

Figure 3-12: Future Land Use Map

The land use descriptions on the Future Land Use Map provide information regarding preference for future land use decisions and is flexible so as to serve as a guide.

D. FUTURE LAND USE

RECOMMENDATIONS

The following recommendations including Land Use Types related to the Future Land Use Map support the desired land use and character within the City. This also takes into account the discussion regarding population which began on page 24.

LAND USE TYPES

The Land Use Types table summarizes the desired future character and form for each land use type. More in-depth descriptions for each land use are provided on pages 100-110. **These descriptions are intended to be a general guide for how development may occur in the future, not a rigid set of standards.**

Definitions

- **Land Use** - Describes the variety of ways (i.e. residential, commercial, etc.) people make use of the land.
- **Height** - Describes the general height of a building in number of stories.
- **Lot Coverage** - The percentage of floor area of a site occupied by a building or structure.
- **Site Coverage** - The percentage of an entire development allocated to development or open space.
- **Development Intensity** - The approximate concentration or compactness of buildings on a site.
- **Front Setback** - The minimum distance between the front edge of a site and the building on the site.
- **Parking** - General requirements related to parking standards including location and screening.
- **Recommended Uses** - The proposed development type for a site.

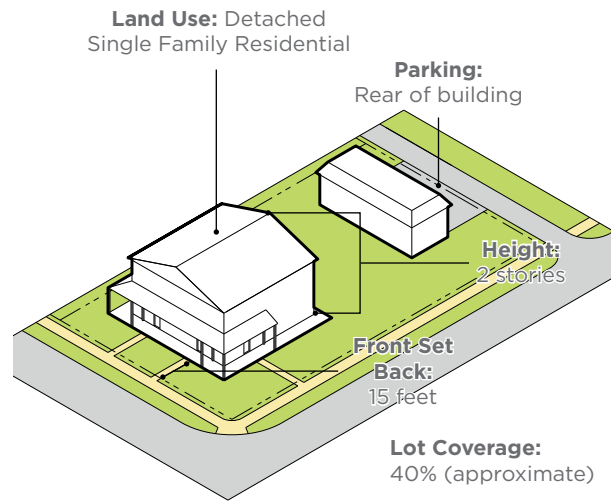


Figure 3-19: Definitions Diagrams - Lot

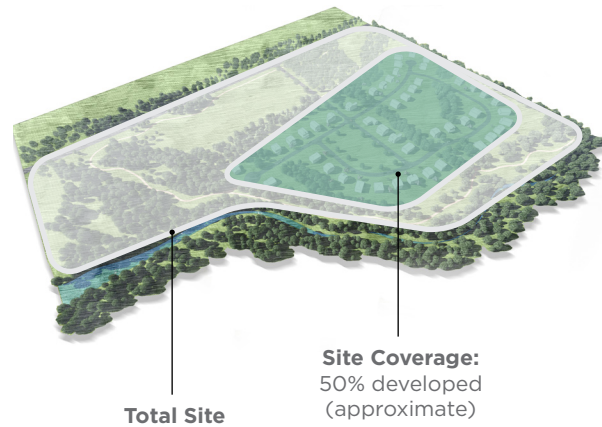


Figure 3-20: Definitions Diagrams - Site Coverage

	LAND USE	HEIGHT	FRONT SETBACK (*)	PARKING	LOT/SITE COVERAGE / DEVELOPMENT INTENSITY	RECOMMENDED USES
	Conservation Rural	1-2 stories	30-100 ft	--	50% max. gross site area -or- 1 unit/10 acres	• Detached Single Family
	Conservation Suburban	1-2 stories	25-100 ft	--	50% max. gross site area -or- 1 unit/2 acres	• Detached Single Family
	Medium Density Residential	1-3 stories	25-100 ft	--	35-50% max. gross site area -or- 2-6 units/acre	• Detached Single Family
	Medium Density Mixed Use	1-3 stories	10-100 ft	Rear or side of building, screen from street/neighborhood uses (multifamily/commercial only)	30-50% max. gross site area -or- 5-10 units/acre; less than 30,000 sf/acre	• Detached/ Attached Single Family • Multifamily • Retail • Office
