</b>	<b>2,568,396</b>	<b>751,000</b>	<b>0</b>	<b>3,319,396</b>
<b>Fund Balance:</b>				
Nonspendable	367,936	0	0	367,936
Restricted	10,276,105	2,494,339	446,534	13,216,978
Unassigned	(4,693)	0	0	(4,693)
<b>Total Fund Balance</b>	<b>10,639,348</b>	<b>2,494,339</b>	<b>446,534</b>	<b>13,580,221</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balance</b>	<b>\$ 13,593,474</b>	<b>\$ 3,245,339</b>	<b>\$ 446,534</b>	<b>\$ 17,285,347</b>

**CITY OF NEWARK, OHIO**

**Combining Statement of Revenues, Expenditures and Changes in Fund Balance  
Nonmajor Governmental Funds  
For the Year Ended December 31, 2022**

	Nonmajor Special Revenue Funds	Nonmajor Debt Service Funds	Nonmajor Capital Projects Funds	Total Nonmajor Governmental Funds
<b>Revenues:</b>				
Taxes	\$ 520,494	\$ 745,238	\$ 0	\$ 1,265,732
Intergovernmental Revenues	5,069,367	0	0	5,069,367
Charges for Services	4,260	0	0	4,260
Investment Earnings	(107,850)	0	0	(107,850)
Special Assessments	112,470	0	0	112,470
Fines and Forfeitures	397,573	0	20,609	418,182
All Other Revenue	115,755	5,349	0	121,104
<b>Total Revenues</b>	<b>6,112,069</b>	<b>750,587</b>	<b>20,609</b>	<b>6,883,265</b>
<b>Expenditures:</b>				
Current:				
Security of Persons and Property	1,419,119	0	0	1,419,119
Public Health and Welfare Services	29,078	0	0	29,078
Community Environment	855,621	0	0	855,621
Transportation	3,175,348	0	0	3,175,348
General Government	679,846	420,451	0	1,100,297
Debt Service:				
Principal Retirement	96,741	1,624,372	0	1,721,113
Interest and Fiscal Charges	0	626,248	0	626,248
<b>Total Expenditures</b>	<b>6,255,753</b>	<b>2,671,071</b>	<b>0</b>	<b>8,926,824</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(143,684)	(1,920,484)	20,609	(2,043,559)
<b>Other Financing Sources (Uses):</b>				
Premium on Bond Issuance	0	118,362	0	118,362
Transfers In	489,931	2,255,819	0	2,745,750
Transfers Out	0	(53,413)	0	(53,413)
<b>Total Other Financing Sources (Uses)</b>	<b>489,931</b>	<b>2,320,768</b>	<b>0</b>	<b>2,810,699</b>
Net Change in Fund Balance	346,247	400,284	20,609	767,140
<b>Fund Balance at Beginning of Year</b>	<b>10,293,101</b>	<b>2,094,055</b>	<b>425,925</b>	<b>12,813,081</b>
<b>Fund Balance End of Year</b>	<b>\$ 10,639,348</b>	<b>\$ 2,494,339</b>	<b>\$ 446,534</b>	<b>\$ 13,580,221</b>

**CITY OF NEWARK, OHIO**

**Combining Balance Sheet  
Nonmajor Special Revenue Funds  
December 31, 2022**

	Street Department	Cemetery	Community Development	Veterans Memorial Sidewalk
<b>Assets:</b>				
Pooled Cash and Investments	\$ 1,654,091	\$ 137,016	\$ 623,714	\$ 2,106
Cash and Cash Equivalents in Segregated Accounts	0	0	0	0
Investments	0	0	0	75,023
Receivables:				
Taxes	0	0	0	0
Accounts	4,474	0	0	0
Intergovernmental	1,306,123	0	0	0
Interest	0	374	0	188
Loans	0	0	2,379,526	0
Inventory of Supplies, at Cost	367,936	0	0	0
Restricted Assets:				
Cash and Cash Equivalents	0	311,435	0	0
Investments	0	379,445	0	0
Investments with Fiscal Agent	0	488,575	0	0
<b>Total Assets</b>	<b>\$ 3,332,624</b>	<b>\$ 1,316,845</b>	<b>\$ 3,003,240</b>	<b>\$ 77,317</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 10,030	\$ 0	\$ 15,212	\$ 0
Accrued Wages and Benefits Payable	88,440	0	17,552	0
Interfund Loans Payable	0	0	0	0
<b>Total Liabilities</b>	<b>98,470</b>	<b>0</b>	<b>32,764</b>	<b>0</b>
<b>Deferred Inflows of Resources:</b>				
Unavailable Amounts	870,749	0	0	0
Property Tax Levy for Next Fiscal Year	0	0	0	0
<b>Total Deferred Inflows of Resources</b>	<b>870,749</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Fund Balance:</b>				
Nonspendable	367,936	0	0	0
Restricted	1,995,469	1,316,845	2,970,476	77,317
Unassigned	0	0	0	0
<b>Total Fund Balance</b>	<b>2,363,405</b>	<b>1,316,845</b>	<b>2,970,476</b>	<b>77,317</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balance</b>	<b>\$ 3,332,624</b>	<b>\$ 1,316,845</b>	<b>\$ 3,003,240</b>	<b>\$ 77,317</b>

(Continued)

**CITY OF NEWARK, OHIO**

**Combining Balance Sheet  
Nonmajor Special Revenue Funds  
December 31, 2022**

	Police/Fire Pension	Safety Grants	One Ohio Opioid Settlement	State Highway
<b>Assets:</b>				
Pooled Cash and Investments	\$ 53,163	\$ 2	\$ 15,364	\$ 3,825
Cash and Cash Equivalents in Segregated Accounts	0	0	0	0
Investments	0	0	0	0
Receivables:				
Taxes	552,794	0	0	0
Accounts	0	0	0	0
Intergovernmental	32,119	5,065	0	105,902
Interest	0	0	0	0
Loans	0	0	0	0
Inventory of Supplies, at Cost	0	0	0	0
Restricted Assets:				
Cash and Cash Equivalents	0	0	0	0
Investments	0	0	0	0
Investments with Fiscal Agent	0	0	0	0
<b>Total Assets</b>	<b>\$ 638,076</b>	<b>\$ 5,067</b>	<b>\$ 15,364</b>	<b>\$ 109,727</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 0	\$ 0	\$ 0	\$ 0
Accrued Wages and Benefits Payable	0	0	0	0
Interfund Loans Payable	0	7,712	0	0
<b>Total Liabilities</b>	<b>0</b>	<b>7,712</b>	<b>0</b>	<b>0</b>
<b>Deferred Inflows of Resources:</b>				
Unavailable Amounts	44,367	2,048	0	70,601
Property Tax Levy for Next Fiscal Year	540,546	0	0	0
<b>Total Deferred Inflows of Resources</b>	<b>584,913</b>	<b>2,048</b>	<b>0</b>	<b>70,601</b>
<b>Fund Balance:</b>				
Nonspendable	0	0	0	0
Restricted	53,163	0	15,364	39,126
Unassigned	0	(4,693)	0	0
<b>Total Fund Balance</b>	<b>53,163</b>	<b>(4,693)</b>	<b>15,364</b>	<b>39,126</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balance</b>	<b>\$ 638,076</b>	<b>\$ 5,067</b>	<b>\$ 15,364</b>	<b>\$ 109,727</b>

**CITY OF NEWARK, OHIO**

Law Enforcement	Landfill Reclamation	Court Computerization	Fire Damage	Permissive License Tax	Probation Grant
\$ 570,040	\$ 4,808	\$ 601,905	\$ 119,563	\$ 1,034,561	\$ 70,177
5,796	0	12,558	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	320,227	212,390
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	614,210	0
0	0	0	0	0	0
0	0	0	0	0	0
<u>\$ 575,836</u>	<u>\$ 4,808</u>	<u>\$ 614,463</u>	<u>\$ 119,563</u>	<u>\$ 1,968,998</u>	<u>\$ 282,567</u>
\$ 0	\$ 0	\$ 0	\$ 0	\$ 219,625	\$ 0
0	0	4,240	0	0	13,461
0	0	0	0	0	0
<u>0</u>	<u>0</u>	<u>4,240</u>	<u>0</u>	<u>219,625</u>	<u>13,461</u>
0	0	0	0	827,695	212,390
0	0	0	0	0	0
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>827,695</u>	<u>212,390</u>
0	0	0	0	0	0
575,836	4,808	610,223	119,563	921,678	56,716
0	0	0	0	0	0
<u>575,836</u>	<u>4,808</u>	<u>610,223</u>	<u>119,563</u>	<u>921,678</u>	<u>56,716</u>
<u>\$ 575,836</u>	<u>\$ 4,808</u>	<u>\$ 614,463</u>	<u>\$ 119,563</u>	<u>\$ 1,968,998</u>	<u>\$ 282,567</u>

(Continued)

**CITY OF NEWARK, OHIO**

**Combining Balance Sheet  
Nonmajor Special Revenue Funds  
December 31, 2022**

	Coronavirus Relief	Mary E. Barnes Trust	Judicial	Total Nonmajor Special Revenue Funds
<b>Assets:</b>				
Pooled Cash and Investments	\$ 16	\$ 0	\$ 1,370,479	\$ 6,260,830
Cash and Cash Equivalents in Segregated Accounts	0	0	10,156	28,510
Investments	0	0	0	75,023
Receivables:				
Taxes	0	0	0	552,794
Accounts	0	0	0	4,474
Intergovernmental	0	0	0	1,981,826
Interest	0	0	0	562
Loans	0	0	0	2,379,526
Inventory of Supplies, at Cost	0	0	0	367,936
Restricted Assets:				
Cash and Cash Equivalents	0	0	0	925,645
Investments	0	0	0	379,445
Investments with Fiscal Agent	0	148,328	0	636,903
<b>Total Assets</b>	<b>\$ 16</b>	<b>\$ 148,328</b>	<b>\$ 1,380,635</b>	<b>\$ 13,593,474</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 0	\$ 0	\$ 250	\$ 245,117
Accrued Wages and Benefits Payable	0	0	9,208	132,901
Interfund Loans Payable	0	0	0	7,712
<b>Total Liabilities</b>	<b>0</b>	<b>0</b>	<b>9,458</b>	<b>385,730</b>
<b>Deferred Inflows of Resources:</b>				
Unavailable Amounts	0	0	0	2,027,850
Property Tax Levy for Next Fiscal Year	0	0	0	540,546
<b>Total Deferred Inflows of Resources</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,568,396</b>
<b>Fund Balance:</b>				
Nonspendable	0	0	0	367,936
Restricted	16	148,328	1,371,177	10,276,105
Unassigned	0	0	0	(4,693)
<b>Total Fund Balance</b>	<b>16</b>	<b>148,328</b>	<b>1,371,177</b>	<b>10,639,348</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balance</b>	<b>\$ 16</b>	<b>\$ 148,328</b>	<b>\$ 1,380,635</b>	<b>\$ 13,593,474</b>

**CITY OF NEWARK, OHIO**

**Combining Statement of Revenues, Expenditures and Changes in Fund Balance  
Nonmajor Special Revenue Funds  
For the Year Ended December 31, 2022**

	Street Department	Cemetery	Community Development	Special Improvement District
<b>Revenues:</b>				
Taxes	\$ 0	\$ 0	\$ 0	\$ 0
Intergovernmental Revenues	2,697,020	0	687,343	0
Charges for Services	0	4,260	0	0
Investment Earnings	0	(84,965)	4,719	0
Special Assessments	0	0	0	112,470
Fines and Forfeitures	0	0	0	0
All Other Revenue	83,315	0	0	0
<b>Total Revenues</b>	<b>2,780,335</b>	<b>(80,705)</b>	<b>692,062</b>	<b>112,470</b>
<b>Expenditures:</b>				
Current:				
Security of Persons and Property	0	0	0	0
Public Health and Welfare Services	0	14,898	0	0
Community Environment	0	0	674,871	112,470
Transportation	2,146,271	0	0	0
General Government	0	0	0	0
Debt Service:				
Principal Retirement	0	0	0	0
<b>Total Expenditures</b>	<b>2,146,271</b>	<b>14,898</b>	<b>674,871</b>	<b>112,470</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	634,064	(95,603)	17,191	0
<b>Other Financing Sources (Uses):</b>				
Transfers In	448,500	0	0	0
<b>Total Other Financing Sources (Uses)</b>	<b>448,500</b>	<b>0</b>	<b>0</b>	<b>0</b>
Net Change in Fund Balance	1,082,564	(95,603)	17,191	0
<b>Fund Balance at Beginning of Year</b>	<b>1,280,841</b>	<b>1,412,448</b>	<b>2,953,285</b>	<b>0</b>
<b>Fund Balance End of Year</b>	<b>\$ 2,363,405</b>	<b>\$ 1,316,845</b>	<b>\$ 2,970,476</b>	<b>\$ 0</b>

(Continued)

**CITY OF NEWARK, OHIO**

**Combining Statement of Revenues, Expenditures and Changes in Fund Balance  
Nonmajor Special Revenue Funds  
For the Year Ended December 31, 2022**

	Veterans Memorial Sidewalk	Police/Fire Pension	Safety Grants	One Ohio Opioid Settlement
<b>Revenues:</b>				
Taxes	\$ 0	\$ 520,494	\$ 0	\$ 0
Intergovernmental Revenues	0	67,184	207,747	15,364
Charges for Services	0	0	0	0
Investment Earnings	211	0	0	0
Special Assessments	0	0	0	0
Fines and Forfeitures	0	0	0	0
All Other Revenue	300	0	6,782	0
<b>Total Revenues</b>	<b>511</b>	<b>587,678</b>	<b>214,529</b>	<b>15,364</b>
<b>Expenditures:</b>				
Current:				
Security of Persons and Property	0	600,550	342,024	0
Public Health and Welfare Services	0	0	0	0
Community Environment	0	0	0	0
Transportation	0	0	0	0
General Government	0	0	0	0
Debt Service:				
Principal Retirement	0	0	0	0
<b>Total Expenditures</b>	<b>0</b>	<b>600,550</b>	<b>342,024</b>	<b>0</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	511	(12,872)	(127,495)	15,364
<b>Other Financing Sources (Uses):</b>				
Transfers In	0	0	0	0
<b>Total Other Financing Sources (Uses)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Net Change in Fund Balance	511	(12,872)	(127,495)	15,364
<b>Fund Balance at Beginning of Year</b>	<b>76,806</b>	<b>66,035</b>	<b>122,802</b>	<b>0</b>
<b>Fund Balance End of Year</b>	<b>\$ 77,317</b>	<b>\$ 53,163</b>	<b>\$ (4,693)</b>	<b>\$ 15,364</b>



**CITY OF NEWARK, OHIO**

State Highway	Law Enforcement	Landfill Reclamation	Court Computerization	Fire Damage	Permissive License Tax
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
218,677	23,965	0	0	0	695,392
0	0	0	0	0	0
0	0	84	0	0	0
0	0	0	0	0	0
0	73,379	0	180,613	0	0
0	0	0	196	10,301	11,000
<u>218,677</u>	<u>97,344</u>	<u>84</u>	<u>180,809</u>	<u>10,301</u>	<u>706,392</u>
0	55,540	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
214,034	0	0	0	0	815,043
0	0	434	290,580	91,206	0
0	0	0	0	0	96,741
<u>214,034</u>	<u>55,540</u>	<u>434</u>	<u>290,580</u>	<u>91,206</u>	<u>911,784</u>
4,643	41,804	(350)	(109,771)	(80,905)	(205,392)
0	0	0	0	0	0
0	0	0	0	0	0
4,643	41,804	(350)	(109,771)	(80,905)	(205,392)
34,483	534,032	5,158	719,994	200,468	1,127,070
<u>\$ 39,126</u>	<u>\$ 575,836</u>	<u>\$ 4,808</u>	<u>\$ 610,223</u>	<u>\$ 119,563</u>	<u>\$ 921,678</u>

(Continued)

**CITY OF NEWARK, OHIO**

**Combining Statement of Revenues, Expenditures and Changes in Fund Balance  
Nonmajor Special Revenue Funds  
For the Year Ended December 31, 2022**

	Probation Grant	Coronavirus Relief	ODNR Grants	Mary E. Barnes Trust
<b>Revenues:</b>				
Taxes	\$ 0	\$ 0	\$ 0	\$ 0
Intergovernmental Revenues	424,784	0	17,711	0
Charges for Services	0	0	0	0
Investment Earnings	0	0	0	(27,899)
Special Assessments	0	0	0	0
Fines and Forfeitures	0	0	0	0
All Other Revenue	3,085	16	0	0
<b>Total Revenues</b>	<b>427,869</b>	<b>16</b>	<b>17,711</b>	<b>(27,899)</b>
<b>Expenditures:</b>				
Current:				
Security of Persons and Property	418,867	0	0	2,138
Public Health and Welfare Services	0	0	0	0
Community Environment	0	0	68,280	0
Transportation	0	0	0	0
General Government	0	0	0	0
Debt Service:				
Principal Retirement	0	0	0	0
<b>Total Expenditures</b>	<b>418,867</b>	<b>0</b>	<b>68,280</b>	<b>2,138</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	9,002	16	(50,569)	(30,037)
<b>Other Financing Sources (Uses):</b>				
Transfers In	0	0	41,431	0
<b>Total Other Financing Sources (Uses)</b>	<b>0</b>	<b>0</b>	<b>41,431</b>	<b>0</b>
Net Change in Fund Balance	9,002	16	(9,138)	(30,037)
<b>Fund Balance at Beginning of Year</b>	<b>47,714</b>	<b>0</b>	<b>9,138</b>	<b>178,365</b>
<b>Fund Balance End of Year</b>	<b>\$ 56,716</b>	<b>\$ 16</b>	<b>\$ 0</b>	<b>\$ 148,328</b>

**CITY OF NEWARK, OHIO**

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Brownfield Cleanup	Judicial	Total Nonmajor Special Revenue Funds
\$ 0	\$ 0	\$ 520,494
14,180	0	5,069,367
0	0	4,260
0	0	(107,850)
0	0	112,470
0	143,581	397,573
0	760	115,755
<u>14,180</u>	<u>144,341</u>	<u>6,112,069</u>
0	0	1,419,119
14,180	0	29,078
0	0	855,621
0	0	3,175,348
0	297,626	679,846
0	0	96,741
<u>14,180</u>	<u>297,626</u>	<u>6,255,753</u>
0	(153,285)	(143,684)
0	0	489,931
<u>0</u>	<u>0</u>	<u>489,931</u>
0	(153,285)	346,247
0	1,524,462	10,293,101
<u>\$ 0</u>	<u>\$ 1,371,177</u>	<u>\$ 10,639,348</u>

**CITY OF NEWARK, OHIO**

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**Combining Balance Sheet  
Nonmajor Debt Service Funds  
December 31, 2022**

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	Debt Service	Tax Increment Financing	Total Nonmajor Debt Service Funds
<b>Assets:</b>			
Pooled Cash and Investments	\$ 995,686	\$ 1,498,653	\$ 2,494,339
Receivables:			
Taxes	0	751,000	751,000
<b>Total Assets</b>	<u>\$ 995,686</u>	<u>\$ 2,249,653</u>	<u>\$ 3,245,339</u>
<b>Liabilities:</b>			
<b>Total Liabilities</b>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>
<b>Deferred Inflows of Resources:</b>			
Property Tax Levy for Next Fiscal Year	0	751,000	751,000
<b>Total Deferred Inflows of Resources</b>	<u>0</u>	<u>751,000</u>	<u>751,000</u>
<b>Fund Balance:</b>			
Restricted	995,686	1,498,653	2,494,339
<b>Total Fund Balance</b>	<u>995,686</u>	<u>1,498,653</u>	<u>2,494,339</u>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balance</b>	<u>\$ 995,686</u>	<u>\$ 2,249,653</u>	<u>\$ 3,245,339</u>

