CITY OF PATASKALA, OHIO

City of Pataskala
Administrative Offices
www.ci.pataskala.oh.us

621 West Broad Street
Suite 2B
Pataskala, Ohio 43062
Telephone: 740-927-2021
Fax: 740-927-0228

NOTICE OF PUBLIC HEARING

CITY OF PATASKALA COUNCIL

The City of Pataskala Council will hold a public hearing on January 21, 2020, at 5:00 PM at City Hall in Council Chambers located at 621 West Broad Street, Pataskala, Ohio.

The following amendment to the Codified Ordinances will be considered:

An amendment creating, establishing, and adopting Chapter 1296 (Residential Appearance Standards) of the Codified Ordinances of the City of Pataskala.

All interested citizens are welcome to attend.

All documents pertaining to the above will be available for examination at City Hall, 621 W. Broad Street, Monday through Friday, 8:00 AM to 4:00 PM.

Kathy Hoskinson
Clerk of Council

Planning and Zoning Department

November 12, 2019

Pataskala City Council
621 West Broad Street
Pataskala, Ohio 43062

RE: Zoning Application ZON-19-006

Dear Council:

The request to amend Chapter 1296 – Residential Appearance Standards, pursuant to Section 1217.10 of the Pataskala Code, was given a public hearing on Wednesday, November 6, 2019.

The City of Pataskala Planning and Zoning Commission recommended approval of the request.

The recommendation shall be forwarded to Pataskala City Council for consideration, as Ordinance Number 2019-4355. The public hearing date is to be determined.

Should you have any questions, please feel free to contact Jack Kuntzman, City Planner, at (740) 964-1316 or via email at jkuntzman@ci.pataskala.oh.us.

Sincerely,

Lisa Paxton
Zoning Clerk

cc: Zoning Inspector
File

CITY OF PATASKALA PLANNING AND ZONING COMMISSION

City Hall, Council Chambers
621 West Broad Street
Pataskala, Ohio 43062

STAFF REPORT

November 6, 2019

Code Amendment Application ZON-19-006

Applicant:	City of Pataskala
Location:	City Wide
Request:	Requesting to add Chapter 1296 – Residential Appearance Standards to the Pataskala Code pursuant to Section 1217.10 of the Pataskala Code.

Description of the Request:
The proposed amendment would create architectural and design regulations for new homes in Major Subdivisions.

Staff Summary:
The Residential Appearance Standards are designed to increase the quality of neighborhoods, to promote positive architectural appearance, encourage an aesthetically pleasing residential environment and to promote durable quality materials that will last. These regulations outline minimum material standards for items like roofs, window trim, and finish building materials and addresses how design features should be included in new homes.

The Residential Appearance Standards would apply to the construction of all new homes in a Major Subdivision or certain additions or alterations of an existing home in a Major Subdivision constructed under these standards. Any existing home constructed or altered prior to the effective date of these regulations would not be required to follow these standards.

These standards are the minimum appearance requirements except as may be specifically approved in a PDD – Planned Development District ordinance.

Staff Review: *The following summary does not constitute recommendations but merely conclusions and suggestions from staff.*

The Development Committee initially considered the concept of Residential Appearance Standards at their August 26, 2019 meeting. Staff presented draft Residential Appearance Standards and a visual depiction of the architectural terms and concepts (attached) at the September 16, 2019 meeting. The Development Committee reviewed the updated Residential Appearance Standards on September 30, 2019 and recommended they proceed through the code amendment process.

Following a recommendation from the Planning and Zoning Commission, the amendment will proceed to City Council for consideration.

Code Amendment Approval:
According to Section 1217.04 of the Pataskala Code, the Planning and Zoning Commission shall consider approval of a code amendment if the proposal:

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the Comprehensive Plan and/or this Code.
2. Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
3. Will not be hazardous or disturbing to existing or future neighboring uses.
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
6. Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion.
7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
8. Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

Department and Agency Review

- Zoning Inspector – No Comments
- Public Service Department – No Comments
- City Engineer – No Comments
- Pataskala Utilities – No Comments
- Police Department – No Comments
- West Licking Joint Fire District – No Comments
- Southwest Licking Schools – No Comments
- Licking Heights Schools – No Comments
- Licking County Health Department – No Comments
- SWLCWSD – No Comments

Modifications:
Should the Planning and Zoning Commission choose to recommend approval of the amendment, the following modifications may be considered:

- None

Resolution:
For your convenience, the following resolution may be considered by the Planning and Zoning Commission when making a motion:

"I move to recommend approval of application number ZON-19-006 pursuant to Section 1217.10 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."