	Village Mixed Use	1-3 stories	10-50 ft	Rear or side of building, screen from street/neighborhood uses (multifamily/commercial only)	30-50% max. gross site area -or- 10-15 units/acre; 20,000 - 40,000 sf/acre	• Detached/ Attached Single Family • Multifamily • Retail • Office
	Neighborhood Commercial	1-3 stories	25-50 ft	Rear or side of building, screen from street/neighborhood uses	30-50% max. gross site area -or- Individual buildings > 20,000 - 30,000 sf/acre	• Retail • Office
	Community Commercial	1-2 stories	25-50 ft	Screen from street/neighborhood uses	30-50% max. gross site area -or- 10,000 - 14,000 sf/acre	• Retail • Office
	Flex Industrial	1-2 stories	25-200 ft	Screen from street/ neighborhood uses <i>Permitted in front setback with substantial landscaping.</i>	30-40% max. gross site area -or- 10,000 - 15,000 sf/acre	• Industrial • Office
	Innovation	1-2 stories	25-200 ft	Screen from street/ neighborhood uses <i>Permitted in front setback with substantial landscaping.</i>	20-30% max. gross site area -or- 10,000 - 20,000 sf/acre	• Industrial • Office • Retail
	Parks & Open Space	--	--	--	--	• Public Services • Park • Recreation • Natural Area • Golf Courses

* - front setbacks are dependent on the defined roadway character as outlined in Chapter 4.

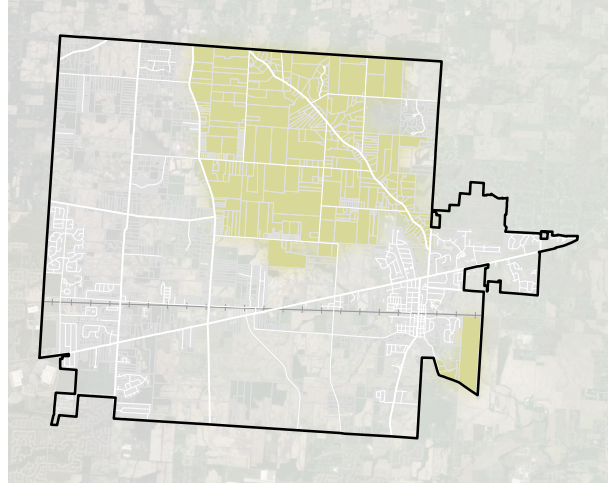
D. FUTURE LAND USE

CONSERVATION RURAL

Description

Conservation Rural allows for single family homes that are clustered within a larger site to reduce land consumption and preserve natural features.

- **Rural Character** should be incorporated in various elements (landscape features, large setbacks, rustic architecture, open space) to emphasize the natural and serene beauty of the area.
- **Development Intensity** in this area should be one dwelling unit per 10 acres. Higher net densities may be achieved through open space dedication, as long as the overall density does not exceed one unit per 10 acres, unless density bonuses allow.
- **Open Space** should consist of 50-70% of the site and primarily include preservation areas where land has been restored to its natural state and sensitive features are protected. Recreational paths can be included within open space. Landscaping consisting of native plants that require little care and support a variety of habitats is encouraged.
- **Architecture** should complement the pastoral surroundings and buildings should be made of natural, high-quality materials. Houses should have front porches, with parking and garages located to the side or rear. Accessory structures such as greenhouses are permitted and should complement the primary structure.
- **Roadways** should have a rural character with narrow street widths and streetscapes that include trees and green stormwater infrastructure.