**CITY OF NEWARK, OHIO****Combining Statement of Revenues, Expenditures and Changes in Fund Balance  
Nonmajor Debt Service Funds  
For the Year Ended December 31, 2022**

	Debt Service	Tax Increment Financing	Total Nonmajor Debt Service Funds
<b>Revenues:</b>			
Taxes	\$ 0	\$ 745,238	\$ 745,238
All Other Revenue	5,349	0	5,349
<b>Total Revenues</b>	<b>5,349</b>	<b>745,238</b>	<b>750,587</b>
<b>Expenditures:</b>			
Current:			
General Government	1,650	418,801	420,451
Debt Service:			
Principal Retirement	1,409,372	215,000	1,624,372
Interest and Fiscal Charges	579,289	46,959	626,248
<b>Total Expenditures</b>	<b>1,990,311</b>	<b>680,760</b>	<b>2,671,071</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(1,984,962)	64,478	(1,920,484)
<b>Other Financing Sources (Uses):</b>			
Premium on Bond Issuance	118,362	0	118,362
Transfers In	1,949,234	306,585	2,255,819
Transfers Out	(53,413)	0	(53,413)
<b>Total Other Financing Sources (Uses)</b>	<b>2,014,183</b>	<b>306,585</b>	<b>2,320,768</b>
Net Change in Fund Balance	29,221	371,063	400,284
<b>Fund Balance at Beginning of Year</b>	<b>966,465</b>	<b>1,127,590</b>	<b>2,094,055</b>
<b>Fund Balance End of Year</b>	<b>\$ 995,686</b>	<b>\$ 1,498,653</b>	<b>\$ 2,494,339</b>

**CITY OF NEWARK, OHIO**

**Schedule of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
Major Funds – General Fund  
For the Year Ended December 31, 2022**

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<b>Revenues:</b>				
Taxes	\$ 25,942,196	\$ 25,942,196	\$ 30,949,464	\$ 5,007,268
Intergovernmental Revenues	2,007,710	2,007,710	2,278,737	271,027
Charges for Services	2,993,434	2,993,434	3,464,851	471,417
Licenses, Permits and Fees	100,430	100,430	150,832	50,402
Investment Earnings	170,180	170,180	377,214	207,034
Fines and Forfeitures	1,191,250	1,191,250	1,150,422	(40,828)
All Other Revenue	99,450	99,450	625,979	526,529
Total Revenues	<u>32,504,650</u>	<u>32,504,650</u>	<u>38,997,499</u>	<u>6,492,849</u>
<b>Expenditures:</b>				
Security of Persons and Property:				
Impound Lot:				
Personal Services	76,859	89,783	88,437	1,346
Materials and Supplies	603	644	545	99
Contractual Services	86,119	75,844	74,561	1,283
Total Impound Lot	<u>163,581</u>	<u>166,271</u>	<u>163,543</u>	<u>2,728</u>
Police:				
Personal Services	8,746,309	8,658,737	8,341,080	317,657
Materials and Supplies	264,845	319,978	281,636	38,342
Contractual Services	781,192	771,095	598,431	172,664
Other Expenditures	625	676	176	500
Capital Outlay	70,656	104,668	93,708	10,960
Total Police	<u>9,863,627</u>	<u>9,855,154</u>	<u>9,315,031</u>	<u>540,123</u>
Fire:				
Personal Services	9,336,007	9,094,080	8,968,544	125,536
Materials and Supplies	812,126	831,851	809,254	22,597
Contractual Services	672,542	677,590	656,483	21,107
Other Expenditures	1,000	1,000	0	1,000
Capital Outlay	128,500	128,228	128,210	18
Total Fire	<u>10,950,175</u>	<u>10,732,749</u>	<u>10,562,491</u>	<u>170,258</u>
Total Security of Persons and Property	<u>20,977,383</u>	<u>20,754,174</u>	<u>20,041,065</u>	<u>713,109</u>

(Continued)

**CITY OF NEWARK, OHIO**

**Schedule of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
Major Funds – General Fund  
For the Year Ended December 31, 2022**

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Leisure Time Activities:				
Parks and Cemetery:				
Personal Services	639,788	645,534	616,425	29,109
Materials and Supplies	67,662	79,861	78,158	1,703
Contractual Services	275,300	312,474	296,440	16,034
Other Expenditures	2,875	1,375	783	592
Total Parks and Cemetery	985,625	1,039,244	991,806	47,438
Hollander Pool:				
Materials and Supplies	4,000	4,000	0	4,000
Contractual Services	49,679	49,679	34,299	15,380
Total Hollander Pool	53,679	53,679	34,299	19,380
Babe Ruth Baseball:				
Materials and Supplies	5,300	5,300	2,944	2,356
Contractual Services	64,640	64,640	64,348	292
Total Babe Ruth Baseball	69,940	69,940	67,292	2,648
Total Leisure Time Activities	1,109,244	1,162,863	1,093,397	69,466
Community Environment:				
Code Administration:				
Personal Services	351,040	360,106	359,107	999
Materials and Supplies	8,760	9,542	7,563	1,979
Contractual Services	308,956	221,101	135,933	85,168
Other Expenditures	500	500	22	478
Capital Outlay	14,770	24,375	24,375	0
Total Community Environment	684,026	615,624	527,000	88,624
Transportation:				
Street/Traffic:				
Personal Services	0	10,000	9,246	754
Total Transportation	0	10,000	9,246	754
General Government:				
City Council:				
Personal Services	119,952	119,415	119,385	30
Total City Council	119,952	119,415	119,385	30

(Continued)

**CITY OF NEWARK, OHIO**

***Schedule of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
Major Funds – General Fund  
For the Year Ended December 31, 2022***

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Clerk of Council:				
Personal Services	64,856	64,614	64,416	198
Materials and Supplies	445	703	657	46
Contractual Services	24,087	18,540	18,540	0
Total Clerk of Council	89,388	83,857	83,613	244
Mayor:				
Personal Services	222,234	221,473	220,926	547
Materials and Supplies	1,000	750	100	650
Contractual Services	13,885	13,635	10,635	3,000
Capital Outlay	2,100	2,100	0	2,100
Total Mayor	239,219	237,958	231,661	6,297
Auditor:				
Personal Services	474,842	473,604	460,174	13,430
Materials and Supplies	6,493	4,331	4,331	0
Contractual Services	1,010,674	184,037	170,448	13,589
Other Expenditures	237,000	225,000	200,000	25,000
Capital Outlay	17,476	17,076	11,596	5,480
Total Auditor	1,746,485	904,048	846,549	57,499
Law Director:				
Personal Services	1,228,918	1,224,596	1,101,724	122,872
Materials and Supplies	9,562	8,912	8,912	0
Contractual Services	24,273	23,900	18,637	5,263
Total Law Director	1,262,753	1,257,408	1,129,273	128,135
Clerk of Courts:				
Personal Services	1,382,715	1,379,258	1,336,678	42,580
Materials and Supplies	27,480	26,416	25,616	800
Contractual Services	114,430	104,691	91,905	12,786
Other Expenditures	2,500	2,500	0	2,500
Total Clerk of Courts	1,527,125	1,512,865	1,454,199	58,666

(Continued)



**CITY OF NEWARK, OHIO**

***Schedule of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
Major Funds – General Fund  
For the Year Ended December 31, 2022***

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Civil Service:				
Personal Services	2,901	2,900	1,486	1,414
Materials and Supplies	300	300	300	0
Contractual Services	55,612	55,462	42,414	13,048
Capital Outlay	3,000	3,000	3,000	0
Total Civil Service	61,813	61,662	47,200	14,462
Workers Compensation:				
Personal Services	168,004	70,000	70,000	0
Total Workers Compensation	168,004	70,000	70,000	0
Judiciary:				
Personal Services	868,714	865,957	859,519	6,438
Materials and Supplies	17,178	18,059	16,231	1,828
Contractual Services	104,017	97,510	93,395	4,115
Other Expenditures	1,000	1,000	177	823
Total Judiciary	990,909	982,526	969,322	13,204
Personnel:				
Personal Services	221,347	237,248	223,341	13,907
Materials and Supplies	861	600	600	0
Contractual Services	153,576	175,357	171,611	3,746
Capital Outlay	1,000	0	0	0
Total Personnel	376,784	413,205	395,552	17,653
Adult Probation:				
Personal Services	623,417	661,836	646,813	15,023
Materials and Supplies	16,252	20,481	17,575	2,906
Contractual Services	40,568	38,512	37,597	915
Capital Outlay	84	72	72	0
Total Adult Probation	680,321	720,901	702,057	18,844

(Continued)

**CITY OF NEWARK, OHIO*****Schedule of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
Major Funds – General Fund  
For the Year Ended December 31, 2022***

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Service Department:				
Personal Services	221,323	220,081	218,726	1,355
Materials and Supplies	26,678	69,396	69,396	0
Contractual Services	2,678,260	3,009,520	3,000,692	8,828
Other Expenditures	0	460	460	0
Capital Outlay	320,087	436,111	436,111	0
Total Service Department	3,246,348	3,735,568	3,725,385	10,183
Engineer:				
Personal Services	665,843	663,276	658,749	4,527
Materials and Supplies	7,017	9,094	8,643	451
Contractual Services	64,836	56,967	54,623	2,344
Capital Outlay	14,885	10,110	6,110	4,000
Total Engineer	752,581	739,447	728,125	11,322
Custodial:				
Personal Services	226,347	227,973	227,333	640
Materials and Supplies	2,613	1,617	1,088	529
Contractual Services	218,831	208,543	203,030	5,513
Other Expenditures	150	150	0	150
Total Custodial	447,941	438,283	431,451	6,832
Income Tax:				
Personal Services	1,058,141	900,274	840,858	59,416
Materials and Supplies	12,558	12,496	7,996	4,500
Contractual Services	131,421	133,372	93,612	39,760
Other Expenditures	600,000	593,100	509,535	83,565
Capital Outlay	50,000	42,360	32,645	9,715
Total Income Tax	1,852,120	1,681,602	1,484,646	196,956

(Continued)

**CITY OF NEWARK, OHIO**

**Schedule of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
Major Funds – General Fund  
For the Year Ended December 31, 2022**

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Safety Director:				
Personal Services	182,960	182,245	182,059	186
Materials and Supplies	647	647	611	36
Contractual Services	478,444	594,099	592,635	1,464
Other Expenditures	6,637	5,000	4,469	531
Capital Outlay	2,000	2,000	453	1,547
Total Safety Director	<u>670,688</u>	<u>783,991</u>	<u>780,227</u>	<u>3,764</u>
Total General Government	<u>14,232,431</u>	<u>13,742,736</u>	<u>13,198,645</u>	<u>544,091</u>
Total Expenditures	<u>37,003,084</u>	<u>36,285,397</u>	<u>34,869,353</u>	<u>1,416,044</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(4,498,434)	(3,780,747)	4,128,146	7,908,893
<b>Other Financing Sources (Uses):</b>				
Sale of Capital Assets	43,500	43,500	63,876	20,376
Transfers In	1,349,800	1,639,800	1,694,610	54,810
Transfers Out	(4,639,452)	(5,532,500)	(5,518,361)	14,139
Advances Out	0	(15,425)	(7,712)	7,713
Total Other Financing Sources (Uses)	<u>(3,246,152)</u>	<u>(3,864,625)</u>	<u>(3,767,587)</u>	<u>97,038</u>
Net Change in Fund Balance	(7,744,586)	(7,645,372)	360,559	8,005,931
Fund Balance at Beginning of Year	8,159,237	8,159,237	8,159,237	0
Prior Year Encumbrances	2,018,700	2,018,700	2,018,700	0
Fund Balance at End of Year	<u>\$ 2,433,351</u>	<u>\$ 2,532,565</u>	<u>\$ 10,538,496</u>	<u>\$ 8,005,931</u>

**CITY OF NEWARK, OHIO*****Schedule of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
Major Funds – Special Revenue Fund – American Rescue Plan Act Fund  
For the Year Ended December 31, 2022***

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<b>Revenues:</b>				
Intergovernmental Revenues	\$ 9,070,010	\$ 9,070,010	\$ 9,070,010	\$ 0
Total Revenues	9,070,010	9,070,010	9,070,010	0
<b>Expenditures:</b>				
General Government:				
Materials and Supplies	320,000	866,011	866,011	0
Contractual Services	1,500,000	3,478,294	3,477,733	561
Capital Outlay	9,166,270	12,416,535	12,416,535	0
Total General Government	10,986,270	16,760,840	16,760,279	561
Security of Persons and Property:				
Personal Services	0	250,000	237,252	12,748
Total Security of Persons and Property	0	250,000	237,252	12,748
Total Expenditures	10,986,270	17,010,840	16,997,531	13,309
Net Change in Fund Balance	(1,916,260)	(7,940,830)	(7,927,521)	13,309
Fund Balance at Beginning of Year	130,445	130,445	130,445	0
Prior Year Encumbrances	8,586,270	8,586,270	8,586,270	0
Fund Balance at End of Year	\$ 6,800,455	\$ 775,885	\$ 789,194	\$ 13,309

**CITY OF NEWARK, OHIO**

***Schedule of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
Major Funds – Capital Projects Funds – Capital Improvement Fund  
For the Year Ended December 31, 2022***

	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<b>Revenues:</b>			
Intergovernmental Revenues	\$ 85,181	\$ 0	\$ (85,181)
Investment Earnings	570	54,248	53,678
Total Revenues	<u>85,751</u>	<u>54,248</u>	<u>(31,503)</u>
<b>Expenditures:</b>			
Capital Outlay	7,322,818	6,769,304	553,514
Debt Service:			
Principal Retirement	4,625,000	4,625,000	0
Interest and Fiscal Charges	74,221	74,212	9
Total Expenditures	<u>12,022,039</u>	<u>11,468,516</u>	<u>553,523</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(11,936,288)	(11,414,268)	522,020
<b>Other Financing Sources (Uses):</b>			
Note Issuance	4,625,000	4,665,000	40,000
Loan Issuance	605,568	0	(605,568)
Transfers In	1,124,824	1,683,001	558,177
Bond Issuance	0	1,600,000	1,600,000
Premium on Debt Issuance	0	32,604	32,604
Total Other Financing Sources (Uses)	<u>6,355,392</u>	<u>7,980,605</u>	<u>1,625,213</u>
Net Change in Fund Balance	(5,580,896)	(3,433,663)	2,147,233
Fund Balance at Beginning of Year	3,604,602	3,604,602	0
Prior Year Encumbrances	3,622,334	3,622,334	0
Fund Balance at End of Year	<u>\$ 1,646,040</u>	<u>\$ 3,793,273</u>	<u>\$ 2,147,233</u>

**CITY OF NEWARK, OHIO**

***Schedule of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
Nonmajor Special Revenue Funds  
For the Year Ended December 31, 2022***

<b>STREET DEPARTMENT FUND</b>			
	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<b>Revenues:</b>			
Intergovernmental Revenues	\$ 2,579,256	\$ 2,686,933	\$ 107,677
All Other Revenue	76,925	78,841	1,916
Total Revenues	<u>2,656,181</u>	<u>2,765,774</u>	<u>109,593</u>
<b>Expenditures:</b>			
Transportation:			
Personal Services	2,255,965	1,887,855	368,110
Materials and Supplies	684,921	615,146	69,775
Contractual Services	1,115,760	1,110,740	5,020
Other Expenditures	7,700	5,200	2,500
Capital Outlay	46,000	46,000	0
Total Expenditures	<u>4,110,346</u>	<u>3,664,941</u>	<u>445,405</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(1,454,165)	(899,167)	554,998
<b>Other Financing Sources (Uses):</b>			
Transfers In	1,062,534	1,062,534	0
Total Other Financing Sources (Uses)	<u>1,062,534</u>	<u>1,062,534</u>	<u>0</u>
Net Change in Fund Balance	(391,631)	163,367	554,998
Fund Balance at Beginning of Year	356,246	356,246	0
Prior Year Encumbrances	163,337	163,337	0
Fund Balance at End of Year	<u>\$ 127,952</u>	<u>\$ 682,950</u>	<u>\$ 554,998</u>

**CITY OF NEWARK, OHIO**

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***Schedule of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
Nonmajor Special Revenue Funds  
For the Year Ended December 31, 2022***

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	CEMETERY FUND		Variance with Final Budget Positive (Negative)
	Final Budget	Actual	
<b>Revenues:</b>			
Charges for Services	\$ 4,500	\$ 4,260	\$ (240)
Investment Earnings	135	10,307	10,172
Total Revenues	<u>4,635</u>	<u>14,567</u>	<u>9,932</u>
<b>Expenditures:</b>			
Public Health and Welfare Services:			
Materials and Supplies	4,500	0	4,500
Contractual Services	<u>2,000</u>	<u>0</u>	<u>2,000</u>
Total Expenditures	<u>6,500</u>	<u>0</u>	<u>6,500</u>
Net Change in Fund Balance	(1,865)	14,567	16,432
Fund Balance at Beginning of Year	<u>813,329</u>	<u>813,329</u>	<u>0</u>
Fund Balance at End of Year	<u>\$ 811,464</u>	<u>\$ 827,896</u>	<u>\$ 16,432</u>

**CITY OF NEWARK, OHIO****Schedule of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
Nonmajor Special Revenue Funds  
For the Year Ended December 31, 2022****COMMUNITY DEVELOPMENT FUND**

	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<b>Revenues:</b>			
Intergovernmental Revenues	\$ 1,270,000	\$ 728,864	\$ (541,136)
Investment Earnings	700	4,719	4,019
All Other Revenue	40,000	64,278	24,278
Total Revenues	1,310,700	797,861	(512,839)
<b>Expenditures:</b>			
Community Environment:			
Personal Services	419,564	351,168	68,396
Materials and Supplies	1,850	1,321	529
Contractual Services	1,362,365	569,242	793,123
Other Expenditures	934	434	500
Total Expenditures	1,784,713	922,165	862,548
Excess (Deficiency) of Revenues Over (Under) Expenditures	(474,013)	(124,304)	349,709
<b>Other Financing Sources (Uses):</b>			
Transfers In	0	6,092	6,092
Transfers Out	(6,092)	(6,092)	0
Total Other Financing Sources (Uses)	(6,092)	0	6,092
Net Change in Fund Balance	(480,105)	(124,304)	355,801
Fund Balance at Beginning of Year	556,765	556,765	0
Prior Year Encumbrances	109,633	109,633	0
Fund Balance at End of Year	\$ 186,293	\$ 542,094	\$ 355,801



**CITY OF NEWARK, OHIO**

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***Schedule of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
Nonmajor Special Revenue Funds  
For the Year Ended December 31, 2022***

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	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<b>SPECIAL IMPROVEMENT DISTRICT FUND</b>			
<b>Revenues:</b>			
Special Assessments	\$ 120,000	\$ 112,470	\$ (7,530)
Total Revenues	<u>120,000</u>	<u>112,470</u>	<u>(7,530)</u>
<b>Expenditures:</b>			
Community Environment:			
Contractual Services	3,900	3,501	399
Other Expenditures	115,000	108,969	6,031
Total Expenditures	<u>118,900</u>	<u>112,470</u>	<u>6,430</u>
Net Change in Fund Balance	1,100	0	(1,100)
Fund Balance at Beginning of Year	0	0	0
Fund Balance at End of Year	<u>\$ 1,100</u>	<u>\$ 0</u>	<u>\$ (1,100)</u>