Planning and Zoning Department

NOTICE OF PUBLIC HEARING

The Pataskala Planning and Zoning Commission will hold a public hearing on Wednesday, November 6, 2019 at 6:30 p.m., First Floor Council Chambers, Pataskala City Hall, located at 621 West Broad Street. The Planning and Zoning Commission will discuss the following applications:

Rezoning Application ZON-19-003: Grand Communities, LLC, is requesting approval of a Preliminary Plan for the 181-lot Planned Development District "Sage Pointe", pursuant to Section 1255.19 of the Pataskala Code, for property located at 6031 Summit Rd SW.

Rezoning Application ZON-19-007: Countrytyme Land Specialists, LLC, is requesting a recommendation of approval, pursuant to Section 1217.10 of the Pataskala Code, to allow for a rezoning from AG – Agriculture to R-87 Medium-Low Density Residential, for property located at 10530 Mill Street.

Replat Application REP-19-002: Scott Walters is requesting approval of a Replat, pursuant to Section 1113.48 of the Pataskala Code, for thirteen (13) lots in the Swinning Subdivision, and one (1) large unplatted parcel into three (3) new parcels, located at 0 Columbia Road, Parcel No. 063-141174-00.000.

Final Plan Amendment FP-19-005: Pataskala Retail, LLC, is requesting approval of an Amended Final Plan, pursuant to Section 1255.20 of the Pataskala Code, for the retail portion of Heritage Town Center located at 7200-7256 Hazelton-Etna Road.

Code Amendment Application ZON-19-006: The City of Pataskala is **r**equesting a recommendation to add Chapter 1296 – Residential Appearance Standards to the Pataskala Code, pursuant to Section 1217.10 of the Pataskala Code.

The applications are available for review at the Pataskala Planning and Zoning Department, located at 621 West Broad Street, Suite 2A, and will be available October 30, 2019 on our homepage, www.cityofpataskalaohio.gov, under the "Planning and Zoning Commission Info" tab.

If you have any questions, please contact the Zoning Clerk at 740-927-4910. Office hours are Monday through Friday, 8:00 a.m. to 4:00 p.m.

Introduced: 01/21/2020
Revised:
Adopted:
Effective:

CITY OF PATASKALA

ORDINANCE 2019-4355

AN ORDINANCE CREATING, ESTABLISHING, AND ADOPTING CHAPTER 1296 (RESIDENTIAL APPEARANCE STANDARDS) OF THE CODIFIED ORDINANCES OF THE CITY OF PATASKALA

WHEREAS, the proposed amendment would establish Chapter 1296 to adopt standards that promote desirable residential development that fits the context and character of the existing community.

WHEREAS, the City Planning and Zoning Commission initiated the amendment pursuant to Section 1217.10, and

WHEREAS, a public hearing was held by the City Planning and Zoning Commission on November 6, 2019 pursuant to Section 1217.07, and

WHEREAS, the notice of a public hearing to be held by the City Planning and Zoning Commission was published in a newspaper of general circulation on October 17, 2019 pursuant to Section 1217.08, and

WHEREAS, upon hearing the application the City Planning and Zoning Commission recommended approval of the amendment on November 6, 2019 pursuant to Section 1217.10, and

WHEREAS, a public hearing was held by Council on January 21, 2020 pursuant to Section 1217.11, and

WHEREAS, the amendment was on file for public examination for a minimum of 30 days preceding the Council public hearing pursuant to Section 1217.12, and

WHEREAS, Council hereby determines that all applicable procedures required by Chapter 1217 of the Codified Ordinances have been followed, and that notice was given and a public hearing was held as required by Section 1217.11 of the Codified Ordinances, and Council hereby adopts the recommendation of the City Planning and Zoning Commission as provided for in Section 1217.13 of the Codified Ordinances;

WHEREAS, the Council of the City of Pataskala has determined that it is necessary to amend the Zoning Code of the Codified Ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PATASKALA, COUNTY OF LICKING, STATE OF OHIO, A MAJORITY OF ALL MEMBERS ELECTED OR APPOINTED THERETO CONCURRING, THAT:

Section 1: Council for the City of Pataskala hereby creates, establishes, and adopts Chapter 1296 (Residential Appearance Standards) of the Codified Ordinances of the City of Pataskala, as set forth in the document attached hereto as Exhibit A and incorporated herein by reference.