Development Character

Zoning District	AG
Height	1-2 stories
Lot/Site Coverage/ Development Intensity	50% maximum gross site area -or- 1 unit / 10 acres (density bonuses may be considered as defined in the Pataskala Zoning Code)
Front Setback	30-100 ft (can be included as part of Lot/Site Coverage)
Parking	--
Open Space	50% minimum gross site area
Recommended Uses	<ul style="list-style-type: none">• Detached Single Family

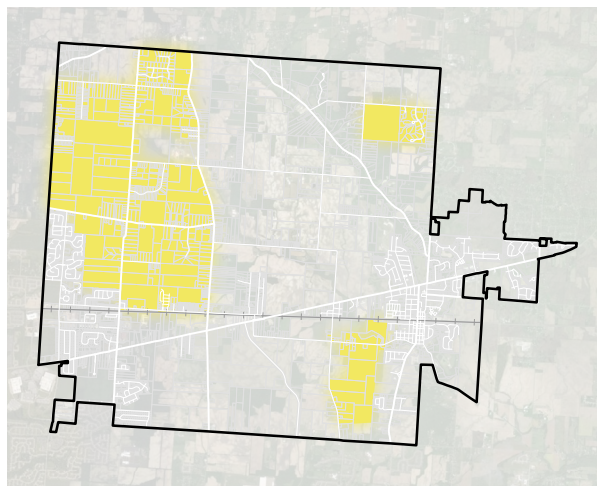


CONSERVATION SUBURBAN

Description

Conservation Suburban is characterized by a clustering of single family homes at a higher density compared to Conservation Rural.

- **Rural Character** should be incorporated in various elements (landscape features, large setbacks, rustic architecture, open space) to emphasize the natural and serene beauty of the area.
- **Development Intensity** in this area should be one dwelling unit per 2 acres. Higher net densities may be achieved through open space dedication, as long as the overall density does not exceed one unit per 2 acres, unless density bonuses allow.
- **Open Space** should make-up at least 50% of the site and primarily include preservation areas where land has been restored to its natural state and sensitive features are protected. Recreational paths should be included within open space and make connections to existing paths whenever possible. Open spaces should be landscaped with native plants that require little care and support a variety of habitats.
- **Architecture** should be diverse within developments utilizing different high quality natural materials and colors. Houses should have front porches, with parking and garages located to the side or rear. Accessory structures such as garden sheds are permitted and should complement the primary structure.
- **Roadways** should have a neighborhood character, with narrow street widths and streetscapes that include trees, lighting, green stormwater infrastructure, etc.



Development Character

Zoning Districts	RR, R-87, R-20, PDD
Height	1-2 stories
Lot/Site Coverage/Development Intensity	50% maximum gross site area -or- 1 unit / 2 acres (density bonuses may be considered as defined in the Pataskala Zoning Code)
Front Setback	25-100 ft (can be included as part of Lot/Site Coverage)
Parking	--
Open Space	50% minimum gross site area
Recommended Uses	<ul style="list-style-type: none"> • Detached Single Family



Clustered homes preserve large areas of open and natural space, accessible by all residents.

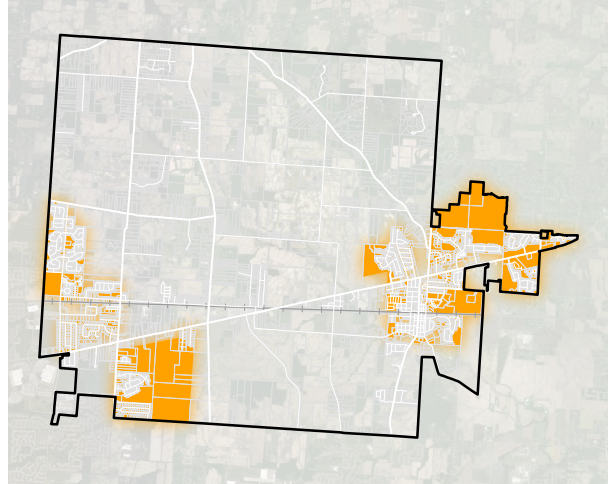
D. FUTURE LAND USE

MEDIUM DENSITY RESIDENTIAL

Description

Medium Density Residential is characterized by communities with a range of single family housing options with on-site, shared amenities.