**CITY OF NEWARK, OHIO**

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***Schedule of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
Nonmajor Special Revenue Funds  
For the Year Ended December 31, 2022***

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	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<b>Revenues:</b>			
Investment Earnings	\$ 5	\$ 23	\$ 18
All Other Revenue	300	300	0
Total Revenues	<u>305</u>	<u>323</u>	<u>18</u>
<b>Expenditures:</b>			
General Government:			
Contractual Services	<u>1,000</u>	<u>0</u>	<u>1,000</u>
Total Expenditures	<u>1,000</u>	<u>0</u>	<u>1,000</u>
Net Change in Fund Balance	(695)	323	1,018
Fund Balance at Beginning of Year	76,126	76,126	0
Prior Year Encumbrances	680	680	0
Fund Balance at End of Year	<u>\$ 76,111</u>	<u>\$ 77,129</u>	<u>\$ 1,018</u>

**CITY OF NEWARK, OHIO**

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***Schedule of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
Nonmajor Special Revenue Funds  
For the Year Ended December 31, 2022***

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	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<b>Revenues:</b>			
Taxes	\$ 531,566	\$ 520,494	\$ (11,072)
Intergovernmental Revenues	69,490	67,184	(2,306)
Total Revenues	<u>601,056</u>	<u>587,678</u>	<u>(13,378)</u>
<b>Expenditures:</b>			
Security of Persons and Property:			
Personal Services	592,739	592,739	0
Contractual Services	8,317	7,811	506
Total Expenditures	<u>601,056</u>	<u>600,550</u>	<u>506</u>
Net Change in Fund Balance	0	(12,872)	(12,872)
Fund Balance at Beginning of Year	66,035	66,035	0
Fund Balance at End of Year	<u>\$ 66,035</u>	<u>\$ 53,163</u>	<u>\$ (12,872)</u>

**CITY OF NEWARK, OHIO*****Schedule of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
Nonmajor Special Revenue Funds  
For the Year Ended December 31, 2022***

	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<b>SAFETY GRANTS FUND</b>			
<b>Revenues:</b>			
Intergovernmental Revenues	\$ 368,525	\$ 209,562	\$ (158,963)
All Other Revenue	6,782	6,782	0
Total Revenues	<u>375,307</u>	<u>216,344</u>	<u>(158,963)</u>
<b>Expenditures:</b>			
Security of Persons and Property:			
Personal Services	358,333	239,406	118,927
Materials and Supplies	244,480	242,351	2,129
Contractual Services	12,511	11,373	1,138
Total Expenditures	<u>615,324</u>	<u>493,130</u>	<u>122,194</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(240,017)	(276,786)	(36,769)
<b>Other Financing Sources (Uses):</b>			
Transfers In	177,733	0	(177,733)
Advances In	15,425	7,712	(7,713)
Total Other Financing Sources (Uses)	<u>193,158</u>	<u>7,712</u>	<u>(185,446)</u>
Net Change in Fund Balance	(46,859)	(269,074)	(222,215)
Fund Balance at Beginning of Year	129,522	129,522	0
Prior Year Encumbrances	3,442	3,442	0
Fund Balance at End of Year	<u>\$ 86,105</u>	<u>\$ (136,110)</u>	<u>\$ (222,215)</u>

**CITY OF NEWARK, OHIO**

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***Schedule of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
Nonmajor Special Revenue Funds  
For the Year Ended December 31, 2022***

---

	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<b>Revenues:</b>			
Intergovernmental Revenues	\$ 0	\$ 15,364	\$ 15,364
Total Revenues	<u>0</u>	<u>15,364</u>	<u>15,364</u>
<b>Expenditures:</b>			
Total Expenditures	<u>0</u>	<u>0</u>	<u>0</u>
Net Change in Fund Balance	0	15,364	15,364
Fund Balance at Beginning of Year	<u>0</u>	<u>0</u>	<u>0</u>
Fund Balance at End of Year	<u>\$ 0</u>	<u>\$ 15,364</u>	<u>\$ 15,364</u>

**CITY OF NEWARK, OHIO**

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***Schedule of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
Nonmajor Special Revenue Funds  
For the Year Ended December 31, 2022***

---

	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<b>Revenues:</b>			
Intergovernmental Revenues	\$ 214,034	\$ 217,859	\$ 3,825
Total Revenues	<u>214,034</u>	<u>217,859</u>	<u>3,825</u>
<b>Expenditures:</b>			
Total Expenditures	<u>0</u>	<u>0</u>	<u>0</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	214,034	217,859	3,825
<b>Other Financing Sources (Uses):</b>			
Transfers Out	(214,034)	(214,034)	0
Total Other Financing Sources (Uses)	<u>(214,034)</u>	<u>(214,034)</u>	<u>0</u>
Net Change in Fund Balance	0	3,825	3,825
Fund Balance at Beginning of Year	<u>0</u>	<u>0</u>	<u>0</u>
Fund Balance at End of Year	<u>\$ 0</u>	<u>\$ 3,825</u>	<u>\$ 3,825</u>

**CITY OF NEWARK, OHIO**

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***Schedule of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
Nonmajor Special Revenue Funds  
For the Year Ended December 31, 2022***

---

	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<b>Revenues:</b>			
Intergovernmental Revenues	\$ 25,000	\$ 23,965	\$ (1,035)
Fines and Forfeitures	72,254	71,737	(517)
Total Revenues	<u>97,254</u>	<u>95,702</u>	<u>(1,552)</u>
<b>Expenditures:</b>			
Security of Persons and Property:			
Contractual Services	104,032	69,033	34,999
Total Expenditures	<u>104,032</u>	<u>69,033</u>	<u>34,999</u>
Net Change in Fund Balance	(6,778)	26,669	33,447
Fund Balance at Beginning of Year	523,205	523,205	0
Prior Year Encumbrances	10,706	10,706	0
Fund Balance at End of Year	<u>\$ 527,133</u>	<u>\$ 560,580</u>	<u>\$ 33,447</u>

**CITY OF NEWARK, OHIO**

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***Schedule of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
Nonmajor Special Revenue Funds  
For the Year Ended December 31, 2022***

---

	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<b>Revenues:</b>			
Investment Earnings	\$ 0	\$ 84	\$ 84
Total Revenues	<u>0</u>	<u>84</u>	<u>84</u>
<b>Expenditures:</b>			
General Government:			
Contractual Services	0	434	(434)
Total Expenditures	<u>0</u>	<u>434</u>	<u>(434)</u>
Net Change in Fund Balance	0	(350)	(350)
Fund Balance at Beginning of Year	5,158	5,158	0
Fund Balance at End of Year	<u>\$ 5,158</u>	<u>\$ 4,808</u>	<u>\$ (350)</u>



**CITY OF NEWARK, OHIO**

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***Schedule of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
Nonmajor Special Revenue Funds  
For the Year Ended December 31, 2022***

---

	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<b>Revenues:</b>			
Fines and Forfeitures	\$ 174,300	\$ 176,628	\$ 2,328
All Other Revenue	0	196	196
Total Revenues	<u>174,300</u>	<u>176,824</u>	<u>2,524</u>
<b>Expenditures:</b>			
General Government:			
Personal Services	100,624	96,411	4,213
Materials and Supplies	10,000	5,000	5,000
Contractual Services	312,500	114,155	198,345
Capital Outlay	247,102	137,700	109,402
Total Expenditures	<u>670,226</u>	<u>353,266</u>	<u>316,960</u>
Net Change in Fund Balance	(495,926)	(176,442)	319,484
Fund Balance at Beginning of Year	702,556	702,556	0
Prior Year Encumbrances	12,760	12,760	0
Fund Balance at End of Year	<u>\$ 219,390</u>	<u>\$ 538,874</u>	<u>\$ 319,484</u>

**CITY OF NEWARK, OHIO**

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***Schedule of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
Nonmajor Special Revenue Funds  
For the Year Ended December 31, 2022***

---

	<b>FIRE DAMAGE FUND</b>		Variance with Final Budget Positive (Negative)
	<u>Final Budget</u>	<u>Actual</u>	
<b>Revenues:</b>			
All Other Revenue	\$ 175,000	\$ 71,875	\$ (103,125)
Total Revenues	<u>175,000</u>	<u>71,875</u>	<u>(103,125)</u>
<b>Expenditures:</b>			
General Government:			
Other Expenditures	175,000	91,206	83,794
Total Expenditures	<u>175,000</u>	<u>91,206</u>	<u>83,794</u>
Net Change in Fund Balance	0	(19,331)	(19,331)
Fund Balance at Beginning of Year	<u>138,894</u>	<u>138,894</u>	<u>0</u>
Fund Balance at End of Year	<u>\$ 138,894</u>	<u>\$ 119,563</u>	<u>\$ (19,331)</u>

**CITY OF NEWARK, OHIO**

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***Schedule of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
Nonmajor Special Revenue Funds  
For the Year Ended December 31, 2022***

---

	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<b>Revenues:</b>			
Intergovernmental Revenues	\$ 800,000	\$ 696,199	\$ (103,801)
All Other Revenue	0	11,000	11,000
Total Revenues	<u>800,000</u>	<u>707,199</u>	<u>(92,801)</u>
<b>Expenditures:</b>			
Transportation:			
Contractual Services	1,149,254	1,055,804	93,450
Debt Service:			
Principal Retirement	113,500	96,741	16,759
Total Expenditures	<u>1,262,754</u>	<u>1,152,545</u>	<u>110,209</u>
Net Change in Fund Balance	(462,754)	(445,346)	17,408
Fund Balance at Beginning of Year	530,157	530,157	0
Prior Year Encumbrances	500,890	500,890	0
Fund Balance at End of Year	<u>\$ 568,293</u>	<u>\$ 585,701</u>	<u>\$ 17,408</u>

**CITY OF NEWARK, OHIO**

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***Schedule of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
Nonmajor Special Revenue Funds  
For the Year Ended December 31, 2022***

---

	PROBATION GRANT FUND		Variance with Final Budget Positive (Negative)
	Final Budget	Actual	
<b>Revenues:</b>			
Intergovernmental Revenues	\$ 424,784	\$ 424,784	\$ 0
All Other Revenue	3,931	3,085	(846)
Total Revenues	<u>428,715</u>	<u>427,869</u>	<u>(846)</u>
<b>Expenditures:</b>			
Security of Persons and Property:			
Personal Services	321,258	296,691	24,567
Materials and Supplies	97,251	97,251	0
Contractual Services	40,080	40,080	0
Total Expenditures	<u>458,589</u>	<u>434,022</u>	<u>24,567</u>
Net Change in Fund Balance	(29,874)	(6,153)	23,721
Fund Balance at Beginning of Year	41,835	41,835	0
Prior Year Encumbrances	19,213	19,213	0
Fund Balance at End of Year	<u>\$ 31,174</u>	<u>\$ 54,895</u>	<u>\$ 23,721</u>

**CITY OF NEWARK, OHIO**

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***Schedule of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
Nonmajor Special Revenue Funds  
For the Year Ended December 31, 2022***

---

	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<b>Revenues:</b>			
All Other Revenue	\$ 0	\$ 16	\$ 16
Total Revenues	<u>0</u>	<u>16</u>	<u>16</u>
<b>Expenditures:</b>			
Total Expenditures	<u>0</u>	<u>0</u>	<u>0</u>
Net Change in Fund Balance	0	16	16
Fund Balance at Beginning of Year	0	0	0
Fund Balance at End of Year	<u>\$ 0</u>	<u>\$ 16</u>	<u>\$ 16</u>

**CITY OF NEWARK, OHIO**

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***Schedule of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
Nonmajor Special Revenue Funds  
For the Year Ended December 31, 2022***

---

	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<b>ODNR GRANTS FUND</b>			
<b>Revenues:</b>			
Intergovernmental Revenues	\$ 17,711	\$ 17,711	\$ 0
Total Revenues	<u>17,711</u>	<u>17,711</u>	<u>0</u>
<b>Expenditures:</b>			
Community Environment:			
Materials and Supplies	1,000	1,000	0
Capital Outlay	72,281	67,280	5,001
Total Expenditures	<u>73,281</u>	<u>68,280</u>	<u>5,001</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(55,570)	(50,569)	5,001
<b>Other Financing Sources (Uses):</b>			
Transfers In	55,570	41,431	(14,139)
Total Other Financing Sources (Uses)	<u>55,570</u>	<u>41,431</u>	<u>(14,139)</u>
Net Change in Fund Balance	0	(9,138)	(9,138)
Fund Balance at Beginning of Year	9,138	9,138	0
Fund Balance at End of Year	<u>\$ 9,138</u>	<u>\$ 0</u>	<u>\$ (9,138)</u>

**CITY OF NEWARK, OHIO**

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***Schedule of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
Nonmajor Special Revenue Funds  
For the Year Ended December 31, 2022***

---

	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<b>Revenues:</b>			
Intergovernmental Revenues	\$ 88,618	\$ 14,180	\$ (74,438)
Total Revenues	<u>88,618</u>	<u>14,180</u>	<u>(74,438)</u>
<b>Expenditures:</b>			
Public Health and Welfare Services:			
Contractual Services	86,114	14,864	71,250
Total Expenditures	<u>86,114</u>	<u>14,864</u>	<u>71,250</u>
Net Change in Fund Balance	2,504	(684)	(3,188)
Fund Balance at Beginning of Year	(1,751)	(1,751)	0
Prior Year Encumbrances	1,751	1,751	0
Fund Balance at End of Year	<u>\$ 2,504</u>	<u>\$ (684)</u>	<u>\$ (3,188)</u>

**CITY OF NEWARK, OHIO**

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***Schedule of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
Nonmajor Special Revenue Funds  
For the Year Ended December 31, 2022***

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	JUDICIAL FUND		Variance with Final Budget Positive (Negative)
	Final Budget	Actual	
<b>Revenues:</b>			
Fines and Forfeitures	\$ 139,000	\$ 142,399	\$ 3,399
All Other Revenue	0	760	760
Total Revenues	<u>139,000</u>	<u>143,159</u>	<u>4,159</u>
<b>Expenditures:</b>			
General Government:			
Personal Services	270,717	269,770	947
Materials and Supplies	10,003	4,103	5,900
Contractual Services	86,721	35,670	51,051
Capital Outlay	4,000	500	3,500
Total Expenditures	<u>371,441</u>	<u>310,043</u>	<u>61,398</u>
Net Change in Fund Balance	(232,441)	(166,884)	65,557
Fund Balance at Beginning of Year	1,502,468	1,502,468	0
Prior Year Encumbrances	24,679	24,679	0
Fund Balance at End of Year	<u>\$ 1,294,706</u>	<u>\$ 1,360,263</u>	<u>\$ 65,557</u>



**CITY OF NEWARK, OHIO****Schedule of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
Nonmajor Debt Service Funds  
For the Year Ended December 31, 2022**

	DEBT SERVICE FUND		Variance with Final Budget Positive (Negative)
	Final Budget	Actual	
<b>Revenues:</b>			
All Other Revenue	\$ 0	\$ 5,349	\$ 5,349
Total Revenues	0	5,349	5,349
<b>Expenditures:</b>			
General Government:			
Contractual Services	2,851	2,851	0
Debt Service:			
Principal Retirement	4,306,801	4,306,799	2
Interest and Fiscal Charges	675,281	675,275	6
Total Expenditures	4,984,933	4,984,925	8
Excess (Deficiency) of Revenues Over (Under) Expenditures	(4,984,933)	(4,979,576)	5,357
<b>Other Financing Sources (Uses):</b>			
Note Issuance	2,900,000	0	(2,900,000)
Transfers In	1,829,940	1,949,234	119,294
Bond Issuance	0	2,940,000	2,940,000
Premium on Debt Issuance	0	118,362	118,362
Total Other Financing Sources (Uses)	4,729,940	5,007,596	277,656
Net Change in Fund Balance	(254,993)	28,020	283,013
Fund Balance at Beginning of Year	966,465	966,465	0
Fund Balance at End of Year	\$ 711,472	\$ 994,485	\$ 283,013

**CITY OF NEWARK, OHIO*****Schedule of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
Nonmajor Debt Service Funds  
For the Year Ended December 31, 2022***

	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<b>TAX INCREMENT FINANCING FUND</b>			
<b>Revenues:</b>			
Taxes	\$ 697,000	\$ 745,238	\$ 48,238
Total Revenues	<u>697,000</u>	<u>745,238</u>	<u>48,238</u>
<b>Expenditures:</b>			
General Government:			
Contractual Services	14,050	9,915	4,135
Other Expenditures	408,946	408,886	60
Debt Service:			
Principal Retirement	215,000	215,000	0
Interest and Fiscal Charges	46,959	46,959	0
Total Expenditures	<u>684,955</u>	<u>680,760</u>	<u>4,195</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	12,045	64,478	52,433
<b>Other Financing Sources (Uses):</b>			
Transfers In	306,585	306,585	0
Total Other Financing Sources (Uses)	<u>306,585</u>	<u>306,585</u>	<u>0</u>
Net Change in Fund Balance	318,630	371,063	52,433
Fund Balance at Beginning of Year	1,127,590	1,127,590	0
Fund Balance at End of Year	<u>\$ 1,446,220</u>	<u>\$ 1,498,653</u>	<u>\$ 52,433</u>

**CITY OF NEWARK, OHIO**

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***Schedule of Revenues, Expenditures and Changes in  
Fund Balance – Budget and Actual (Non-GAAP Budgetary Basis)  
Nonmajor Capital Projects Funds  
For the Year Ended December 31, 2022***

---

	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<b>Revenues:</b>			
Fines and Forfeitures	\$ 18,700	\$ 20,435	\$ 1,735
Total Revenues	<u>18,700</u>	<u>20,435</u>	<u>1,735</u>
<b>Expenditures:</b>			
Capital Outlay	60,000	0	60,000
Total Expenditures	<u>60,000</u>	<u>0</u>	<u>60,000</u>
Net Change in Fund Balance	(41,300)	20,435	61,735
Fund Balance at Beginning of Year	424,641	424,641	0
Fund Balance at End of Year	<u>\$ 383,341</u>	<u>\$ 445,076</u>	<u>\$ 61,735</u>



***Fiduciary Funds***

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Fiduciary fund types are used to account for assets held by the City in a trustee capacity or as an agent for individuals, private organizations, other governmental units and/or other funds.

***Custodial Funds***

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**Municipal Court Fund**

To account for funds that flow through the municipal court office.

**Law Library Fund**

To account for funds collected for the remittance of fines and forfeitures to the County Law Library.

**Joint Economic Development District Fund (JEDD)**

To account for monies generated by the Etna Corporate Park Economic Development Zone and distributed to the appropriate local governments.