Section 2: All prior legislation, or any parts thereof, which is/are inconsistent with this Ordinance is/are hereby repealed as to the inconsistent parts thereof.

Section 3: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of Council and that all deliberations of the Council and any of the decision making bodies of the City of Pataskala which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the State of Ohio.

Section 4: This Ordinance shall become effective from and after the earliest period allowed by the Charter of the City of Pataskala.

ATTEST:

_____ _____

Kathy M. Hoskinson, Clerk of Council Michael W. Compton, Mayor

Approved as to form:

_____

Brian M. Zets, Law Director

EXHIBIT A

CHAPTER 1296
Residential Appearance Standards

1296.01 Purpose
1296.02 Applicability
1296.03 Definitions
1296.04 Architectural Diversity
1296.05 Asphalt Dimensional Shingles
1296.06 Chimneys
1296.07 Driveways
1296.08 Finish Building Materials
1296.09 Foundations
1296.10 Four-Sided Architecture
1296.11 Garages
1296.12 Porches
1296.13 Roof Pitch
1296.14 Window Trim and Shutters
1296.15 Vinyl Houses

1296.01 PURPOSE

Residential development in the City of Pataskala has a direct effect on the character and livability of the community. Therefore, the City of Pataskala has the responsibility to adopt standards that promote desirable residential development that fits the context and character of the existing community. These standards are designed to increase the quality of neighborhoods, to promote positive architectural appearance within residential areas, to encourage design flexibility and creativity, to establish an interesting, aesthetically pleasing residential environment, and to promote durable quality materials that will allow residential neighborhoods to endure and mature for future generations in the City of Pataskala. The following findings warrant the need for exterior appearance requirements for residential development:

A. The adopted comprehensive plan recommends promoting high quality standards in building design that is in good scale and harmony with surrounding neighborhoods and buildings, and the natural surroundings.
B. Providing for compliance with appearance regulations will assist in creating quality development within residential neighborhoods.
C. Limiting the garage appearance within the front elevation limits the negative visual impact.
D. A balance of natural and synthetic building materials allows for design creativity and promotes a high-quality development.
E. Trim around windows completes the appearance on every elevation.
F. Placing windows, doors, porches and other features on each elevation enhances the visual environment, avoids large areas of blank exterior walls, and contributes to the overall architectural diversity of a neighborhood.
G. The lack of detailing, architectural features, and trim on elevations detracts from a dwelling and reduces the visual quality of a neighborhood.

1296.02 APPLICABILITY

A. These standards shall apply to:
    1. The construction of a new house within a Major Subdivision approved following the effective date of this chapter.

2. The addition or alteration of an existing house within a Major Subdivision constructed in compliance with the standards of this chapter.

B. These standards are the minimum appearance requirements except as may be specifically approved in a Planned Development District ordinance. Planned Development District proposals shall demonstrate how the proposal addresses the purpose of the residential appearance standards to replace these minimum requirements. In the case of absent, or non-specific requirements in a Planned Development District ordinance, the more restrictive requirement shall apply.

C. These standards shall be in addition to all applicable zoning and development requirements of the Pataskala Code.

1296.03 DEFINITIONS

Blank Elevation: An elevation that lacks the minimum required openings and architectural features, such as windows, doors, exterior chimneys, or other similar architectural features.

Cantilevered Chimney: A chimney that projects from the exterior wall and does not have a foundation or extension to the ground.

Chimney: A structure projecting from the exterior wall of a house and enclosing or appearing to enclose a flue that carries off smoke. A chimney may or may not extend vertically to the eaves line or have a foundation/connection to the ground.

Corbel: A build out of one or more courses of brick or stone from the face of a wall, traditionally to form a support for timbers.

Cornice: Overhand of a pitched roof at the eaves line, usually consisting of a facia board, a soffit for a closed cornice, and appropriate moldings.