- **Rural Character** should be incorporated in various elements (landscape features, large setbacks, rustic architecture, open space) to emphasize the natural and serene beauty of the area.
- **Development Intensity** in this area may vary from 2-6 units per acre. Walkable areas near major commercial centers may be better suited for higher densities while undeveloped, rural areas may be better suited for lower densities.
- **Open Space** should be incorporated within the site with each resident having access to a park or natural area within a quarter-mile. Preservation of natural features is highly encouraged as well as recreational paths that link to the larger network.
- **Architecture** should be distinct, with high quality, natural materials that create visual interest, especially if visible from the street. Traditional design elements including buildings that face the street, front porches, and windows on each elevation, along with well-planned and maintained landscaping is encouraged. Parking should be to the side or rear and screened from view.
- **Roadways** should promote walkability with short blocks and a lush streetscape, including street trees, green stormwater infrastructure, and lighting with narrow roadways and wide sidewalks. Multimodal options including recreational paths should be included and connect to nearby neighborhoods, schools, parks, and into the greenway network.



Development Character

Zoning Districts	R-15, R-10, RM, R-7, R-20
Height	1-3 stories
Lot/Site Coverage/ Development Intensity	35-50% maximum gross site area -or- 2-6 units / acre
Front Setback	25-100 ft (can be included as part of Lot/Site Coverage)
Parking	--
Open Space	50-65% minimum gross site area
Recommended Uses	• Detached Single Family



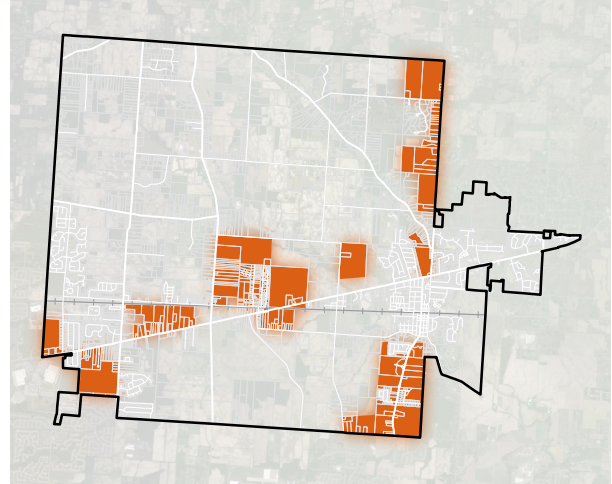
A range of single family homes, townhomes, patio homes, and flats provide housing options within the same neighborhood.

MEDIUM DENSITY MIXED USE

Description

Medium Density Mixed Use allows for both residential and neighborhood focused commercial (retail/office) that primarily serves residents within the surrounding neighborhoods or the City.

- **Rural Character** should be incorporated in various elements (landscape features, large setbacks, rustic architecture, open space) to emphasize the natural and serene beauty of the area.
- **Development Intensity** in this area may vary from 5-10 units per acre and less than 30,000 square feet per acre for commercial uses. Higher density residential is encouraged to create an urban environment and support nearby retail.
- **Open Space** including plazas, parks, play areas, water features, and natural areas should be dispersed and inter-linked throughout the development. Creating recreational path linkages is encouraged.
- **Architecture** should reflect an urban environment with buildings that face the street and have narrow, well landscaped setbacks. Buildings should create visual interest on the street with windows and high quality natural materials on each elevation. Parking should be to the side or rear and screened from view or incorporated on-street.
- **Roadways** should be “complete streets” with short blocks that promote all multimodal travel. Parking and a lush streetscape, including street trees, green stormwater infrastructure, and lighting with narrow roadways and wide sidewalks is encouraged. Multimodal options including recreational paths may be included and connect to nearby neighborhoods, schools, parks.