**CITY OF NEWARK, OHIO**

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**Combining Statement of Net Position  
Custodial Funds  
December 31, 2022**

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	Municipal Court	Law Library	JEDD	Total Custodial Funds
<b>Assets:</b>				
Cash and Cash Equivalents	\$ 282,139	\$ 17,360	\$ 1,051,685	\$ 1,351,184
Receivables:				
Taxes	0	0	329,803	329,803
Accounts	0	3,794	0	3,794
<b>Total Assets</b>	<u>282,139</u>	<u>21,154</u>	<u>1,381,488</u>	<u>1,684,781</u>
<b>Liabilities:</b>				
Intergovernmental Payable	0	0	1,381,488	1,381,488
Due to Others	0	21,154	0	21,154
<b>Total Liabilities</b>	<u>0</u>	<u>21,154</u>	<u>1,381,488</u>	<u>1,402,642</u>
<b>Net Position:</b>				
Restricted For:				
Court Bonds	282,139	0	0	282,139
<b>Total Net Position</b>	<u>\$ 282,139</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 282,139</u>

**CITY OF NEWARK, OHIO**

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**Combining Statement of Changes in Net Position  
Custodial Funds  
For the Year Ended December 31, 2022**

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	Municipal Court	Law Library	JEDD	Total Fiduciary Funds
<b>Additions:</b>				
Fines and Forfeiture Collections for other Governments	\$ 2,679,359	\$ 53,362	\$ 0	\$ 2,732,721
Income Tax Collections for other Governments	0	0	3,512,887	3,512,887
<b>Total Additions</b>	<u>2,679,359</u>	<u>53,362</u>	<u>3,512,887</u>	<u>6,245,608</u>
<b>Deductions:</b>				
Distribution of Fines and Forfeitures to other Governments	2,397,220	53,362	0	2,450,582
Distribution of Income Taxes to other Governments	0	0	3,512,887	3,512,887
<b>Total Deductions</b>	<u>2,397,220</u>	<u>53,362</u>	<u>3,512,887</u>	<u>5,963,469</u>
Change in Net Position	282,139	0	0	282,139
<b>Net Position at Beginning of Year</b>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Net Position End of Year</b>	<u>\$ 282,139</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 282,139</u>





*STATISTICAL SECTION*

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***STATISTICAL TABLES***

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This part of the City’s annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City’s overall financial health.

***Contents***

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<b>Financial Trends</b>	S 2 – S 13
These schedules contain trend information to help the reader understand how the City’s financial position has changed over time.	
<b>Revenue Capacity</b>	S 14 – S 17
These schedules contain information to help the reader understand and assess the factors affecting the City’s ability to generate its most significant local revenue sources, the income tax.	
<b>Debt Capacity</b>	S 18 – S 27
These schedules present information to help the reader assess the affordability of the City’s current levels of outstanding debt and the City’s ability to issue additional debt in the future.	
<b>Economic and Demographic Information</b>	S 28 – S 31
These schedules offer economic and demographic indicators to help the reader understand the environment within which the City’s financial activities take place and to provide information that facilitates comparisons of financial information over time and among governments.	
<b>Operating Information</b>	S 32 – S 37
These schedules contain service and infrastructure data to help the reader understand how the information in the City’s financial report relates to the services the City provides and the activities it performs.	
<b>Sources Note:</b>	
Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.	

**City of Newark**

*Net Position by Component  
Last Ten Years  
(accrual basis of accounting)*

	*			
	2013	2014	2015	2016
<b>Governmental Activities:</b>				
Net Investment in Capital Assets	\$46,111,207	\$44,958,995	\$45,289,248	\$45,753,020
Restricted	11,903,557	12,518,066	11,989,270	13,304,726
Unrestricted	1,671,736	(25,664,425)	(26,854,936)	(28,209,247)
Total Governmental Activities Net Position	<u>\$59,686,500</u>	<u>\$31,812,636</u>	<u>\$30,423,582</u>	<u>\$30,848,499</u>
<b>Business-type Activities:</b>				
Net Investment in Capital Assets	\$23,693,170	\$23,473,836	\$23,666,267	\$25,890,917
Unrestricted	5,003,115	3,827,754	5,201,729	6,246,617
Total Business-type Activities Net Position	<u>\$28,696,285</u>	<u>\$27,301,590</u>	<u>\$28,867,996</u>	<u>\$32,137,534</u>
<b>Primary Government:</b>				
Net Investment in Capital Assets	\$69,804,377	\$68,432,831	\$68,955,515	\$71,643,937
Restricted	11,903,557	12,518,066	11,989,270	13,304,726
Unrestricted	6,674,851	(21,836,671)	(21,653,207)	(21,962,630)
Total Primary Government Net Position	<u>\$88,382,785</u>	<u>\$59,114,226</u>	<u>\$59,291,578</u>	<u>\$62,986,033</u>

\*Restated

Source: City Auditor's Office

*City of Newark*

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*	*				
2017	2018	2019	2020	2021	2022
\$46,518,880	\$48,075,929	\$49,125,155	\$51,221,557	\$58,547,237	\$63,519,450
14,563,247	14,502,647	16,535,236	15,108,328	14,738,392	16,278,758
(55,772,637)	(59,022,702)	(41,692,001)	(39,973,254)	(29,413,085)	(24,176,424)
<u>\$5,309,490</u>	<u>\$3,555,874</u>	<u>\$23,968,390</u>	<u>\$26,356,631</u>	<u>\$43,872,544</u>	<u>\$55,621,784</u>
\$27,363,677	\$30,027,197	\$28,948,271	\$30,699,918	\$36,307,178	\$39,963,556
5,817,214	5,377,583	6,827,639	6,996,493	7,959,050	11,166,497
<u>\$33,180,891</u>	<u>\$35,404,780</u>	<u>\$35,775,910</u>	<u>\$37,696,411</u>	<u>\$44,266,228</u>	<u>\$51,130,053</u>
\$73,882,557	\$78,103,126	\$78,073,426	\$81,921,475	\$94,854,415	\$103,483,006
14,563,247	14,502,647	16,535,236	15,108,328	14,738,392	16,278,758
(49,955,423)	(53,645,119)	(34,864,362)	(32,976,761)	(21,454,035)	(13,009,927)
<u>\$38,490,381</u>	<u>\$38,960,654</u>	<u>\$59,744,300</u>	<u>\$64,053,042</u>	<u>\$88,138,772</u>	<u>\$106,751,837</u>

## City of Newark

Changes in Net Position  
Last Ten Years  
(accrual basis of accounting)

	2013	2014	2015
<b>Expenses</b>			
Governmental Activities:			
Security of Persons and Property	\$17,844,738	\$18,014,306	\$18,199,966
Leisure Time Activities	629,675	864,731	919,417
Community Environment	2,050,028	1,614,911	1,531,206
Public Health and Welfare Services	119,440	186,078	45,062
Transportation	4,761,118	3,852,334	4,351,212
General Government	10,207,273	10,588,687	10,609,273
Interest and Fiscal Charges	812,373	822,031	735,303
<i>Total Governmental Activities Expenses</i>	<u>36,424,645</u>	<u>35,943,078</u>	<u>36,391,439</u>
Business-type Activities:			
Water	5,729,159	6,019,772	6,402,011
Sewer	6,000,714	7,370,520	6,158,986
Storm Water	3,002,057	1,844,358	2,693,249
<i>Total Business-type Activities Expenses</i>	<u>14,731,930</u>	<u>15,234,650</u>	<u>15,254,246</u>
<i>Total Primary Government Expenses</i>	<u>\$51,156,575</u>	<u>\$51,177,728</u>	<u>\$51,645,685</u>
<b>Program Revenues</b>			
Governmental Activities:			
Charges for Services			
Security of Persons and Property	\$3,063,296	\$3,153,173	\$3,120,520
Community Environment	72,154	101,985	163,450
Public Health and Welfare Services	108,539	157,337	144,829
Transportation	11,657	1,709	0
General Government	650,115	718,048	711,005
Operating Grants and Contributions	6,169,429	4,471,047	4,307,895
Capital Grants and Contributions	1,081,549	54,406	414,045
<i>Total Governmental Activities Program Revenues</i>	<u>11,156,739</u>	<u>8,657,705</u>	<u>8,861,744</u>

*City of Newark*

2016	2017	2018	2019	2020	2021	2022
\$20,139,086	\$20,158,136	\$22,014,630	\$2,251,413	\$21,712,225	\$20,388,448	\$20,946,340
788,906	805,323	764,096	885,748	889,707	709,835	930,189
1,119,922	2,035,280	1,591,011	1,395,136	1,116,844	1,275,008	1,199,495
43,762	20,948	101,517	125,607	25,934	32,098	29,078
3,836,428	3,848,797	4,560,561	4,433,534	3,703,225	4,111,421	4,612,892
10,559,036	11,740,626	12,669,608	12,795,333	16,550,653	9,868,895	14,305,997
961,639	813,720	691,034	830,501	807,438	757,487	980,668
<u>37,448,779</u>	<u>39,422,830</u>	<u>42,392,457</u>	<u>22,717,272</u>	<u>44,806,026</u>	<u>37,143,192</u>	<u>43,004,659</u>
5,852,349	6,289,615	5,908,173	7,742,185	7,191,579	4,493,994	5,919,670
6,491,673	6,573,165	7,481,125	8,372,152	7,619,736	6,937,457	7,559,020
2,542,355	2,275,143	2,849,000	2,786,131	2,479,263	1,957,102	2,184,763
<u>14,886,377</u>	<u>15,137,923</u>	<u>16,238,298</u>	<u>18,900,468</u>	<u>17,290,578</u>	<u>13,388,553</u>	<u>15,663,453</u>
<u>\$52,335,156</u>	<u>\$54,560,753</u>	<u>\$58,630,755</u>	<u>\$41,617,740</u>	<u>\$62,096,604</u>	<u>\$50,531,745</u>	<u>\$58,668,112</u>
\$3,149,170	\$3,316,630	\$3,424,525	\$3,321,786	\$3,020,090	\$3,346,950	\$3,424,262
121,929	284,510	183,207	260,608	385,530	351,557	379,790
162,113	154,577	131,922	184,084	127,366	195,134	147,182
0	0	0	0	0	0	0
709,967	858,659	982,271	1,327,430	861,378	2,671,926	1,436,382
4,752,661	5,667,002	4,147,863	5,668,797	8,813,090	6,653,830	9,685,795
995,426	1,274,404	1,881,272	464,133	404,649	5,999,528	4,263,612
<u>9,891,266</u>	<u>11,555,782</u>	<u>10,751,060</u>	<u>11,226,838</u>	<u>13,612,103</u>	<u>19,218,925</u>	<u>19,337,023</u>

(Continued)

## City of Newark

### Changes in Net Position Last Ten Years (accrual basis of accounting)

	2013	2014	2015
<b>Business-type Activities:</b>			
Charges for Services			
Water	6,570,928	6,212,924	6,294,557
Sewer	6,871,755	7,419,978	7,653,112
Storm Water	2,806,031	2,769,820	2,871,602
Capital Grants and Contributions	350,000	0	0
<i>Total Business-type Activities Program Revenues</i>	<u>16,598,714</u>	<u>16,402,722</u>	<u>16,819,271</u>
<i>Total Primary Government Program Revenues</i>	<u>27,755,453</u>	<u>25,060,427</u>	<u>25,681,015</u>
 <b>Net (Expense)/Revenue</b>			
Governmental Activities	(25,267,906)	(27,285,373)	(27,529,695)
Business-type Activities	1,866,784	1,168,072	1,565,025
<i>Total Primary Government Net (Expense)/Revenue</i>	<u>(\$23,401,122)</u>	<u>(\$26,117,301)</u>	<u>(\$25,964,670)</u>
 <b>General Revenues and Other Changes in Net Position</b>			
Governmental Activities:			
Property Taxes Levied for:			
General Purposes	\$2,079,535	\$2,100,858	\$2,040,628
Special Purposes	411,562	416,520	404,872
Capital Purposes	662,390	428,807	594,079
Income Taxes	19,435,197	20,092,754	20,454,357
Other Local Taxes	503,408	420,782	514,057
Intergovernmental, Unrestricted	2,075,599	1,542,244	1,566,000
Investment Earnings	132,177	149,711	67,376
Miscellaneous	715,301	867,854	499,272
Transfers	491,751	(5,376)	0
<i>Total Governmental Activities</i>	<u>26,506,920</u>	<u>26,014,154</u>	<u>26,140,641</u>
 Business-type Activities:			
Investment Earnings	1,423	901	1,381
Transfers	(491,751)	5,376	0
<i>Total Business-type Activities</i>	<u>(490,328)</u>	<u>6,277</u>	<u>1,381</u>
<i>Total Primary Government</i>	<u>\$26,016,592</u>	<u>\$26,020,431</u>	<u>\$26,142,022</u>
 <b>Change in Net Position</b>			
Governmental Activities	\$1,239,014	(\$1,271,219)	(\$1,389,054)
Business-type Activities	1,376,456	1,174,349	1,566,406
<i>Total Primary Government Change in Net Position</i>	<u>\$2,615,470</u>	<u>(\$96,870)</u>	<u>\$177,352</u>

Source: City Auditor's Office



*City of Newark*

2016	2017	2018	2019	2020	2021	2022
6,656,234	6,797,182	6,577,349	6,661,518	6,703,923	6,949,831	7,455,080
8,374,932	8,404,935	8,616,054	9,166,248	9,275,469	8,948,560	10,143,988
2,853,724	2,998,433	3,021,441	3,123,460	3,231,687	3,277,872	3,375,165
507,805	422,221	247,343	310,099	0	660,146	1,546,038
18,392,695	18,622,771	18,462,187	19,261,325	19,211,079	19,836,409	22,520,271
28,283,961	30,178,553	29,213,247	30,488,163	32,823,182	39,055,334	41,857,294
(27,557,513)	(27,867,048)	(31,641,397)	(11,490,434)	(31,193,923)	(17,924,267)	(23,667,636)
3,506,318	3,484,848	2,223,889	360,857	1,920,501	6,447,856	6,856,818
<u>(\$24,051,195)</u>	<u>(\$24,382,200)</u>	<u>(\$29,417,508)</u>	<u>(\$11,129,577)</u>	<u>(\$29,273,422)</u>	<u>(\$11,476,411)</u>	<u>(\$16,810,818)</u>
\$2,055,097	\$2,053,021	\$2,229,854	\$2,257,252	\$2,330,831	\$2,614,159	\$2,614,914
408,316	407,838	443,700	448,718	458,528	519,786	520,428
446,815	1,394,237	851,596	782,020	736,369	704,667	745,238
22,318,619	22,471,820	23,055,696	24,146,929	23,273,642	26,323,603	28,153,154
515,033	652,430	416,577	530,187	360,632	693,166	586,689
1,482,292	1,515,622	1,552,058	1,720,775	3,705,128	2,105,938	2,220,594
169,378	224,875	399,347	1,035,914	521,433	98,937	(123,713)
349,426	653,133	917,461	981,155	2,195,601	2,501,453	699,572
237,454	0	0	0	0	(121,529)	0
27,982,430	29,372,976	29,866,289	31,902,950	33,582,164	35,440,180	35,416,876
674	0	0	10,273	0	432	7,007
(237,454)	0	0	0	0	121,529	0
(236,780)	0	0	10,273	0	121,961	7,007
<u>\$27,745,650</u>	<u>\$29,372,976</u>	<u>\$29,866,289</u>	<u>\$31,913,223</u>	<u>\$33,582,164</u>	<u>\$35,562,141</u>	<u>\$35,423,883</u>
\$424,917	\$1,505,928	(\$1,775,108)	\$20,412,516	\$2,388,241	\$17,515,913	\$11,749,240
3,269,538	3,484,848	2,223,889	371,130	1,920,501	6,569,817	6,863,825
<u>\$3,694,455</u>	<u>\$4,990,776</u>	<u>\$448,781</u>	<u>\$20,783,646</u>	<u>\$4,308,742</u>	<u>\$24,085,730</u>	<u>\$18,613,065</u>

## *City of Newark*

*Fund Balances, Governmental Funds  
Last Ten Years  
(modified accrual basis of accounting)*

	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
General Fund				
Nonspendable	\$122,904	\$121,858	\$132,563	\$266,770
Assigned	2,298,246	1,365,840	1,720,745	3,636,716
Unassigned	<u>1,095,173</u>	<u>1,230,500</u>	<u>1,840,280</u>	<u>998,691</u>
<i>Total General Fund</i>	<u>3,516,323</u>	<u>2,718,198</u>	<u>3,693,588</u>	<u>4,902,177</u>
All Other Governmental Funds				
Nonspendable	\$187,475	\$257,886	\$346,364	\$388,325
Restricted	10,966,671	11,722,819	10,932,039	11,083,187
Committed	0	0	0	0
Unassigned	<u>(1,044,814)</u>	<u>(2,422,355)</u>	<u>(6,272,292)</u>	<u>(860,510)</u>
Total All Other Governmental Funds	<u>10,109,332</u>	<u>9,558,350</u>	<u>5,006,111</u>	<u>10,611,002</u>
<i>Total Governmental Funds</i>	<u>\$13,625,655</u>	<u>\$12,276,548</u>	<u>\$8,699,699</u>	<u>\$15,513,179</u>

\*Restated

Source: City Auditor's Office

*City of Newark*

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*					
2017	2018	2019	2020	2021	2022
\$196,622	\$567,872	\$196,397	\$214,474	\$268,945	\$272,594
4,188,425	4,118,113	4,245,375	5,672,814	7,935,929	7,229,732
2,080,002	2,061,352	4,501,888	5,393,540	3,563,117	5,547,183
<u>6,465,049</u>	<u>6,747,337</u>	<u>8,943,660</u>	<u>11,280,828</u>	<u>11,767,991</u>	<u>13,049,509</u>
\$493,257	\$419,950	\$402,970	\$553,593	\$430,759	\$367,936
10,997,736	12,286,132	13,778,854	12,796,182	12,382,322	14,183,418
0	0	0	0	579,638	1,427,649
(239,683)	(88,785)	(9,737)	(1,893,740)	0	(4,693)
<u>11,251,310</u>	<u>12,617,297</u>	<u>14,172,087</u>	<u>11,456,035</u>	<u>13,392,719</u>	<u>15,974,310</u>
<u>\$17,716,359</u>	<u>\$19,364,634</u>	<u>\$23,115,747</u>	<u>\$22,736,863</u>	<u>\$25,160,710</u>	<u>\$29,023,819</u>

## City of Newark

*Changes in Fund Balances, Governmental Funds  
Last Ten Years  
(modified accrual basis of accounting)*

	2013	2014	2015	2016
<b>Revenues:</b>				
Taxes	\$23,209,071	\$23,321,413	\$24,195,781	\$25,361,800
Intergovernmental Revenues	9,742,262	6,188,662	6,167,868	6,940,541
Charges for Services	1,989,940	2,141,130	2,150,036	2,053,101
Licenses, Permits and Fees	75,781	83,409	76,249	100,507
Investment Earnings	124,176	146,950	74,259	154,274
Special Assessments	6,843	6,828	50	2
Fines and Forfeitures	1,829,655	1,884,913	1,898,252	1,828,543
All Other Revenue	715,301	867,854	499,272	349,426
<b>Total Revenue</b>	<u>37,693,029</u>	<u>34,641,159</u>	<u>35,061,767</u>	<u>36,788,194</u>
<b>Expenditures:</b>				
Current:				
Security of Persons and Property	17,586,636	17,441,213	16,720,295	17,259,586
Public Health and Welfare Services	119,440	186,078	45,062	43,762
Leisure Time Activities	687,552	746,428	698,450	697,623
Community Environment	2,140,823	1,569,877	1,322,320	1,165,793
Transportation	3,433,453	2,059,898	2,876,635	2,928,693
General Government	9,959,941	10,641,150	9,846,419	10,125,574
Capital Outlay	4,701,957	2,205,873	5,843,235	1,684,548
Debt Service:				
Principal Retirement	1,018,701	685,592	1,099,074	2,917,820
Interest and Fiscal Charges	725,068	732,569	623,997	789,126
<b>Total Expenditures</b>	<u>40,373,571</u>	<u>36,268,678</u>	<u>39,075,487</u>	<u>37,612,525</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(2,680,542)	(1,627,519)	(4,013,720)	(824,331)