Direct Vent Outlet: An outlet through an exterior wall associated with the air supply and/or exhaust of a fire burner. It may or may not occur in a projecting box/chimney.

Dormer: A window set vertically in a structure projecting through a sloping roof; also the roofed structure containing that window.

Eaves: The margin or lower part of a roof projecting over a wall.

Elevation: A geometric projection of the front, side, or rear outer surface of a building onto a plane perpendicular to the horizontal; a vertical projection.

Façade: The front, sides, or rear faces of a building.

Fascia: A horizontal piece, such as a board, covering the joint between the top of a wall and the projecting eaves also call a facia board.

Frieze Board: A decorated band along the upper part of an exterior wall. In house construction a horizontal member connecting the top of the siding with the soffit of the cornice.

Foundation Cladding: An aesthetic enhancement to the foundation concealing exposed portions with an approved material.

Gable: The vertical triangular end of a building from cornice or eaves to ridge, the similar end of a gambrel roof, the end wall of a building, and/or a triangular part of a structure.

House: For the purposes of this chapter, one, two, and three-family dwelling units.

Major Subdivision: The creation of six or more lots, including the remainder, from the original parcel and/or the creation or extension of any roads or easements of access.

Masonry: Natural or natural-appearing stone or brick.

Plinth: A continuous, usually projecting course of stone or brick forming the base our foundation of a wall.

Projection: Any component of a structure that extends out from the main building.

Quoin: Corner stones that anchor the edge of the building wall or decorative feature to imitate corner stones, which wrap the corner of an elevation and join two abutting walls.

Shed-type Chimney: A chimney that does not extend full height vertically to the eaves line. A shed chimney typically includes a direct vent outlet in the chimney wall.

Soffit: The exposed undersurface of any overhead component of a building.

Stucco: A coarse plaster composed of Portland or masonry cement, sand, and hydrated lime mixed with water and applied in a plastic state to form a hard exterior coating.

Trim: The finished woodwork or similar architectural element used to enhance, border or protect the edges of openings or surfaces, such as windows or doors.

Vinyl Siding Accessories: Exterior design elements that serve to provide more visual interest and complement the primary home design.

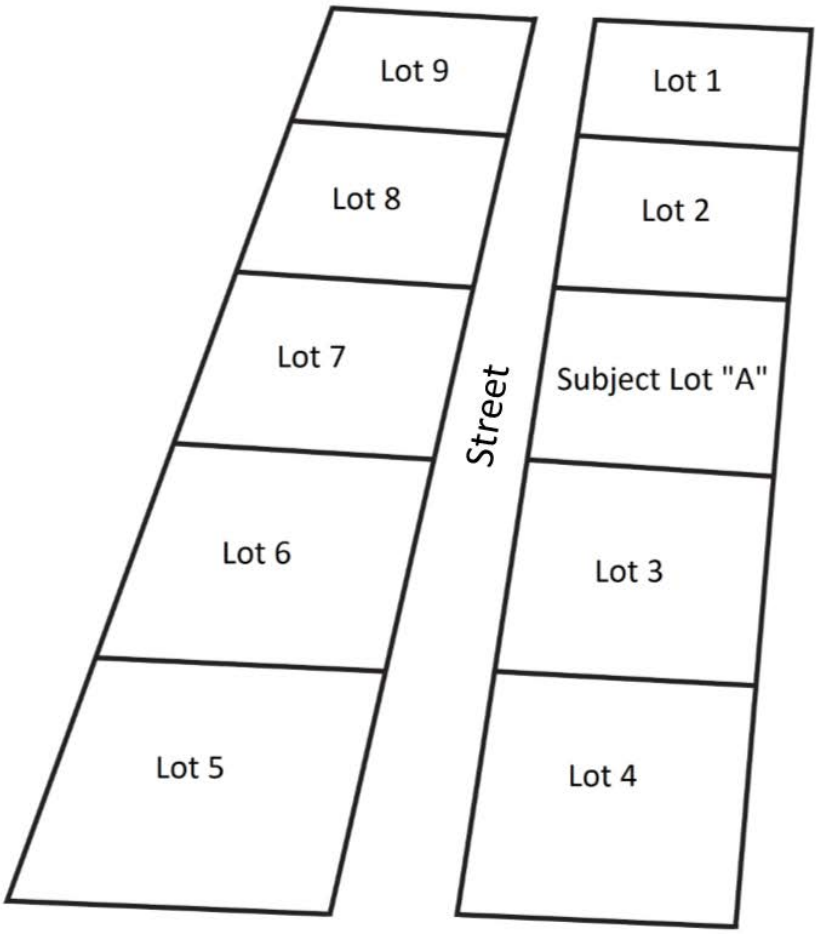
Water Table: A projecting brick or stone stringcourse, molding or ledge placed to divert rainwater from a building.