Development Character

Zoning Districts	AG, R-10, PDD
Height	1-3 stories
Lot/Site Coverage/ Development Intensity	30-50% -or- 5-10 units/acre; less than 30,000 sf/acre
Front Setback	10-100 ft (<i>can be included as part of Lot/Site Coverage</i>)
Parking	Rear or side of building, screen from street and neighboring uses (multifamily/commercial only)
Recommended Uses	<ul style="list-style-type: none"> • Detached /Attached Single Family • Multifamily • Retail • Office



A mix of housing and commercial uses create easy walkability for residents to nearby businesses.

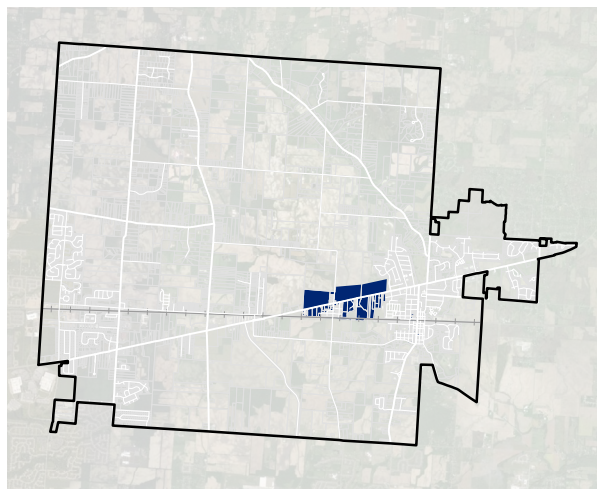
D. FUTURE LAND USE

VILLAGE MIXED USE

Description

Village Mixed Use is characterized by a vertical and/or horizontal mix of uses that has high public and private realm features and materials, and is designed at a neighborhood and human scale to promote walkability and social interaction.

- **Rural Character** should be incorporated in various elements (landscape features, rustic architecture, open space) to emphasize the natural and serene beauty of the area.
- **Development Intensity** in this area may range from 10 to 15 units per acre for residential and 20,000 to 40,000 square feet per acre for non-residential.
- **Open Space** should be highly connected and create both small and large places for people to gather including plazas, green lawns, and natural areas.
- **Architecture** should be eclectic and consist of high quality, natural materials. Buildings should be oriented to the street and facades should have character and ample windows to look onto the street and into public spaces. Signage that supports motorized and non-motorized users is important.
- **Roadways** should be narrow and incorporate “complete streets” that promote all modes of travel.



Development Character

Zoning Districts	GB, LB, M-1, DB, R-20
Height	1-3 stories
Lot/Site Coverage/Development Intensity	30-50% -or- 10-15 units/acre 20,000-40,000 sf/acre
Front Setback	10-50 ft (can be included as part of Lot/Site Coverage)
Parking	Rear or side of building, screen from street and neighboring uses (multifamily/commercial only)
Recommended Uses	<ul style="list-style-type: none">• Detached/attached single family• Multifamily• Retail• Office



A mix of commercial, residential, and public spaces create dynamic centers for people to live, work, and play.