*City of Newark*

2017	2018	2019	2020	2021	2022
\$26,134,290	\$27,775,775	\$27,971,640	\$27,131,599	\$30,457,569	\$32,446,952
7,443,663	5,797,645	7,115,744	13,022,032	14,505,030	15,521,066
2,190,529	2,399,404	2,731,696	2,550,831	4,417,917	3,676,913
91,611	79,200	104,293	79,863	103,659	151,726
224,875	161,137	1,263,097	532,460	98,937	(131,973)
0	0	112,807	236,502	113,724	112,470
2,228,701	2,340,202	2,060,184	1,440,207	1,811,493	1,581,283
653,133	917,461	986,655	2,195,601	2,501,453	699,572
<u>38,966,802</u>	<u>39,470,824</u>	<u>42,346,116</u>	<u>47,189,095</u>	<u>54,009,782</u>	<u>54,058,009</u>
18,107,047	18,651,001	18,894,251	19,200,672	20,338,601	20,863,196
20,948	101,517	125,607	25,934	32,098	29,078
700,726	734,646	751,255	781,253	908,520	998,411
2,013,552	1,507,747	1,289,201	1,024,999	1,570,091	1,343,086
2,829,130	2,801,536	3,080,745	3,844,875	4,221,291	3,184,594
10,750,798	11,015,426	11,291,358	15,112,048	13,306,697	18,064,377
2,712,621	3,907,035	2,801,641	5,593,917	9,844,038	7,129,509
2,321,987	1,450,940	3,251,688	3,247,215	3,518,891	3,677,444
835,862	731,432	865,392	804,410	839,365	917,262
<u>40,292,671</u>	<u>40,901,280</u>	<u>42,351,138</u>	<u>49,635,323</u>	<u>54,579,592</u>	<u>56,206,957</u>
(1,325,869)	(1,430,456)	(5,022)	(2,446,228)	(569,810)	(2,148,948)

(Continued)

**City of Newark**

*Changes in Fund Balances, Governmental Funds  
Last Ten Years  
(modified accrual basis of accounting)*

	2013	2014	2015	2016
<b>Other Financing Sources (Uses):</b>				
Sale of Capital Assets	8,372	48,375	46,971	46,350
Other Financing Sources - Capital Leases	73,900	0	291,575	465,000
State Infrastructure Bank Loan	52,516	0	0	0
Premium on Bond Issuance	0	182,694	0	554,488
General Obligation Bonds Issued	0	0	0	5,200,000
Refunding General Obligation Bonds Issued	0	7,930,000	0	1,710,000
Long Term Note Issuance	0	0	0	0
Payment to Refunded Bond Escrow Agent	0	(7,945,049)	0	0
OPWC Loan Issuance	600,000	0	0	3,277
Transfers In	3,031,308	2,628,597	2,377,818	2,269,546
Transfers Out	(3,065,058)	(2,633,973)	(2,377,818)	(2,786,806)
<b>Total Other Financing Sources (Uses)</b>	<u>701,038</u>	<u>210,644</u>	<u>338,546</u>	<u>7,461,855</u>
<b>Net Change in Fund Balance</b>	<u>(\$1,979,504)</u>	<u>(\$1,416,875)</u>	<u>(\$3,675,174)</u>	<u>\$6,637,524</u>
 <b>Debt Service as a Percentage of Noncapital Expenditures</b>	 4.98%	 4.16%	 5.10%	 10.75%

Source: City Auditor's Office

*City of Newark*

2017	2018	2019	2020	2021	2022
54,650	54,766	72,573	46,704	85,986	63,876
453,494	1,292,500	903,695	389,596	1,716,480	0
0	1,084,411	821,527	335,770	269,983	0
97,015	0	16,544	0	0	118,362
1,550,000	0	1,040,000	0	0	4,540,000
1,895,000	0	0	0	0	0
0	1,125,000	1,125,000	1,125,000	1,125,000	1,125,000
(936,200)	0	0	0	0	0
381,723	0	0	0	0	164,819
2,560,274	3,221,094	3,300,021	3,485,846	7,088,965	4,482,164
(2,560,274)	(3,601,788)	(3,547,543)	(3,485,846)	(7,210,494)	(4,482,164)
<u>3,495,682</u>	<u>3,175,983</u>	<u>3,731,817</u>	<u>1,897,070</u>	<u>3,075,920</u>	<u>6,012,057</u>
<u>\$2,169,813</u>	<u>\$1,745,527</u>	<u>\$3,726,795</u>	<u>(\$549,158)</u>	<u>\$2,506,110</u>	<u>\$3,863,109</u>
8.75%	5.87%	10.86%	9.43%	10.06%	10.01%

## *City of Newark*

### *Income Tax Revenues by Source, Governmental Funds Last Ten Years*

<b>Tax year</b>	2013	2014	2015	2016	2017
Income Tax Rate	1.75%	1.75%	1.75%	1.75%	1.75%
Total Tax Collected	\$19,882,043	\$19,872,041	\$20,403,273	\$22,185,993	\$22,420,314
Income Tax Receipts					
Withholding	15,722,081	15,751,140	16,173,959	17,181,295	17,423,474
Percentage	79.08%	79.26%	79.28%	77.44%	77.71%
Corporate	1,564,374	1,494,229	1,484,316	1,827,124	2,084,361
Percentage	7.87%	7.52%	7.27%	8.24%	9.30%
Individuals	2,595,588	2,626,672	2,744,998	3,177,574	2,912,479
Percentage	13.05%	13.22%	13.45%	14.32%	12.99%

Source: City Income Tax Department



*City of Newark*

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2018	2019	2020	2021	2022
1.75%	1.75%	1.75%	1.75%	1.75%
\$22,942,923	\$23,699,303	\$22,996,119	\$25,687,092	\$27,778,327
17,935,810	18,437,894	18,578,668	19,332,579	20,921,624
78.18%	77.80%	80.79%	75.26%	75.31%
2,106,287	2,026,222	1,442,647	3,282,028	3,505,112
9.18%	8.55%	6.27%	12.78%	12.62%
2,900,826	3,235,187	2,974,804	3,072,485	3,351,591
12.64%	13.65%	12.94%	11.96%	12.07%



# City of Newark

## Income Tax Statistics Current Year and Nine Years Ago

### Calendar Year 2022

Income Tax Filers	Number of Filers	Percent of Total	Taxable Income	Percent of Income	Income Tax Collections	Percent of Income
Top Ten	10	0.08%	\$13,941,382	2.02%	\$243,974	2.02%
All Others	12,875	99.92%	677,179,266	97.98%	11,850,637	97.98%
Total	12,885	100.00%	691,120,648	100.00%	\$12,094,611	100.00%

### Calendar Year 2013

Income Tax Filers	Number of Filers	Percent of Total	Taxable Income	Percent of Income	Income Tax Collections	Percent of Income
Top Ten	10	0.07%	\$20,521,501	3.12%	\$359,126	3.12%
All Others	15,301	99.93%	636,548,878	96.88%	11,139,605	96.88%
Total	15,311	100.00%	\$657,070,379	100.00%	\$11,498,731	100.00%

Source: City Income Tax Department

## City of Newark

### Ratios of Outstanding Debt By Type Last Ten Years

	2013	2014	2015	2016
<b>Governmental Activities</b> <sup>(1)</sup>				
General Obligation Bonds Payable	\$14,854,203	\$14,873,212	\$14,182,321	\$19,153,042
Ohio Public Works Commission Loan Payable	600,000	600,000	585,000	558,277
Installment Loans	1,397,398	905,528	802,766	835,963
ODOT State Infrastructure Bank Loans	1,651,980	1,371,388	1,082,314	784,505
Long Term Note Payable	0	0	0	0
<b>Business-type Activities</b> <sup>(1)</sup>				
General Obligation Bonds Payable	\$13,798,821	\$12,332,636	\$10,796,376	\$9,244,510
Revenue Bonds Payable	0	0	0	0
Ohio Water Development Authority Loans Payable	32,630,272	33,729,939	37,218,169	39,331,720
Ohio Public Works Commission Loans Payable	1,673,341	1,562,166	1,450,991	1,339,816
ODOT State Infrastructure Bank Loans	0	0	0	0
Special Assessment Bonds Payable	5,132	0	0	0
Total Primary Government	<u>\$66,611,147</u>	<u>\$65,374,869</u>	<u>\$66,117,937</u>	<u>\$71,247,833</u>
<b>Population</b> <sup>(2)</sup>				
City of Newark	47,537	47,537	47,537	47,537
Outstanding Debt Per Capita	\$1,401	\$1,375	\$1,391	\$1,499
<b>Income</b> <sup>(3)</sup>				
Personal (in thousands)	\$1,837,685	\$1,897,962	\$1,983,576	\$2,006,870
Percentage of Personal Income	3.62%	3.44%	3.33%	3.55%

**Sources:**

- (1) City Auditor's Office
- (2) U.S. Bureau of Census, Population Division
- (3) U.S. Department of Commerce, Bureau of Economic Analysis information is only available through 2021, for the presentation of 2022 statistics, the City is using the latest information available.
  - (a) Per Capita Income is only available by County, Total Personal Income is a calculation

*City of Newark*

2017	2018	2019	2020	2021	2022
\$19,841,317	\$18,832,762	\$18,595,751	\$17,175,357	\$15,794,963	\$19,127,931
910,000	830,750	742,250	698,000	609,500	677,578
1,018,577	2,088,567	2,474,647	2,297,278	3,406,678	2,575,347
2,556,436	3,229,157	3,775,111	3,969,881	3,871,553	3,522,181
0	1,125,000	1,125,000	1,125,000	1,125,000	1,125,000
\$7,902,115	\$6,194,630	\$7,820,352	\$7,406,211	\$6,937,070	\$6,457,929
0	0	18,045,726	17,991,868	17,603,010	17,204,152
47,169,828	49,099,957	54,911,784	57,337,035	61,365,474	70,106,626
1,228,641	1,117,466	1,006,291	950,704	839,529	728,354
2,344,115	2,776,277	2,716,778	2,922,466	2,694,866	2,537,386
0	0	0	0	0	0
<u>\$82,971,029</u>	<u>\$85,294,566</u>	<u>\$111,213,690</u>	<u>\$111,873,800</u>	<u>\$114,247,643</u>	<u>\$124,062,484</u>

47,537	47,537	47,537	50,943	51,257	50,943
\$1,745	\$1,794	\$2,340	\$2,196	\$2,229	\$2,435

\$2,006,870	\$2,006,870	\$2,006,870	\$2,006,870	\$1,549,757	\$1,418,508
4.13%	4.25%	5.54%	5.57%	7.37%	8.75%

**City of Newark**

*Ratios of General Bonded Debt Outstanding  
Last Ten Years*

Year	2013	2014	2015	2016
<b>Population</b> <sup>(1)</sup>	47,537	47,537	47,537	47,537
<b>Personal Income</b> <sup>(2)</sup>	\$1,837,685,346	\$1,897,962,262	\$1,983,576,399	\$2,006,869,529
<b>General Bonded Debt</b>				
General Obligation Bonds	\$28,653,024	\$27,205,848	\$24,978,697	\$28,397,552
<b>Resources Available to Pay Principal</b>	\$699,446	\$1,585,501	\$1,368,476	\$1,207,458
<b>Net General Bonded Debt</b>	\$27,953,578	\$25,620,347	\$23,610,221	\$27,190,094
<b>Ratio of Net Bonded Debt to Personal Income</b>	1.52%	1.35%	1.19%	1.35%
<b>Net Bonded Debt per Capita</b>	\$588.04	\$538.96	\$496.67	\$571.98

**Sources:**

(1) U.S. Bureau of Census of Population

(2) U.S. Department of Commerce, Bureau of Economic Analysis information is only available through 2021, for the presentation of 2022 statistics, the City is using the latest information available.

(a) Per Capita Income is only available by County, Total Personal Income is a calculation

*City of Newark*

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2017	2018	2019	2020	2021	2022
47,537	47,537	47,537	50,943	51,257	50,943
\$2,006,869,529	\$2,006,869,529	\$2,006,869,529	\$2,006,870,000	\$1,549,755,395	\$1,418,507,835
\$27,743,432	\$25,027,392	\$26,416,103	\$24,581,568	\$22,732,033	\$25,585,860
\$1,118,394	\$1,017,064	\$1,073,881	\$1,350,793	\$966,465	\$995,686
\$26,625,038	\$24,010,328	\$25,342,222	\$23,230,775	\$21,765,568	\$24,590,174
1.33%	1.20%	1.26%	1.16%	1.40%	1.73%
\$560.09	\$505.09	\$533.11	\$456.02	\$424.64	\$482.70





**City of Newark**

*Computation of Direct and Overlapping  
Debt Attributable to Governmental Activities  
December 31, 2022*

<u>Jurisdiction</u>	<u>Gross Debt Outstanding</u>	<u>Percentage Applicable to the City of Newark (1)</u>	<u>Amount Applicable to the City of Newark</u>
<b>Direct:</b>			
City of Newark	\$27,028,037	100.00%	\$27,028,037
<b>Overlapping:</b>			
Career and Technology Education Center	4,760,000	17.14%	815,864
Granville School District	16,390,000	9.97%	1,634,083
Licking Valley School District	2,735,000	3.24%	88,614
North Fork School District	2,578,000	3.95%	101,831
Newark City Schools	33,878,503	92.42%	31,310,512
Licking County	28,549,880	17.82%	5,087,589
		Subtotal	<u>39,038,493</u>
		Total	<u><u>\$66,066,530</u></u>

Source: Licking County Auditor

(1) Percentages were determined by dividing the assessed valuation of the political subdivision located within the boundaries of the City by the total assessed valuation of the political subdivision.

## City of Newark

### Debt Limitations Last Ten Years

Collection Year	2013	2014	2015	2016
<b>Total Debt</b>				
Net Assessed Valuation	\$811,606,160	\$799,885,660	\$770,883,080	\$776,258,520
Legal Debt Limitation (%) (1)	10.50%	10.50%	10.50%	10.50%
Legal Debt Limitation (\$) (1)	85,218,647	83,987,994	80,942,723	81,507,145
City Debt Outstanding (2)	14,809,991	19,329,991	19,008,515	18,372,230
Less: Applicable Debt Service Fund Amounts	(699,446)	(1,585,501)	(1,368,476)	(1,207,458)
Net Indebtedness Subject to Limitation	<u>14,110,545</u>	<u>17,744,490</u>	<u>17,640,039</u>	<u>17,164,772</u>
Overall Legal Debt Margin	<u>\$71,108,102</u>	<u>\$66,243,504</u>	<u>\$63,302,684</u>	<u>\$64,342,373</u>
Debt Margin as a Percentage of Debt Limit	83.44%	78.87%	78.21%	78.94%
<b>Unvoted Debt</b>				
Net Assessed Valuation	\$811,606,160	\$799,885,660	\$770,883,080	\$776,258,520
Legal Debt Limitation (%) (1)	5.50%	5.50%	5.50%	5.50%
Legal Debt Limitation (\$) (1)	44,638,339	43,993,711	42,398,569	42,694,219
City Debt Outstanding (2)	14,809,991	19,329,991	19,008,515	18,372,230
Less: Applicable Debt Service Fund Amounts	(699,446)	(1,585,501)	(1,368,476)	(1,207,458)
Net Indebtedness Subject to Limitation	<u>14,110,545</u>	<u>17,744,490</u>	<u>17,640,039</u>	<u>17,164,772</u>
Overall Legal Debt Margin	<u>\$30,527,794</u>	<u>\$26,249,221</u>	<u>\$24,758,530</u>	<u>\$25,529,447</u>

(1) Direct Debt Limitation based upon Section 133, The Uniform Bond Act of the Ohio Revised Code.

(2) City Debt Outstanding includes Non Self-Supporting General Obligation Bonds and Notes only.  
The East Main Street Improvement and Deo Drive Bonds are TIF Bonds.  
Enterprise Debt is not considered in the computation of the Legal Debt Margin.

Source: City Auditor's Office

*City of Newark*

2017	2018	2019	2020	2021	2022
\$843,197,460	\$845,262,340	\$854,318,216	\$984,634,740	\$995,719,300	\$1,007,972,690
10.50%	10.50%	10.50%	10.50%	10.50%	10.50%
88,535,733	88,752,546	89,703,413	103,386,648	104,550,527	105,837,132
18,086,000	18,350,000	20,120,000	18,950,000	21,330,000	21,950,000
(1,118,394)	(1,017,064)	(1,073,881)	(1,350,793)	(966,465)	(995,686)
16,967,606	17,332,936	19,046,119	17,599,207	20,363,535	20,954,314
\$71,568,127	\$71,419,610	\$70,657,294	\$85,787,441	\$84,186,992	\$84,882,818
80.84%	80.47%	78.77%	82.98%	80.52%	80.20%
\$843,197,460	\$845,262,340	\$854,318,216	\$984,634,740	\$995,719,300	\$1,007,972,690
5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
46,375,860	46,489,429	46,987,502	54,154,911	54,764,562	55,438,498
18,086,000	18,350,000	20,120,000	18,950,000	21,330,000	21,950,000
(1,118,394)	(1,017,064)	(1,073,881)	(1,350,793)	(966,465)	(995,686)
16,967,606	17,332,936	19,046,119	17,599,207	20,363,535	20,954,314
\$29,408,254	\$29,156,493	\$27,941,383	\$36,555,704	\$34,401,027	\$34,484,184

## City of Newark

### Pledged Revenue Coverage Last Ten Years

	2013	2014	2015	2016	2017
<b>Special Assessment Bonds (1)</b>					
Special Assessment Collections	\$6,725	\$6,529	\$0	\$0	\$0
Debt Service					
Principal	5,128	5,132	0	0	0
Interest	488	244	0	0	0
Coverage	1.20	1.21	0.00	0.00	0.00
<b>Tax Increment Financing (TIF) (2)</b>					
Payment in Lieu of Taxes	\$166,819	\$25,587	\$69,405	\$0	\$0
Debt Service					
Principal	100,000	100,000	105,000	120,000	125,000
Interest	88,932	84,932	80,932	87,640	46,550
Coverage	0.88	0.14	0.37	0.00	0.00
<b>Tax Increment Financing (TIF) (3)</b>					
Payment in Lieu of Taxes	\$107,079	\$111,712	\$112,753	\$114,903	\$102,364
Debt Service					
Principal	55,000	55,000	55,000	60,000	65,000
Interest	37,492	35,428	33,366	31,304	29,054
Coverage	1.16	1.24	1.28	1.26	1.09
<b>Water System Revenue Bonds (4)</b>					
Gross Revenues	\$0	\$0	\$0	\$0	\$0
Direct Operating Expenses	0	0	0	0	0
Net Revenue Available for Debt Service	0	0	0	0	0
Annual Debt Service Requirement	0	0	0	0	0
Coverage	0.00	0.00	0.00	0.00	0.00

(1) Morgan Manor Sewer, Business-type Activities, Retired in 2014

(2) East Main Street Improvement, Governmental Activities

(3) Deo Drive Improvement, Governmental Activities

(4) Water System Improvement Revenue Bonds

Source: City Auditor's Office

*City of Newark*

2018	2019	2020	2021	2022
\$0	\$0	\$0	\$0	\$0
0	0	0	0	0
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
\$808,083	\$0	\$17,738	\$5,826	\$5,845
125,000	130,000	130,000	135,000	140,000
44,050	41,550	39,600	35,700	31,650
4.78	0.00	0.10	0.03	0.03
\$157,075	\$0	\$0	\$0	\$0
65,000	65,000	70,000	75,000	75,000
26,454	23,854	21,254	18,384	15,309
1.72	0.00	0.00	0.00	0.00
\$0	\$0	\$0	\$6,950,142	\$7,458,627
0	0	0	2,857,950	4,285,761
0	0	0	4,092,192	3,172,866
0	0	0	1,053,244	1,051,869
0.00	0.00	0.00	3.89	3.02

# *City of Newark*

## *Demographic and Economic Statistics Last Ten Years*

Calendar Year	2013	2014	2015	2016	2017
<b>Population</b> (1)					
City of Newark	47,537	47,537	47,537	47,537	47,537
Licking County	166,492	166,492	166,492	166,492	166,492
<b>Income</b> (2) (a)					
Total Personal (in thousands)	\$1,837,685	\$1,897,962	\$1,983,576	\$2,006,870	\$2,006,870
Per Capita	\$38,658	\$39,926	\$41,727	\$42,217	\$42,217
<b>Unemployment Rate</b> (3)					
Federal	7.4%	5.6%	5.3%	4.9%	4.1%
State	7.4%	5.1%	4.9%	4.9%	4.3%
Licking County	6.9%	4.1%	4.2%	4.3%	3.8%
<b>Civilian Work Force Estimates</b> (3)					
State	5,704,000	5,726,000	5,731,000	5,788,000	5,778,000
Licking County	85,800	87,900	88,400	87,900	90,300

**Sources:**

- (1) U.S. Bureau of Census of Population.
- (2) U.S. Department of Commerce, Bureau of Economic Analysis information is only available through 2021, for the presentation of 2022 statistics, the City is using the latest information available. As the most current information becomes available, prior year figures are updated.
  - (a) Per Capita Income is only available by County, Total Personal Income is a calculation.
- (3) State Department of Labor Statistics.