1296.04 ARCHITECTURAL DIVERSITY

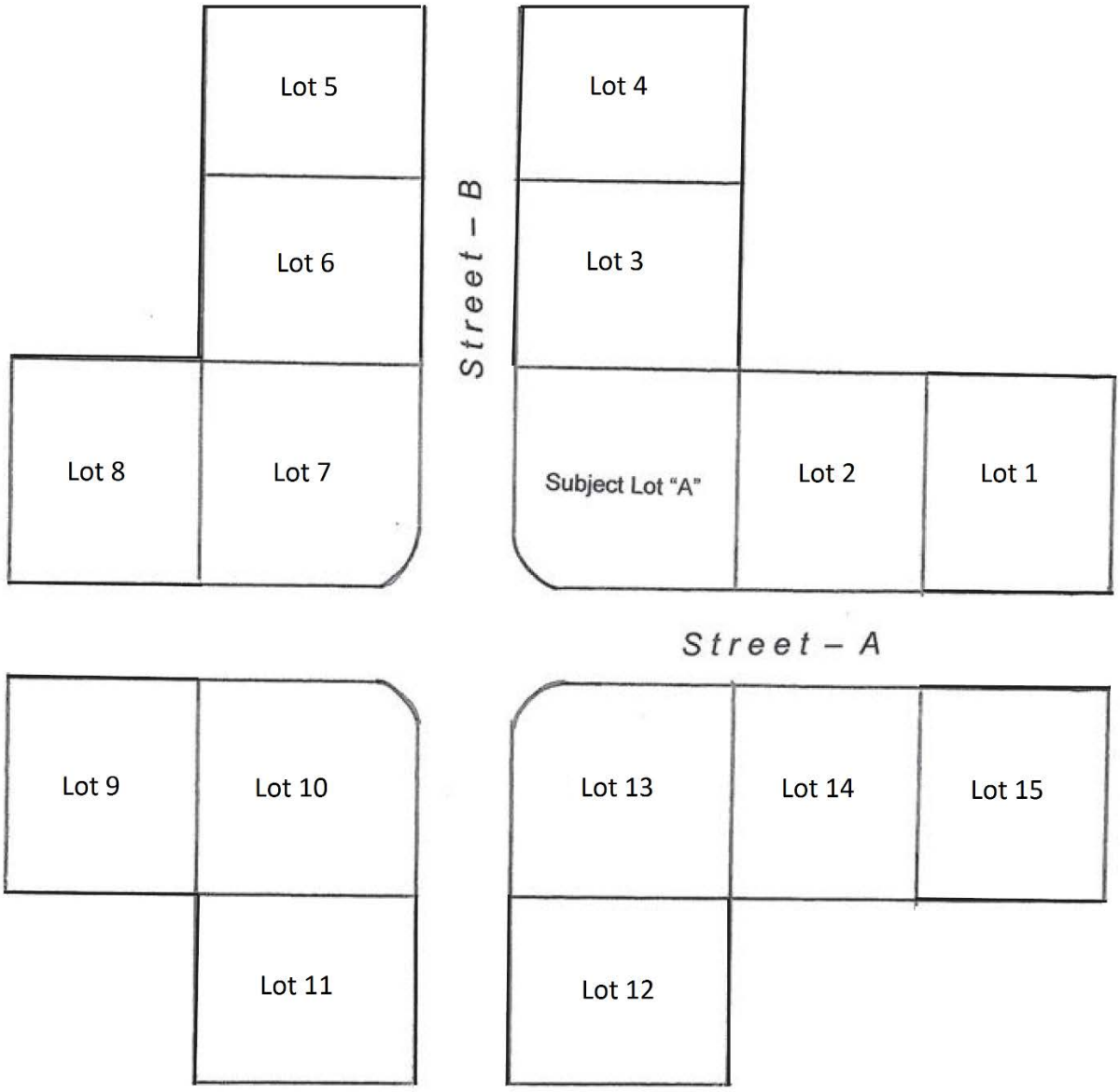
All single-family residential development shall incorporate architectural diversity whereby:

A. The same house model shall not be directly across the street, and
B. A minimum two lot separation shall be required between the same house model on the same side of the street or diagonal from each other.