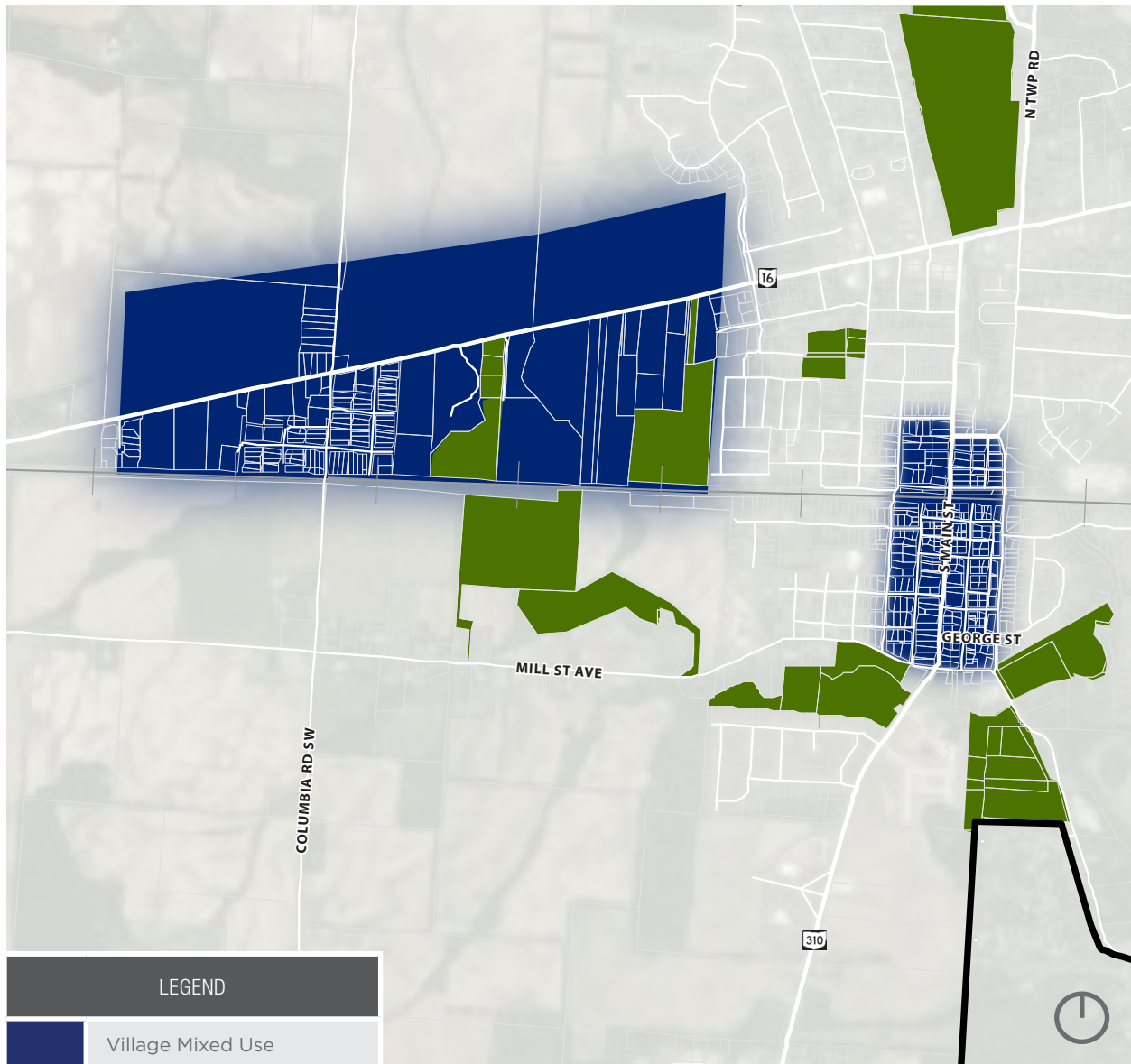


Figure 3-21: Village Mixed Use



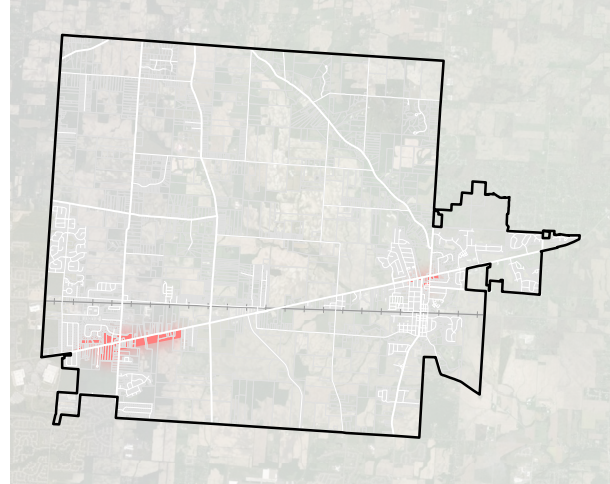
D. FUTURE LAND USE

NEIGHBORHOOD COMMERCIAL

Description

Neighborhood commercial is characterized by small-scale retail and office uses that complement and support nearby residential uses. Drive-throughs, big box stores, gas stations, and other auto-related uses are discouraged in these areas.