*City of Newark*

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2018	2019	2020	2021	2022
47,537	47,537	50,943	51,257	50,943
166,492	166,492	176,862	180,401	181,359
\$2,006,870	\$2,006,870	\$2,006,870	\$1,549,757	\$1,418,508
\$42,217	\$42,217	\$39,394	\$30,235	\$27,845
3.8%	3.5%	4.7%	5.3%	3.4%
4.5%	4.1%	4.6%	5.1%	4.2%
3.9%	3.8%	5.9%	4.0%	3.0%
5,783,000	5,783,000	5,783,000	5,737,546	5,741,277
90,600	90,600	90,600	90,142	92,216





## City of Newark

### Principal Employers Current Year and Nine Years Ago

Employer	Nature of Business	2022	
		Number of Employees	Rank
Licking Memorial Hospital	Hospital	1,975	1
Licking County Government	Government	1,200	2
Newark City Schools	Education	800	3
OSUN/COTC	Education	550	4
Owens Corning	Fiberglass Insulation	500	5
Anomatic Corporation	Metal Finishers	400	6
City of Newark	Government	360	7
CTEC	Education	312	8
PNB	Banking	150	9
Tamarack Farms Dairy	Dairy Manufacturing	145	10
Total		6,392	
Total Employment within the City (1)		N/A	

Employer	Nature of Business	2013	
		Number of Employees	Rank
Licking Memorial Hospital	Hospital	1,700	1
State Farm Insurance	Insurance	1,496	2
Licking County Government	Government	1,112	3
Anomatic	Metal Finishers	1,087	4
OSUN/COTC	Education	1,080	5
Newark City Schools	Education	970	6
Walmart	Retail	960	7
Owens Corning Fiberglass	Fiberglass Insulation	550	8
City of Newark	Government	462	9
Longaberger Corporation	Decorative Baskets	300	10
Total		9,717	
Total Employment within the City (1)		N/A	

(1) - Total employment within the City is not available.

Source: City Auditor's Office

# City of Newark

## Full Time Equivalent Employees by Function Last Ten Years

	2013	2014	2015	2016	2017
<b>Governmental Activities</b>					
General Government					
Finance	19.00	19.00	18.00	18.00	16.00
Legal/Court	50.00	50.00	46.00	42.00	40.00
Administration	29.00	29.00	27.00	26.00	26.00
Maintenance	16.00	16.00	16.00	16.00	16.00
Security of Persons and Property					
Police	104.00	104.00	96.00	77.00	77.00
Fire	88.00	88.00	87.00	80.00	80.00
Transportation					
Street	28.00	28.00	25.00	25.00	24.00
Leisure Time Activities					
Recreation/Seniors	14.00	14.00	14.00	12.00	12.00
Community Environment	40.00	40.00	30.00	30.00	30.00
Community Development	5.00	5.00	4.00	4.00	3.00
<b>Business-Type Activities</b>					
Utilities					
Water	44.00	46.00	41.00	41.00	41.00
Sewer	25.00	29.00	26.00	26.00	26.00
Storm Water	3.00	3.00	3.00	3.00	3.00
<i>Total Employees</i>	<u>465.00</u>	<u>471.00</u>	<u>433.00</u>	<u>400.00</u>	<u>394.00</u>

**Method:** 1.00 for each full-time, 0.50 for each part-time and 0.25 for each seasonal employee

Source: City Auditor's Office

*City of Newark*

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<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
16.00	16.00	15.00	17.00	20.00
40.00	40.00	40.00	56.00	47.00
26.00	26.00	26.00	20.00	22.00
16.00	16.00	16.00	3.00	3.00
77.00	79.00	79.00	79.00	82.00
79.00	79.00	79.00	80.00	80.00
23.00	23.00	23.00	25.00	24.00
12.00	12.00	12.00	7.00	7.00
30.00	30.00	30.00	11.00	11.00
3.00	3.00	3.00	4.00	4.00
41.00	41.00	41.00	40.00	41.00
26.00	26.00	26.00	20.00	21.00
3.00	3.00	3.00	2.00	2.00
<u>392.00</u>	<u>394.00</u>	<u>393.00</u>	<u>364.00</u>	<u>364.00</u>

## *City of Newark*

### *Operating Indicators by Function Last Ten Years*

	2013	2014	2015	2016	2017
<b>Governmental Activities</b>					
General Government					
Court					
Number of Traffic Cases	3,936	4,002	4,121	4,020	4,101
Licenses and Permits					
Number of Building Permits	450	452	370	401	486
Security of Persons and Property					
Police					
Number of Citations Issued	2,614	2,725	2,814	2,874	2,922
Number of Arrests	1,896	1,915	2,019	2,088	2,093
Fire					
Number of Fire Calls	5,921	5,411	5,466	5,461	5,516
Number of EMS Runs	7,412	7,501	7,618	7,701	7,814
Transportation					
Street					
Number of Streets Resurfaced	35	39	32	34	32
<b>Business-Type Activities</b>					
Water					
Number of Service Connections	20,897	20,902	20,911	20,901	20,920
Water Main Breaks	35	39	44	58	61
Daily Average Consumption (thousands of gallons)	9.2M	9.3M	9.4M	9.4M	9.4M
Sewer					
Number of Service Connections	18,925	18,999	19,122	19,119	19,206
Daily Average Sewage Treatment (thousands of gallons)	8.8M	8.9M	8.9M	8.9M	8.9M

Source: City Auditor's Office

*City of Newark*

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<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
4,109	4,379	8,246	10,920	12,274
384	401	239	519	2,762
3,004	3,696	3,701	988	1,050
2,111	2,121	2,129	1,287	1,497
5,501	4,870	4,819	2,224	2,515
7,995	8,225	8,345	10,150	10,070
31	31	31	57	65
20,923	20,923	20,923	18,896	18,916
70	60	71	35	40
9.4M	9.4M	9.4M	6.5M	7.4M
19,214	19,214	19,214	17,193	17,411
8.9M	8.9M	8.9M	7.6M	7.5M

# City of Newark

## Capital Asset Statistics by Function Last Ten Years

	2013	2014	2015	2016	2017
<b>Governmental Activities</b>					
General Government					
Public Land and Buildings					
Land (acres)	459	459	459	459	459
Buildings	29	29	29	29	29
Security of Persons and Property					
Police					
Stations	1	1	1	1	1
Vehicles	24	24	24	24	25
Fire					
Stations	4	4	4	4	4
Vehicles	22	22	23	23	23
Transportation					
Street					
Streets (lane miles)	228	228	228	228	228
Traffic Signals	3,348	3,348	3,351	3,351	3,354
Vehicles	42	42	42	42	43
Leisure Time Activities					
Recreation/Seniors					
Buildings	16	16	16	16	16
Parks	39	39	39	39	39
Playgrounds	14	14	14	14	14
Swimming Pools	1	1	1	1	1
Baseball/Softball Diamonds	12	12	12	12	12
<b>Business-Type Activities</b>					
Utilities					
Water					
Waterlines (Miles)	204	204	205	205	205
Number of Hydrants	291	291	292	292	292
Sewer					
Sewer lines (Miles)	194	194	194	194	195
Lift Stations	10	10	10	10	10
Storm Water Drainage					
Storm Drains (Miles)	117	119	120	120	121
Number of Catch Basins	4,529	4,533	4,536	4,536	4,540

Source: City Auditor's Office

*City of Newark*

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2018	2019	2020	2021	2022
459	459	459	903	903
29	29	29	35	35
1	1	1	1	1
26	26	26	36	54
4	4	5	5	4
23	23	23	23	15
228	228	228	502	502
3,355	3,355	3,355	1,802	69
43	43	43	48	43
16	16	16	42	42
39	39	39	23	23
14	14	14	14	14
1	1	1	1	1
12	12	12	12	12
205	205	205	265	265
292	292	292	2,083	2,149
195	195	195	224	209
10	10	10	23	19
121	121	121	141	146
4,549	4,549	4,549	9,348	6,180





**EXHIBIT H**

**ADDITIONAL PROPERTIES**

Additional Properties are expected to include certain parcels and new developments within the boundaries of the City.

ORDINANCE NO. 24-01

BY: \_\_\_\_\_

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 326 BELLE VISTA AVENUE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-191040-00.000 AND PARCEL TAX ID #054-191046-00.000 FROM THAT OF SINGLE-FAMILY RESIDENCE – RH – HIGH DENSITY DISTRICT TO MFR – MULTI-FAMILY RESIDENCE DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

WHEREAS, an application for zoning classification has been filed with Council; and

WHEREAS, pursuant to Article 4.12 of the Charter of the City of Newark, Ohio, this ordinance shall be referred to the Planning Commission immediately after its first reading; and

WHEREAS, the Planning Commission shall hold a public hearing upon such application and the Clerk of Council shall cause notice of such hearing to be publicized one time at least seven (7) days prior to the date of such public hearing; and

WHEREAS, upon the return of the ordinance to Council by the Planning Commission, council shall cause a second reading to be made of this ordinance and shall take such action as is appropriate pursuant to Article 4.12 of the Charter of the City of Newark, Ohio.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING, AND STATE OF OHIO, THAT:

**Section 1:** The zoning map as established by Ordinance 08-33 (A) is hereby revised by changing the zoning classification for the following described property from SINGLE-FAMILY RESIDENCE – RH – HIGH DENSITY DISTRICT TO MFR – MULTI-FAMILY RESIDENCE DISTRICT, Zoning Code of the City of Newark.

**SEE EXHIBIT “A” FOR LEGAL DESCRIPTION**

**Section 2:** Pursuant to Article 4.12(C) of the Charter of the City of Newark, Ohio, a vote of at least six (6) members shall be necessary to adopt or defeat the ordinance in the event the Planning Commission has recommended approval or has made no recommendation. An affirmative vote of at least seven (7) Council members shall be necessary to adopt a zoning ordinance that the Planning Commission has recommended against approval.

**Section 3:** The Newark Planning Commission is hereby authorized and directed to make the change described herein on the aforementioned zoning map.

**Section 4:** This ordinance shall become effective at the earliest time permitted by Section 4.07 of the Charter of the City of Newark, Ohio.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_  
Clerk of Council

DATE FILED WITH MAYOR: \_\_\_\_\_

DATE APPROVED BY MAYOR: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

FORM APPROVED:   
\_\_\_\_\_  
Director of Law

DESCRIPTION APPROVED: \_\_\_\_\_  
Brian Morehead, Engineer

Prepared by the Office of the Director of Law

BY: \_\_\_\_\_

**AN ORDINANCE VACATING PORTIONS OF A FOURTEEN (14) FOOT WIDE ALLEYS AS SHOWN ON THE PLAT OF LEWIS EVAN'S ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 161 OF THE LICKING COUNTY PLAT RECORDS; SAID ALLEYS ARE LOCATED WEST OF VINE STREET, NORTH OF STATE ROUTE 16.**

**WHEREAS**, Newark City Council received a petition from owners of real estate in the City of Newark praying for the herein described alley vacation; and,

**WHEREAS**, the Street Committee of the City of Newark met on April 1, 2024, and considered the procedure as outlined in Section 723.06 of The Ohio Revised Code whereby notice of the intention to vacate is not required, and approved the preparation and submittal of this legislation for Council consideration, in accordance with Section 723.06 of The Ohio Revised Code; and,

**WHEREAS**, this Council finds there is good cause for such vacation and that such vacation will not be detrimental to the general interest.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING, AND STATE OF OHIO; THAT:**

**Section 1:** The following described alley is hereby vacated, reserving, however, unto the City of Newark, Ohio, its successors and assigns, easements for construction, maintenance, and operation of various utilities, publicly owned and otherwise, to wit:

Being in the State of Ohio, County of Licking, City of Newark, and being portions of fourteen (14') foot wide intersecting alleys running north-south and east-west, lying between Vine Street and Lawrence Street, north of State Route 16, as shown on the Plat of Lewis Evan's Addition as recorded in Plat Book 2 at Page 161 of the Licking County Plat Records, and being more particularly described as follows:

Beginning for a point of reference at the southeast corner of Lot 986 of said Evan's Addition, said point being on the west line of Vine Street and the north line of a 14 foot wide east-west alley;

Thence west along the south line of Lot 986 a distance of 68 feet to a point at the southwest corner of Parcel 054-198990-01.000, said point marking the True Place of Beginning of the alleys to be vacated;

Thence from the True Place of Beginning, west along the south line of Lot 986 to the southwest corner of said Lot 986, said point marking the intersection of 14 foot wide alleys running east-west and north-south;

Thence north along the west lines of Lot 986, 988 and 989 to the Penn Central Corporation and St. Louis Railroad right-of-way line;

Thence southwest, crossing said alley, to the northeast corner of Lot 987 of said Evan's Addition, said point being on the west line of the subject north-south alley;

Thence south along the east line of Lot 987 to the southeast corner of Lot 987, said point marking the intersection of 14 foot wide alleys running east-west and north-south;

Thence west along the south line of Lot 987 to the southwest corner of said Lot 987, said point also being on the Penn Central Corporation and St. Louis Railroad right-of-way line;

Thence south, crossing said alley, to the northwest corner of Lot 984 of said Evan's Addition, said point being on the south line of the subject east-west alley;

Thence east along the north line of Lot 984 to the northeast corner of Lot 984, said point marking the intersection of 14 foot wide alleys running east-west and north-south;

Thence south along the east line of Lot 984 to the Limited Access Right of Way of State Route 16;

Thence east along the Limited Access Right-of-Way of State Route 16, to a point on the west line of Lot 985 of said Evan's Addition, said point being on the east line of the subject north-south alley;

Thence north along the west line of Lot 985 to the northwest corner of Lot 985, said point marking the intersection of 14 foot wide alleys running east-west and north-south;

Thence east along the north line of Lot 985 a distance of 82 feet to a point;

Thence north, crossing said alley perpendicularly, to the True Place of Beginning.

This description was written based on information provided in existing plat and tax records, without the benefit of a field survey.

**Section 2:** The Division of Engineering of the City of Newark is hereby instructed to prepare a vacation plat of said vacated alley and the Clerk of Council is instructed to endorse upon such plat the action of this Council, and to cause such plat to be recorded in the Office of the Recorder of Licking County, Ohio.

**Section 3:** This Ordinance shall become effective at the earliest time permitted by law after passage by Council and signature of the Mayor.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
President of Council

Attest: \_\_\_\_\_

Date Filed with Mayor: \_\_\_\_\_

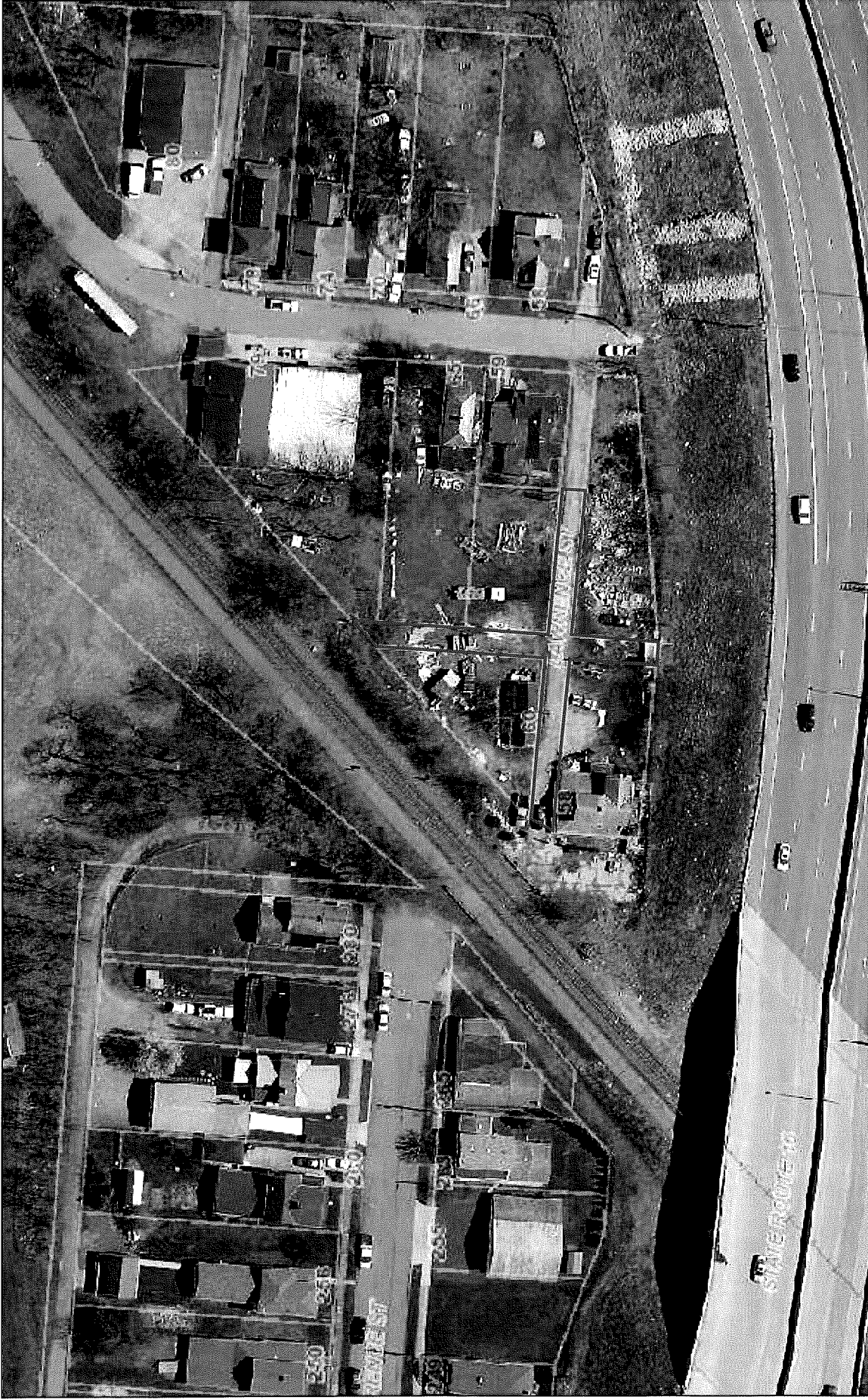
Date Approved by Mayor: \_\_\_\_\_

\_\_\_\_\_  
Mayor













Form Approved by: \_\_\_\_\_  
Law Director

Prepared by the Division of Engineering.