Example A: The house model located on Subject Lot "A" <u>cannot</u> occur on lots 1 through 9.



Example B: The house model located on Subject Lot "A" <u>cannot</u> occur on lots 1 through 15.



1296.05 ASPHALT DIMENSIONAL SHINGLES

Asphalt dimensional shingles shall be a 25-year "true" dimensional shingle. Painted shadows are not permitted. Shingles shall have a minimum weight of 240 pounds per 100 square feet and be installed according to the manufacturer's specifications.

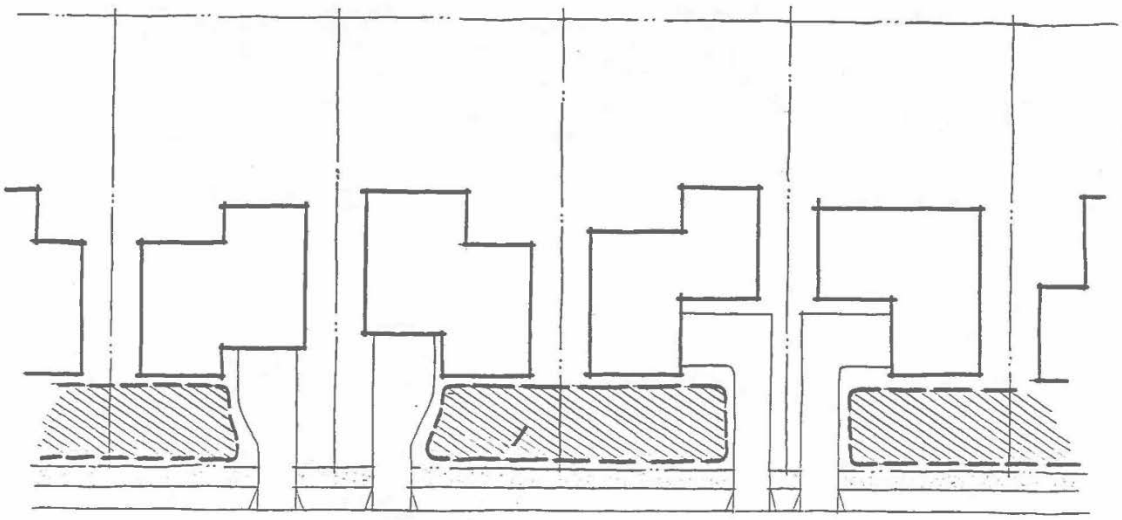
1296.06 CHIMNEYS

All chimneys shall extend full height from the ground and vertically past the eaves line. Cantilevered and shed-type chimney are prohibited. Chimneys shall be finished in masonry or stucco but need not match the background wall in material or color.

1296.07 DRIVEWAYS

Driveways shall be constructed of concrete, asphalt or brick pavers; however, a similar construction material as an alternative may be approved as part of a Planned Development District ordinance. All driveway aprons shall be constructed of concrete. The maximum driveway width at the right-of-way line shall be 16 feet, not including the apron. Apron curb cuts for straight curbs and the flare for rolled curbs shall be three feet wider than the driveway material on each side. Driveways and curb cuts shall be located not less than three feet from the side lot line. Driveways shall have a maximum grade of 10 percent. Driveways shall be designed to be grouped to increase the amount of open space along the street and assist with the appropriate location of infrastructure to service the house and street trees.

Example C: Grouped driveways increase the amount of open space along the street and assist with the appropriate location of infrastructure to service the house and street trees.



1296.08 FINISH BUILDING MATERIALS

A. Wood board or shake, brick, stone, cultured stone, fibrous cement siding, stucco and vinyl siding are the permitted finish building materials. Asphalt dimensional shingles, natural or simulated slate, tile, standing seam metal, natural or simulated wood shingles or shakes are the permitted roof materials.
B. When a change in materials occurs at corners, the change shall occur at the inside of the corner unless the masonry on the street-facing façade extends at least two feet past the outside corner. If a house has a side gable and a material change occurs on the outside corner, or if two different materials are used on the facades of main and upper floors, rather than extending the materials around the corner, a quoin or minimum 5¼-inch wide corner board shall be used along the vertical length of the non-masonry corner.