- **Rural Character** should be incorporated in various elements (landscape features and rustic architecture features) to emphasize the natural and serene beauty of the area.
- **Development Intensity** in this area should be high scale, with individual buildings being greater than 20,000 - 30,000 square feet and allow for a mix of uses, integrated vertically and horizontally.
- **Open Space** should be used to define and add character to the space through plazas, water features, small greens, etc.
- **Architecture** should have a distinct presence from the street and be highly-attractive. Buildings should face the street with windows looking onto the street. Landscaping between the building and street should be lush and well-maintained. Parking should be to the side or rear and screened from view. Parking lots should include large landscaped islands that allow room for plant growth and green stormwater infrastructure.
- **Roadways** should promote walkability to nearby neighborhoods with short blocks and a lush streetscape, including street trees, and lighting. Multimodal options including recreational paths should connect to nearby neighborhoods and into the larger greenway network.



Development Character

Zoning Districts	GB, LB
Height	1-3 stories
Lot/Site Coverage/ Development Intensity	30-50% -or- Individual buildings >20,000 -30,000 sf
Front Setback	25-50 ft (can be included as part of Lot/Site Coverage)
Parking	Rear or side of building, screen from street
Recommended Uses	<ul style="list-style-type: none">• Retail• Office

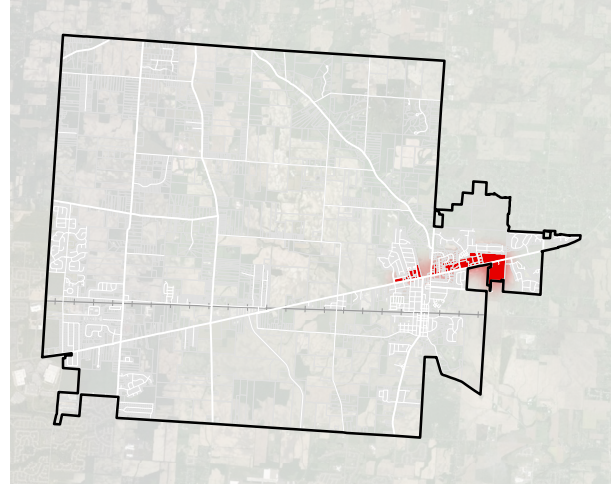


COMMUNITY COMMERCIAL

Description

Community commercial is intended for medium to large-scale commercial uses that serve the regional community. This may include grocery, retail, entertainment, restaurants and large office users.

- **Rural Character** should be incorporated in various elements (landscape features and rustic architecture features) to emphasize the natural and serene beauty of the area.
- **Development Intensity** in this area should be 10,000 - 15,000 square feet per acre.
- **Open Space** should be used to define and add character to a development. Ornamental landscaping within the setback, within parking lots, and along buildings is encouraged.
- **Architecture** elements should be well-designed and include highly-attractive, high quality materials. Buildings should face the street with windows looking onto the street. Attractive signage that does not overwhelm the public realm is encouraged. Parking lots should include large landscaped islands with shade trees and the use of green stormwater infrastructure is encouraged. Shared parking agreements should be utilized when and where appropriate.
- **Roadways** should incorporate “complete street” principles so it is safe and efficient for all modes of travel. Streetscape elements should be cohesive and enhance the public realm. Cross-access drives are encouraged between developments to reduce curb-cuts on major roadways.



Development Character

Zoning Districts	GB, PRO
Height	1-2 stories
Lot/Site Coverage/Development Intensity	30-50% -or- 10,000 - 15,000 sf/acre
Front Setback	25-50 ft (can be included as part of Lot/Site Coverage)
Parking	Screen from street and neighboring uses
Recommended Uses	<ul style="list-style-type: none"> • Retail • Office



Larger, auto-centric uses utilize landscaping to define the street while accommodating access to businesses.