Proposed Street/Alley vacation - Vine St.



March 14, 2024

	Red: Band_1		Red: Band_1		Red: Band_1		Red: Band_1
	Green: Band_2		Green: Band_2		Green: Band_2		Green: Band_2
	Blue: Band_3		Blue: Band_3		Blue: Band_3		Blue: Band_3

1:960  
0 40 80 120 160 ft  
0 12.5 25 50 m  
1 in = 80 ft

**PETITION TO VACATE A STREET OR ALLEY**

**TO THE COUNCIL OF  
THE CITY OF NEWARK  
STATE OF OHIO**

The undersigned, being the owners of all of the lots and lands abutting the street or alley proposed to be vacated by this petition, said street or alley being more fully described hereinafter, respectfully petition your honorable body that the said street or alley may be vacated for the reason that it is no longer of use to the public, and that its vacation will not be detrimental to the general interest. The said street or alley is described as follows:

**PROPOSED ALLEY VACATION – Alleys located west of Vine Street, north of State Route 16**

Being in the State of Ohio, County of Licking, City of Newark, and being portions of fourteen (14') foot wide intersecting alleys running north-south and east-west, lying between Vine Street and Lawrence Street, north of State Route 16, as shown on the Plat of Lewis Evan's Addition as recorded in Plat Book 2 at Page 161 of the Licking County Plat Records, and being more particularly described as follows:

Beginning for a point of reference at the southeast corner of Lot 986 of said Evan's Addition, said point being on the west line of Vine Street and the north line of a 14 foot wide east-west alley;

Thence west along the south line of Lot 986 a distance of 68 feet to a point at the southwest corner of Parcel 054-198990-01.000, said point marking the True Place of Beginning of the alleys to be vacated;

Thence from the True Place of Beginning, west along the south line of Lot 986 to the southwest corner of said Lot 986, said point marking the intersection of 14 foot wide alleys running east-west and north-south;

Thence north along the west lines of Lot 986, 988 and 989 to the Penn Central Corporation and St. Louis Railroad right-of-way line;

Thence southwest, crossing said alley, to the northeast corner of Lot 987 of said Evan's Addition, said point being on the west line of the subject north-south alley;

Thence south along the east line of Lot 987 to the southeast corner of Lot 987, said point marking the intersection of 14 foot wide alleys running east-west and north-south;



Thence west along the south line of Lot 987 to the southwest corner of said Lot 987, said point also being on the Penn Central Corporation and St. Louis Railroad right-of-way line;

Thence south, crossing said alley, to the northwest corner of Lot 984 of said Evan's Addition, said point being on the south line of the subject east-west alley;

Thence east along the north line of Lot 984 to the northeast corner of Lot 984, said point marking the intersection of 14 foot wide alleys running east-west and north-south;

Thence south along the east line of Lot 984 to the Limited Access Right of Way of State Route 16;

Thence east along the Limited Access Right-of-Way of State Route 16, to a point on the west line of Lot 985 of said Evan's Addition, said point being on the east line of the subject north-south alley;

Thence north along the west line of Lot 985 to the northwest corner of Lot 985, said point marking the intersection of 14 foot wide alleys running east-west and north-south;

Thence east along the north line of Lot 985 a distance of 82 feet to a point;

Thence north, crossing said alley perpendicularly, to the True Place of Beginning.

This description was written based on information provided in existing plat and tax records, without the benefit of a field survey.

Respectfully submitted,

(Print--Do not print or sign as Mr. or Mrs., you must sign with your given name.)

NAME OF PARCEL OWNERS      ADDRESS      SIGNATURE

LICKING COUNTY LAND      \_\_\_\_\_      Brenda L. Fox

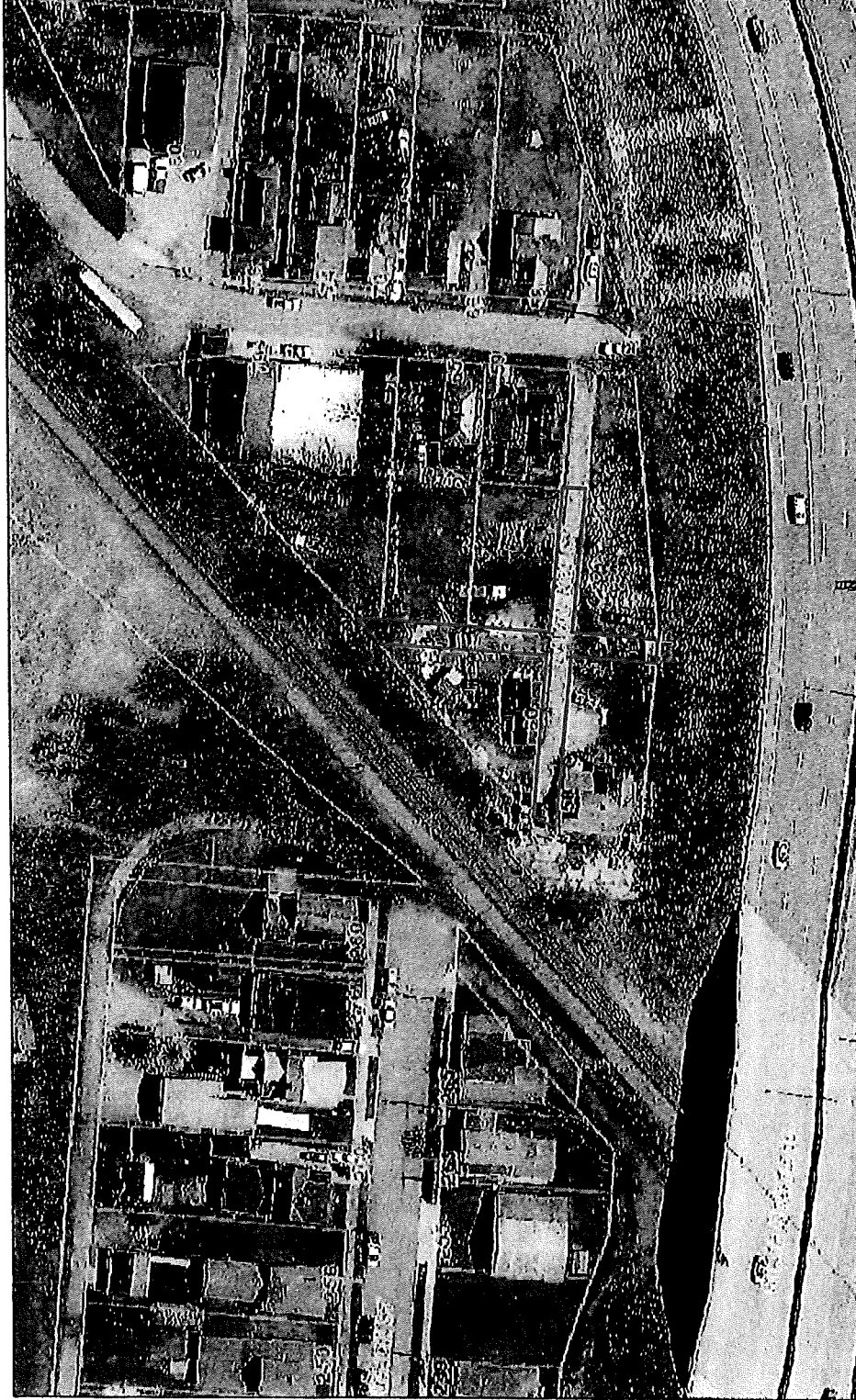
REUTILIZATION CORP. 20 S. 2ND ST. - NEWARK      \_\_\_\_\_

\_\_\_\_\_  
Jonathan L. Lind

UMW Properties - Lawrence Walker 59 Vine St Newark      [Signature]

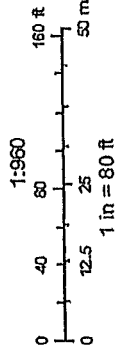


# Proposed Street/Alley vacation - Vine St.



March 14, 2024

- OHLCIK020027\_6.sid    Red: Band\_1    OHLCIK008027\_2.sid    Red: Band\_1    OHLCIK007019\_1.sid    Red: Band\_1
- Green: Band\_2    Green: Band\_2    Green: Band\_2    Green: Band\_2
- Blue: Band\_3    Blue: Band\_3    Blue: Band\_3    Blue: Band\_3



BY: \_\_\_\_\_

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 417 GARFIELD AVENUE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID# 054-196872-00.000, FROM THAT OF SINGLE-FAMILY RESIDENCE RH – HIGH DENSITY DISTRICT TO TFR – TWO-FAMILY RESIDENCE DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

WHEREAS, an application for change of zoning classification has been filed with the Office of the Engineer and with the Clerk of this Council; and

WHEREAS, pursuant to Article 4.12 of the Charter of the City of Newark, Ohio, this ordinance shall be referred to the Planning Commission immediately after its first reading; and

WHEREAS, the Planning Commission shall hold a public hearing upon such application and the Clerk of Council shall cause notice of such hearing to be publicized one time at least seven (7) days prior to the date of such public hearing; and

WHEREAS, upon the return of the ordinance to Council by the Planning Commission, Council shall hold a public hearing upon such application and the Clerk of Council shall cause notice of such hearing to be publicized one time at least seven (7) days prior to the date of such public hearing, which hearing shall constitute a second reading of this ordinance and shall take such action as is appropriate pursuant to Article 4.12 of the Charter of the City of Newark, Ohio.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING, AND STATE OF OHIO, THAT:

**Section 1:** The zoning map as established by Ordinance 08-33 (A) is hereby revised by changing the zoning classification for the following described property from SINGLE-FAMILY RESIDENCE RH – HIGH DENSITY DISTRICT TO TFR – TWO-FAMILY RESIDENCE DISTRICT, Zoning Code of the City of Newark.

**SEE EXHIBIT “A” FOR LEGAL DESCRIPTION**

**Section 2:** Pursuant to Article 4.12(C) of the Charter of the City of Newark, Ohio, a vote of at least six (6) members shall be necessary to adopt or defeat the ordinance in the event the Planning Commission has recommended approval or has made no recommendation. An affirmative vote of at least seven (7) Council members shall be necessary to adopt a zoning ordinance that the Planning Commission has recommended against approval.

**Section 3:** The Newark Planning Commission is hereby authorized and directed to make the change described herein on the aforementioned zoning map.

**Section 4:** This ordinance shall become effective at the earliest time permitted by Section 4.07 of the Charter of the City of Newark, Ohio.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_  
Clerk of Council

DATE FILED WITH MAYOR: \_\_\_\_\_

DATE APPROVED BY MAYOR: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

FORM APPROVED:   
Director of Law

DESCRIPTION APPROVED: \_\_\_\_\_  
Brian Morehead, Engineer

Prepared by the Office of the Director of Law

**NOTICE OF HEARING**

Notice is hereby given that the Newark City Council shall at a later date to be determined and announced hereafter, take action upon Ordinance No. \_\_\_\_\_. Said Ordinance accepts a proposed amendment to the Zoning Map attached to Ordinance 08-33 (A) which would allow the change of zoning classification of certain real property, generally described as 417 Garfield Avenue, City of Newark, Licking County, Ohio. The amendment would change the zoning of the property from Single-Family Residence RH – High Density District to TFR – Two-Family Residence District, , Zoning Code of the City of Newark, Ohio.

The text or a copy of the text of such Ordinance, together with a copy of Ordinance 08-33 (A) and the Zoning Map attached thereto, and the maps, plans, and reports submitted by the Newark Planning Commission relative to said zoning are on file, for public examination, in the office of the Clerk of Newark City Council, 40 West Main Street, Newark, Ohio.

Notice is further given that a public hearing on said Ordinance shall be held before the Newark City Council during the meeting of Council which begins at 7:00 p.m. on \_\_\_\_\_, at which time and place any interested person may be heard.

BY ORDER OF THE CITY COUNCIL OF NEWARK, OHIO.

JANINE PAUL  
Clerk of Council

TO THE ADVOCATE

Please publish the foregoing Notice of Hearing one day only, to wit: on \_\_\_\_\_.

JANINE PAUL  
Clerk of Council

DESCRIPTION APPROVED  
JARED N. KNERR  
LICKING COUNTY ENGINEER

Approved By JW Sep 22, 2022

0212120123A254108000

0212120123A254109000

TRANSFERRED

Sep 22, 2022  
Michael L. Smith  
LICKING COUNTY AUDITOR  
SEC 319.902 COMPLIED WITH  
MICHAEL L. SMITH  
By: TG 240.00

InstrID:202209220023090	9/22/2022
Pages:2 F: \$34.00	9:27 AM
Bryan A. Long	T20220024596
Licking County Recorder	

AMBASSADOR TITLE MAILBOX  
19782

**GENERAL WARRANTY DEED\***  
(See Sections 5302.05 and 5302.06 of Ohio Revised Code)

C.J.W. Limited, an Ohio Limited Liability Company, organized and existing under the laws of the State of Ohio, for valuable consideration paid, grants, with general warranty covenants, to **Mid Ohio Property Management, LLC**, an Ohio Limited Liability Company, the following REAL PROPERTY:

Situated in the State of Ohio, County of Licking, and in the City of Newark and being further described as follows:

PARCEL NO. 1: Being Inlot Thirty-Eight Hundred Sixty-Four (3864) in Augustus H. Heisey's Addition tot he City of Newark, Ohio, according to a plat thereof recorded in Volume 3, page 254, of the Records of Plat in the Recorder's Office of said County.

PARCEL NO. 2: Being Inlot Thirty-Eight Hundred Sixty-Five (3865) in Augustus H. Heisey's Addition tot he City of Newark, Ohio, according to a plat thereof recorded in Volume 3, page 254, of the Records of Plat in the Recorder's Office of said County.

Parcel No: 054-196872-00.000  
Property Address: 417 Garfield Avenue, Newark, OH 43055

EXCEPT real estate taxes and special assessments, if any, which grantors and grantees respectively shall pay pro-rata, as estimated to and from the date of closing and SUBJECT to restrictions, easements, rights of way and leases of record.

Prior Instrument Reference: Instrument #200207230027116 of the Records of Licking County, Ohio.

C.J.W. Limited, an Ohio Limited Liability Company, grantor has caused its name to be subscribed hereto by William E. Hoekstra, Member, thereunto duly authorized by its Members.

*DESCRIPTION*  
**APPROVED** *For zoning*  
By *Ben Wood 9/5/24*  
Div. of Engineering  
City of Newark, Ohio

Executed on this 20th day of September, 2022.

C.J.W. Limited,  
an Ohio Limited Liability Company

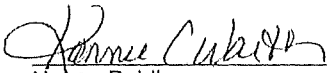
  
by: William E. Hoekstra, Member

State of Ohio, County of Licking, ss:

*This is an acknowledgement clause. No oath or affirmation was administered to the signer:*

Before me, a Notary Public in and for said County and State, personally appeared William E. Hoekstra, Member of C.J.W. Limited, an Ohio Limited Liability Company, whose identity was known or proven to me and who did sign the foregoing instrument and acknowledge the signing hereof to be his voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto set my hand and official seal at Newark, Ohio, this 20th day of September, 2022.

  
Notary Public



KONNIE C WARTH  
Notary Public, State of Ohio  
My Commission Expires 09-09-2026

This instrument prepared by: Robin Lyn Green, Attorney at Law

BY: \_\_\_\_\_

**A RESOLUTION AUTHORIZING AND DIRECTING THE DIRECTOR OF PUBLIC SERVICE OF THE CITY OF NEWARK, OHIO TO PROCEED WITH THE STEPS NECESSARY TO RENAME TOWNE COMMONS PARK AKA FRONT STREET PARK AKA EASY STREET PARK, PARCEL NO. 054-258866-00.000 AS HOPE PARK.**

**WHEREAS**, in the City of Newark, there is a triangular green space bordered by East Church Street to the North, Easy Street to the West, East Main Street to the South and the North Fork of the Licking River to the East; and,

**WHEREAS**, this Council deems it appropriate to honor a local youth, S.A-H. for her ongoing efforts to restore and maintain the park’s appearance for the betterment of the City of Newark, Ohio and Licking County, Ohio, and;

**WHEREAS**, Council has determined that it is appropriate to honor S.A.-H. by designating Towne Commons Park aka Front Street Park aka Easy Street Park, Parcel No. 054-258866-00.000 as **Hope Park**, and;

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING, AND STATE OF OHIO, THAT:**

Section 1: The Director of Public Service is hereby authorized and directed to proceed with all steps necessary to rename Towne Commons Park, Parcel No. 054-258866-00.000, as **Hope Park**

Section 2: This resolution shall become effective at the earliest time permitted in accordance with Article 4.07 of the Charter of the City of Newark, Ohio.

Passed this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_  
CLERK OF COUNCIL

DATE FILED WITH MAYOR: \_\_\_\_\_

DATE APPROVED BY MAYOR: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

FORM APPROVED: \_\_\_\_\_  
DIRECTOR OF LAW



**RESOLUTION NO. 24-32 \_\_\_\_\_**

**BY:** \_\_\_\_\_

**A RESOLUTION AUTHORIZING AND DIRECTING THE DIRECTOR OF PUBLIC SERVICE OF THE CITY OF NEWARK, OHIO TO APPLY FOR, ACCEPT AND ENTER INTO A WATER SUPPLY REVOLVING LOAN ACCOUNT AGREEMENT ON BEHALF OF THE CITY OF NEWARK FOR PLANNING, DESIGN AND/OR CONSTRUCTION OF LEAD SERVICE LINE REPLACEMENT PROJECT #5 AND DESIGNATING A DEDICATED REPAYMENT SOURCE FOR THE LOAN.**

**WHEREAS,** the City of Newark operates a Water Distribution System throughout the City; and,

**WHEREAS,** the distribution system has approximately 6,000 lead and/or galvanized water service lines; and,

**WHEREAS,** replacement of lead and galvanized service lines is a requirement of Ohio EPA in order to eliminate lead material and to maintain efficient and cost-effective operations of the system; and,

**WHEREAS,** the Ohio Water Supply Loan Fund requires the government authority to pass legislation for application of a loan and the execution of an agreement as well as designating a dedicated repayment source; and,

**WHEREAS,** the Public Service Committee of the Newark City Council met on April 1, 2024 and approved submission of the legislation for full council consideration.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING, AND STATE OF OHIO, THAT:**

- Section 1:     The Director of Public Service is hereby authorized and directed to apply for a WSRLA loan, sign all documents for and enter into a Water Supply Revolving Loan Account Agreement with the Ohio Environmental Protection Agency and the Ohio Water Development Authority for planning, design and/or construction of water facilities on behalf of the City of Newark, Ohio.
  
- Section 2:     That the dedicated source of repayment will be user charges.
  
- Section 3:     This resolution shall become effective at the earliest time permitted in accordance with Article 4.07 of the Charter of the City of Newark, Ohio.

Passed this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST:  
                    CLERK OF COUNCIL

DATE FILED WITH MAYOR: \_\_\_\_\_

DATE APPROVED BY MAYOR: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

FORM APPROVED: \_\_\_\_\_

DIRECTOR OF LAW  
Prepared by the Division of Water and Wastewater

RESOLUTION NO. 24-35

BY \_\_\_\_\_

A RESOLUTION AUTHORIZING AND DIRECTING THE DIRECTOR OF PUBLIC SERVICE FOR THE CITY OF NEWARK, OHIO, TO NEGOTIATE AND ENTER INTO A LEASE PURCHASE AGREEMENT WITHOUT COMPETITIVE BIDDING WITH PARK NATIONAL BANK FOR THE LEASE-PURCHASE OF TWO (2) VEHICLES.