1296.09 FOUNDATIONS

There shall be no more than 12 inches of exposed foundation walls. If more than 12 inches of exposed foundation wall is exposed, the foundation shall be finished with brick, veneer brick, stone or cultured stone designed by the manufacturer for at grade or below grade installation.

1296.10 FOUR-SIDED ARCHITECTURE

Each side elevation shall contain at least two design elements per floor and each elevation facing a street or rear elevation shall contain at least three design elements per floor. Blank facades are prohibited for any detached garages. Typical design elements include, but are not limited to, the following:

A. Eligible design elements
    1. A door of at least 17 square feet in area.
    2. A window of at least six square feet in area.
    3. A chimney
    4. An articulated gable vent of at least four-square feet in area.
    5. Porches, decks, balconies or similar structures.
    6. A similar significant permanent architectural feature consistent with the style of the house and purpose of this chapter upon approval of a Planned Development District ordinance.
B. Ineligible design elements
    1. Side of porches.
    2. Rooflines.
    3. Water tables.
    4. Garage Doors.

1296.11 GARAGES

Garages may be attached or detached and shall be clearly secondary in character by means of a simplified design compatible with that of the primary structure. All single-family residential developments shall have a mix of front loaded and side loaded, with a minimum of 25 percent of all lots designed for detached or side loaded garages accessed via a driveway adjacent to the side property line. Garages attached via a breezeway shall be considered detached for purposes of this chapter. For corner lots, the garage shall be oriented towards the “lower” designated street classification as determined by the City Administrator or their designee. Garage doors shall be a maximum of nine feet in height. If there is living area above the garage, the maximum height of the roof over the garage shall be 35 feet, otherwise the maximum height of the roof over the garage is 18 feet.

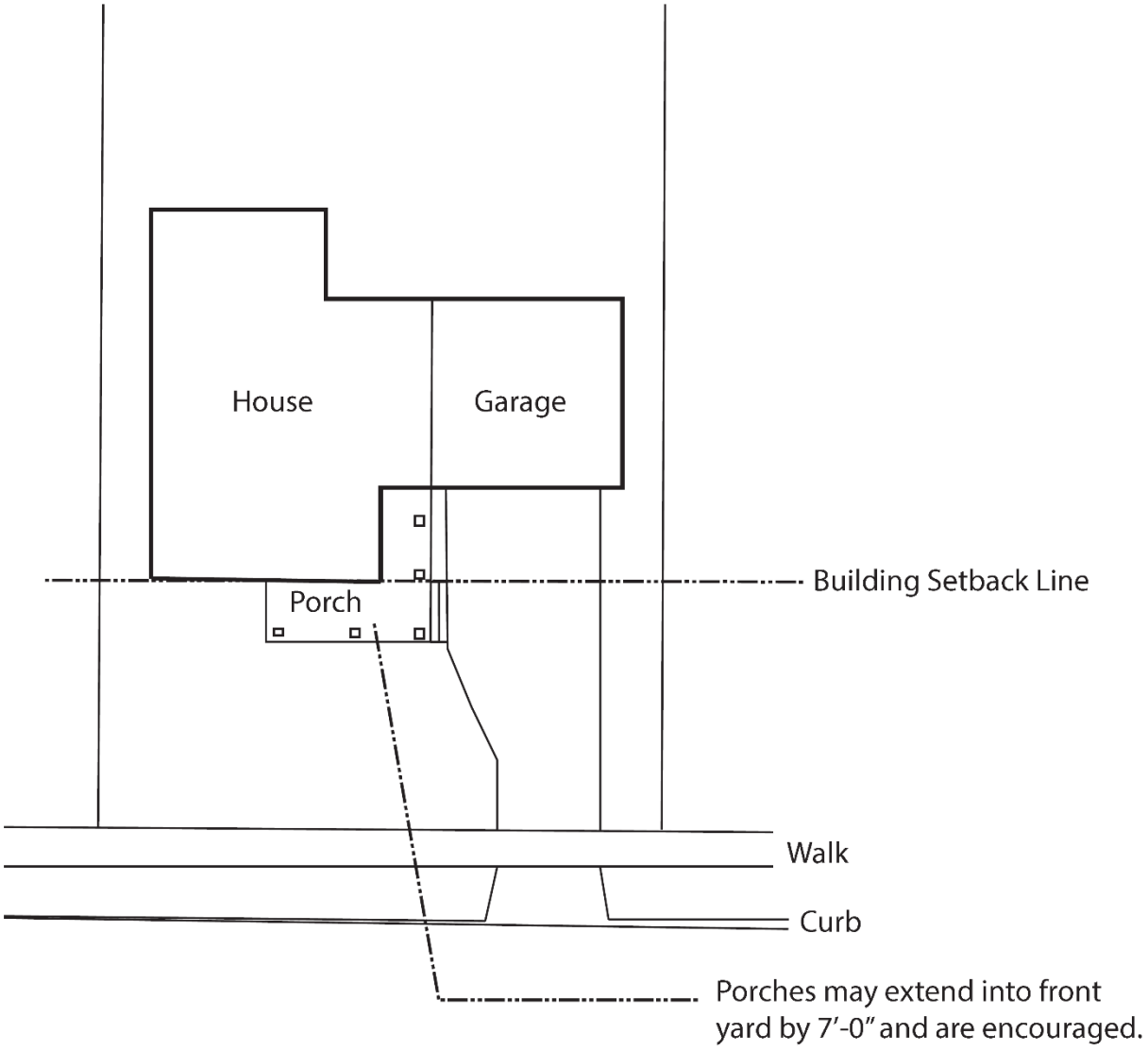
A. Front Loaded Garages
    1. Front loaded garage shall be located a minimum of four feet behind the front line of the livable area of the house. A covered or uncovered porch shall not be considered a livable area of a house.
    2. Garage doors shall not exceed 45 percent of the width of the house frontage. Where more than a standards two-car front loaded garage is provided, the additional garage bay(s) shall be offset from and architecturally designed to appear separate and distinct from the two-car front loaded garage and the garage doors shall not exceed 50 percent of the width of the house frontage.