WHEREAS, the Division of Streets is a division within the Department of Public Service of the City of Newark; and

WHEREAS, the Division of Streets require specialized equipment to provide services to citizens and enforce ordinances throughout the City of Newark; and

WHEREAS, a pickup truck is one such piece of necessary specialized equipment; and

WHEREAS, the Department of Public Service is requesting that two (2) pickup trucks be purchased; and

WHEREAS, this matter was considered in regular session by the Service Committee who voted to refer the same to full Council for consideration; and

WHEREAS, the source of funding has been identified as available through the Capital Improvement Fund for purchase via a lease-purchase agreement with Park National Bank.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK,  
COUNTY OF LICKING, AND STATE OF OHIO, THAT:

Section 1. The Director of Public Service is hereby authorized and directed to enter into a purchase agreement with Park National Bank for the lease-purchase of two (2) new pickup trucks.

Section 2. It is in the best interest of the City and its residents that competitive bidding not be required and the same is hereby waived pursuant to Article 10.02 of the Charter of the City of Newark, Ohio, and the Director of Public Service is hereby authorized and directed to negotiate and enter directly into contract for the purchase of two (2) new pickup trucks.

Section 2. This Resolution shall become effective at the earliest time permitted by Article 4.07 of the Charter of the City of Newark, Ohio.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST:

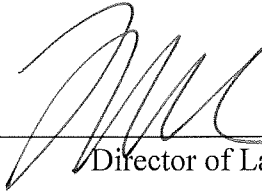
\_\_\_\_\_  
Clerk of Council

DATE FILED WITH MAYOR: \_\_\_\_\_

DATE APPROVED BY MAYOR: \_\_\_\_\_

MAYOR \_\_\_\_\_

FORM APPROVED: \_\_\_\_\_

  
Director of Law

Prepared by the Office of the Director of Law

Resolution No.24-36

BY: \_\_\_\_\_

A RESOLUTION APPROPRIATING MONIES FOR CURRENT EXPENSES OF THE MUNICIPAL CORPORATION

WHEREAS, to properly, efficiently and expeditiously conduct business of the City of Newark in the best interest of its citizens, there is an immediate requirement for a certain financial transaction as indicated.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING, STATE OF OHIO.

Section 1. There is hereby an appropriation of the unappropriated balance of the 100 Fund, in the amount of \$39,974.03 (32450.00 from LCounty for portion of irrigations system and 7524.03 from LC Foundations for Horns Hill Improvements).

100.121.5238	Services General	39,974.03
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This resolution is a measure providing for an appropriation for current expenses of the municipal corporation; it shall go into effect pursuant to Section 4.07 of the Charter of the City of Newark, Ohio.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

President of Council \_\_\_\_\_

Attest Clerk of Council \_\_\_\_\_

Date filed with Mayor \_\_\_\_\_

Date approved by Mayor \_\_\_\_\_

Mayor \_\_\_\_\_

,  
Approved as to form Director of Law \_\_\_\_\_, \_\_\_\_\_

Resolution No.24-37 Exp.

BY: \_\_\_\_\_

A RESOLUTION APPROPRIATING MONIES FOR CURRENT EXPENSES OF THE MUNICIPAL CORPORATION

WHEREAS, to properly, efficiently and expeditiously conduct business of the City of Newark in the best interest of its citizens, there is an immediate requirement for a certain financial transaction as indicated.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING, STATE OF OHIO.

Section 1. There is hereby an appropriation of the unappropriated balance of the 220 ARP Fund, in the amount of \$225,000.00 (Waterworks Road Dam Spillway Improvements Project).

220.100.5502.112	Land Improvements Spillway	225,000.00
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This resolution is a measure providing for an appropriation for current expenses of the municipal corporation; it shall go into effect pursuant to Section 4.07 of the Charter of the City of Newark, Ohio.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

President of Council \_\_\_\_\_

Attest Clerk of Council \_\_\_\_\_

Date filed with Mayor \_\_\_\_\_

Date approved by Mayor \_\_\_\_\_

Mayor \_\_\_\_\_

,  
Approved as to form Director of Law \_\_\_\_\_, \_\_\_\_\_

BY \_\_\_\_\_

A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR OF THE CITY OF NEWARK AND NEWARK DEVELOPMENT PARTNERS TO PREPARE AND SUBMIT AN APPLICATION TO THE OHIO HISTORY CONNECTION STATE HISTORIC PRESERVATION OFFICE 2024 CERTIFIED LOCAL GOVERNMENT GRANT.

WHEREAS, funding for grants to Certified Local Governments (CLG) comes from the U.S. Department of the Interior’s Historic Preservation Fund (CFDA 15.904), administered by the National Park Service, which provides financial support to State Historic Preservation Offices; and,

WHEREAS, Newark is one of 79 Ohio communities participating in the Certified Local Government (CLG) Program; and,

WHEREAS, each year the Ohio History Connection State Historic Preservation Office awards competitive grants to assist Certified Local Governments in completing preservation projects; and,

WHEREAS, the City of Newark sees to partner and name Newark Development Partners as project administrator for the 2024 Ohio History Connection State Historic Preservation Office Certified Local Government Grant; and,

WHEREAS, the Newark Development partners seeks funding for the historic Newark Arcade project; and,

WHEREAS, the 2024 Ohio History Connection State Historic Preservation Office Certified Local Government Grant covers 100% of project costs.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING, AND STATE OF OHIO, THAT:

Section 1: This Council does hereby authorize and direct the Mayor, and his representative, Newark Development Partners, to prepare an application to the Ohio History Connection State Historic Preservation Office for funding assistance through the 2024 Certified Local Government (CLG) Grant program, and to make in connection therewith, all certifications, understandings, and assurances contained therein.

Section 2: In furtherance of the directives established herein, the Mayor is authorized to take whatever action is legally available to attain such funding in the best interest of the City and its participation in available community preservation funding programs.

Section 3: That the Mayor be and hereby is designated as the authorizing official to enter into an agreement with the Ohio History Connection State Historic Preservation Office and its agencies to administer the grant program and to accept said funds when they become available.

Section 4: This Resolution shall become effective upon the earliest date permitted by Article 4.07 of the Charter of the City of Newark, Ohio.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

\_\_\_\_\_, PRESIDENT OF COUNCIL

ATTEST \_\_\_\_\_, CLERK OF COUNCIL

DATE FILED WITH MAYOR \_\_\_\_\_

DATE APPROVED BY MAYOR \_\_\_\_\_

\_\_\_\_\_, MAYOR

FORM APPROVED: \_\_\_\_\_, DIRECTOR OF LAW

RESOLUTION NO. 24-39

BY: \_\_\_\_\_

A RESOLUTION AUTHORIZING AND DIRECTING THE DIRECTOR OF PUBLIC SERVICE FOR THE CITY OF NEWARK, OHIO, TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF HEATH AND THE LICKING COUNTY TRANSPORTATION IMPROVEMENT DISTRICT FOR PHASE ONE OF THE THORNWOOD DRIVE-FAYE ROAD INTERSECTION IMPROVEMENTS PROJECT

WHEREAS, the City of Newark, along with the City of Heath and the Licking County Transportation Improvement District have determined that certain improvements to Thornwood Drive and Faye Road would be beneficial for economic development; and,

WHEREAS, the City of Newark, the City of Heath, and the Licking County Transportation Improvement District have determined that funding commitments from each respective entity is necessary to facilitate this project; and,

WHEREAS, the parties wish to formalize a framework for payment of the pertinent costs related to these improvements by way of an intergovernmental agreement; and,

WHEREAS, it is the City's desire, in order to promote development in the area and to improve traffic patterns, to move forward with execution of this agreement, a preliminary draft of which is attached to this Resolution as Exhibit "A"; and,

WHEREAS, execution of this intergovernmental agreement is necessary for this project to move forward in a timely manner to receive state funding.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING AND STATE OF OHIO, THAT:**

**SECTION ONE:** The Director of Public Service is hereby authorized to enter into an intergovernmental agreement with the City of Heath and the Licking County Transportation Improvement District for certain improvements to Thornwood Drive and Faye Road.

**SECTION TWO:** This Resolution shall become effective at the earliest time permitted by Article 4.07 of the Charter of the City of Newark, Ohio.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.



\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_  
CLERK OF COUNCIL

DATE FILED WITH MAYOR: \_\_\_\_\_

DATE APPROVED BY MAYOR: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

FORM APPROVED: \_\_\_\_\_  
DIRECTOR OF LAW

Prepared by the Office of the Director of Law

RESOLUTION NO. 24-40

BY: \_\_\_\_\_

A RESOLUTION AUTHORIZING AND DIRECTING THE DIRECTOR OF PUBLIC SERVICE FOR THE CITY OF NEWARK, OHIO, TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE LICKING COUNTY TRANSPORTATION IMPROVEMENT DISTRICT, THE BOARD OF COUNTY COMMISSIONERS OF LICKING COUNTY, AND THE CITY OF HEATH FOR THE CONSTRUCTION OF CERTAIN IMPROVEMENTS TO THORNWOOD DRIVE KNOWN AS THE THORNWOOD DRIVE PROJECT

WHEREAS, the City of Newark, Ohio (“City”) in cooperation with the Licking County Transportation Improvement District (TID), the Board of County Commissioners of Licking County, Ohio, and the City of Heath, Ohio, are desirous of constructing improvements to Thornwood Drive, a road running generally North and South on the western edges of City of Newark and the City of Heath in Licking County in order to provide the traveling public a better, more efficient, route of travel from Interstate 70 to State Route 16 (“Thornwood Drive Project” or “Project”); and,

WHEREAS, the City, in cooperation with the other parties, seeks to cooperate in providing for certain funding assurances to supplement current funding sources to complete such Project in the event current funding is not sufficient to complete it, and:

WHEREAS, the City agrees that the completion of the Project is in the best interest of the City; and,

WHEREAS, execution of this intergovernmental agreement, a preliminary draft of which is attached to this Resolution as Exhibit “A”, is necessary for this project to move forward in a timely manner to receive state funding.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING AND STATE OF OHIO, THAT:**

**SECTION ONE:** The Director of Public Service is hereby authorized to enter into an intergovernmental agreement with the Board of County Commissioners of Licking County, the City of Heath, and the Licking County Transportation Improvement District for certain improvements to Thornwood Drive.

**SECTION TWO:** This Resolution shall become effective at the earliest time permitted by Article 4.07 of the Charter of the City of Newark, Ohio.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_  
CLERK OF COUNCIL

DATE FILED WITH MAYOR: \_\_\_\_\_

DATE APPROVED BY MAYOR: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

FORM APPROVED: \_\_\_\_\_  
DIRECTOR OF LAW

Prepared by the Office of the Director of Law

## **INTERGOVERNMENTAL AGREEMENT**

This Intergovernmental Agreement (“Agreement”) is made and entered into as of the last date of the signatures appearing on the executing page hereof (the “Effective Date”) by and between the Licking County **Transportation Improvement District** (“TID”), a district and political subdivision created pursuant to Ohio Revised Code Section 5540.02, having its address at 20 S. 2nd Street, 3rd floor, Newark, OH 43055; the **Board of County Commissioners of Licking County, Ohio** a political subdivision (the “County” or “Commissioners”), having its address at 20 S. 2nd Street, 4th floor, Newark, OH 43055; the City of Newark, a political subdivision (“Newark”), having its address at 40 W. Main Street, Newark, OH 43055; and, the City of Heath, a political subdivision (“Heath”), having its address at 1287 Hebron Road, Heath, OH 43056. Each district or political subdivision may be referred to as a “Party” in this Agreement, and collectively all districts/political subdivisions shall be referred to as “Parties.” All Parties are political subdivisions and/or body corporate and politic, validly existing under the laws of the State of Ohio.

### **WITNESSETH:**

A. The Parties, in cooperation with others, are desirous of constructing improvements to Thornwood Drive ... a road running, generally North and South on the western edges of Newark and Heath in Licking County ... in order to provide the traveling public a better, more efficient, route of travel from Interstate 70 to State Route 16 (“Thornwood Drive Project”, or “Project”).

B. The Parties desire to cooperate in providing for certain funding assurances to supplement current funding sources to complete such Project in the event current funding is not sufficient to complete it.

C. The Parties agree that completion of the Project is in all Parties’ interests.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and agreements hereinafter set forth, the Parties hereby Agree as follows:

### **SECTION 1: AUTHORITY**

The Parties each have the authority and power under the Constitution, statutes and laws of the State of Ohio to make road and street improvements, acquire necessary real property and interests therein, including temporary and permanent right-of-way, and enter into agreements with other governmental entities and political subdivisions for the exercise of any and all powers, performance of any function or rendering of any service necessary to construct and maintain the street and road improvements and appurtenances thereto.

## **SECTION 2: COOPERATION STATEMENT**

The Parties agree that they shall cooperate in good faith to facilitate the timely success and funding of the Project. Each Party shall refrain from taking any action that would directly or indirectly delay the Project or endanger the timely success of the Project. The Parties recognize and agree that time is of the essence in the construction of the improvements and Project funding.

## **SECTION 3: RESPONSIBILITIES OF THE PARTIES**

- 3.1. In cooperation with local, State and/or Federal agencies and/or subdivisions, the Parties shall continue to fulfill their responsibilities as it relates to the Project as may be documented by other agreements, contracts, memorandums of understandings, or the like, that have been executed, or that are reasonably contemplated to be executed, as part of completing the Project.
- 3.2. The Parties acknowledge that the funds currently dedicated to this Project may not be sufficient to complete the Project and agree hereby to provide contingent or “backstop” funding in the aggregate amount of \$3,000,000.00 in the following amounts/percentages should they been required in order to compete the Project:
  - a) Licking County: \$1,500,000; 50%
  - b) Newark: \$750,000.00; 25%
  - c) Heath: \$750,000.00; 25%
- 3.3. Should none of these contingent or “backstop” funds be necessary to complete the Project (due to construction being completed under estimated costs, or because other/new funding sources been obtained) the Parties will be relieved of their obligations to provide such contingent or “backstop” funds.
- 3.4. Should a portion of these contingent or “backstop” funds be necessary to complete the Project, the Parties will provide portions of the needed funding in accordance with the allocated percentages above after which the Parties will be relieved of their obligations to provide the remainder of such funds.

## **SECTION 4 EFFECTIVE DATE AND TERMINATION OF AGREEMENT**

- 4.1. This Agreement shall become effective on the last date of the signatures appearing on the executing page hereof.
- 4.2. For the benefit of all Parties and the convenience and welfare of the public, this Agreement shall not be amended, terminated or suspended except by mutual written agreement of all Parties.

**SECTION 5 MISCELLANEOUS TERMS AND CONDITIONS**

- 5.1. Entire Agreement. This Agreement, and any documents incorporated by reference herein, shall constitute the entire understanding and agreement between the Parties, shall supersede all prior understandings and agreements relating to the subject matter hereof, and may only be amended in writing with the mutual consent and agreement of the Parties, except as otherwise provided in this Agreement.
- 5.2. Notices. Any notice required to be given hereunder shall be given in writing by e-mail effective upon confirmation of delivery and receipt to the e-addressee, by certified United States mail, postage prepaid with confirmation of delivery and receipt, or by hand delivery addressed to the parties at their respective addresses as set forth below. Each Party shall notify every other party, in writing, promptly upon the change of any information provided below including the name of any person or any street or e-address:

**If to the TID:**

Licking County Transportation  
Improvement District  
Attn: Jared Knerr, Secretary Treasurer  
20 S. 2<sup>nd</sup> Street, 3<sup>rd</sup> floor  
Newark, OH 43255

e-mail: jknerr@lickingcounty.gov

**If to the County:**

The Licking County Board of County  
Commissioners  
Attn: Clerk/Administrator  
20 S. 2<sup>nd</sup> Street, 4th floor  
Newark, OH 43055

e-mail: badzic@lickingcounty.gov

**If to the City of Newark:**

Office of the Newark City Mayor  
Attn: Jeff Hall, Mayor  
40 W. Main Street  
Newark, OH 43255

e-mail: jhall@newarkohio.net

**If to the City of Heath:**

Office of the Heath City Mayor  
Attn: Mark Johns, Mayor  
1287 Hebron Road  
Heath, OH 43056

e-mail: mayor@heathohio.gov

- 5.3. Amendments. This Agreement may be amended by all Parties upon their mutual written agreement. It is anticipated and agreed by the Parties that this Agreement may also be amended to include additional aspect(s) of the Projects by and among some or all of the Parties, as necessary and appropriate, *provided* that such additional aspect(s) be mutually acceptable.

- 5.4. Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Ohio. Any and all legal disputes arising from this Agreement shall be filed in and heard before the courts of Licking County, Ohio.
- 5.5. Headings. The subject headings of the sections and subsections in this Agreement are included for purposes of convenience only and shall not affect the construction or interpretation of any of its provisions. This Agreement shall be deemed to have been drafted by all Parties and no purposes of interpretation shall be made to the contrary.
- 5.6. Waivers. No waiver of breach of any provision of this Agreement shall in any way constitute a waiver of any prior, concurrent, subsequent, or future breach of this Agreement or any other provision hereof. No term or provision of this Agreement shall be deemed waived, and no breach excused, unless such a waiver or consent is expressly made in writing and signed by the party claimed to have waived or consented. Such waiver or consent is expressly made in writing and signed by the party claimed to have waived or consented. Such waiver shall not constitute and shall not in any way be interpreted as a waiver of any other term or provision or future breach unless said waiver expressly states an intention to waive another specific term or provision or future breach.
- 5.7. Ambiguity. The Parties have participated jointly in the negotiation and drafting of this Agreement. Should any ambiguity or question of intent or interpretation arise with respect to any provision of this Agreement, including any exhibit hereto, this Agreement shall be construed as if drafted jointly by the Parties, and no presumption or burden of proof shall arise favoring or disfavoring either Party by virtue of the authorship of any of the provisions of this Agreement.
- 5.8. Severability. If any item, condition, portion, or section of this Agreement or the application thereof to any person, premises, or circumstance shall to any extent, be held to be invalid or unenforceable, the remainder hereof and the application of such term, condition, provision, or section to persons, premises, or circumstances other than those as to whom it shall be held invalid or unenforceable shall not be affected thereby, and this Agreement and all the terms, conditions, provisions, or sections hereof shall, in all other respects, continue to be effective and to be complied with.
- 5.9. No Third-Party Beneficiary. Only the Parties hereto have any rights under this Agreement. No other persons or entities shall have any rights under this Agreement or be deemed to be third-party beneficiaries of this Agreement.

**REMAINDER OF PAGE LEFT BLANK. SIGNATURE PAGE TO FOLLOW.**

SIGNATURES

**IN WITNESS WHEREOF**, the Parties have unto set their hands according to the date appearing next to their respective signatures.

**On behalf of the Transportation Improvement District:**

**On behalf of the Board of County Commissioners:**

Chair:

President:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Approved as to form:

Approved as to form:

\_\_\_\_\_  
TID Counsel

\_\_\_\_\_  
Licking County Prosecutor

**On behalf of the City of Newark**

**On behalf of the City of Heath**

Mayor:

Mayor:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Approved as to form:

Approved as to form:

\_\_\_\_\_  
Law Director

\_\_\_\_\_  
Law Director



*Accompany Completed Signature Pages with Attachment  
of Related Board/Council Resolutions/Ordinances which  
Document Authority to Enter Agreement*