B. Side Loaded Garages
    1. Side loaded garages may be located from an inside court area.
    2. The garage elevation facing the street shall incorporate design features also found on the front elevation of the house including, but not limited to, windows.

1296.12 PORCHES

Front porches shall be required on every house and shall be a minimum of 7 feet in depth and 10 feet in width. Front porches may encroach into the established front building setback line by a maximum of seven feet.

Example D: Front porches may encroach into the established front building setback line by a maximum of seven feet.



1296.13 ROOF PITCH

The main architectural roof of a house must have a minimum 6:12 roof pitch. Dormers, porches, and other similar secondary features may have a minimum 4:12 roof pitch. Eaves and overhangs shall have a minimum width of 12 inches on every elevation.

1296.14 WINDOW TRIM AND SHUTTERS

A. Trim is required with all windows on every elevation and shall include either a top and bottom finish of soldier course, rowlock, lintel or sill; or a minimum 3½-inch board around all sides of the window.
B. Shutters shall be sized to fully cover the window and shall be louvered, raised or flat paneled or board and batten and made of painted wood, vinyl, painted synthetic, PVC or fibrous cement.

1296.15 VINYL HOUSES

All vinyl materials shall have a minimum of 0.046 inches and have a low gloss finish. All houses consisting of 50 percent or more of vinyl siding shall include complementary accessories and detailing where vinyl siding elevations occur, as follows:

A. A detailed main entryway by use of a minimum eight-inch wide three-dimensional door surround system.
B. Minimum six-inch wide frieze or facia boards
C. Minimum eight-inch wide water table trim board at the foundation.
D. At least two accessory types shall occur on each vinyl sided elevation, as follows.
    1. Shutters as described pursuant to Section 1296.14
    2. Mantels that shall occur above, at a minimum, all windows on vinyl-sided elevations.
    3. Masonry water table and plinth shall occur along all elevations of a vinyl sided house. The height of this feature shall be at least two feet as measured from grade.
    4. Gable vents shall be an articulated decorative gable vent(s) of at least four square feet in area and in at least the front or side of vinyl sided houses.