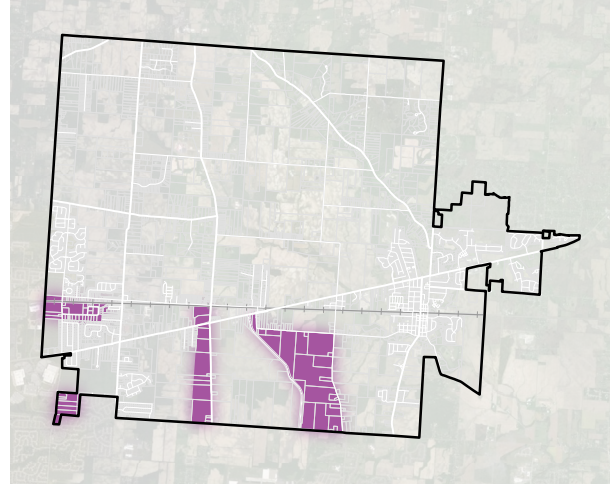
D. FUTURE LAND USE

FLEX INDUSTRIAL

Description

Flex Industrial is intended for light industrial users that require space for wholesale, warehousing, and clean manufacturing, packaging, and repair. These uses require extensive buffering from incompatible uses such as residential homes.

- **Rural Character** should be incorporated in various elements (landscape features and rustic architecture features) to emphasize the natural and serene beauty of the area.
- **Development Intensity** in this area may range from 10,000 to 15,000 square feet per acre.
- **Open Space** should be used to define and buffer operations from nearby residential, retail, and office uses and from the street. This could include small greens, lush vegetation, water features, etc. Recreational paths could also be incorporated into open space.
- **Architectural** elements should be distinct to the district. Buildings should face the street and windows and architectural details should be incorporated into all four sides. Parking should preferably be placed to the side or rear and screened from view. Parking lots should include large landscaped islands that allow room for plant growth. The use of green stormwater infrastructure is encouraged.
- **Roadways** should allow safe travel for cars, trucks, and freight with consideration for roundabouts where appropriate. Branding signage may also be considered in this area.
- **Parking** lots can be constructed within the front setback, but contain substantial landscape/ buffering.



Development Character

Zoning Districts	M-1, PM, GB, AG, R-87
Height	1-2 stories
Lot/Site Coverage/ Development Intensity	30-40% -or- 10,000-15,000 sf/acre
Front Setback	25-200 ft (can be included as part of Lot/Site Coverage)
Parking	Screen from the street and neighboring uses
Recommended Uses	<ul style="list-style-type: none">• Industrial• Office



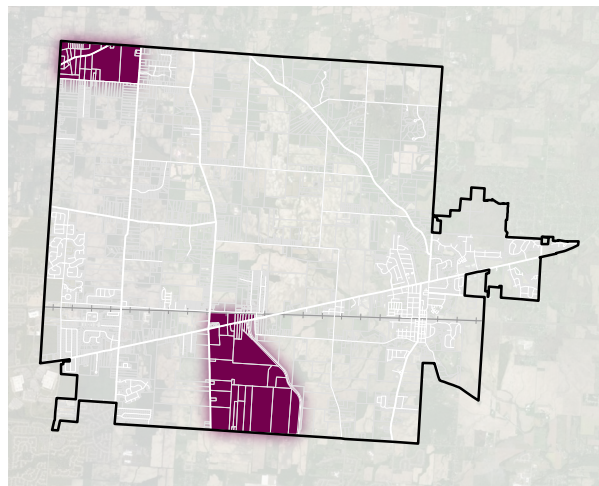
Industrial buildings create functionality for their uses while still incorporating design elements such as landscaped entrances and large windows.

INNOVATION

Description

Innovation is characterized by large-scale industrial, research, and office users that demand proximity to local, regional, and national transportation networks and that create and require synergy between adjoining uses and businesses. Innovation uses require extensive buffering from incompatible uses such as residential homes.

- **Rural Character** should be incorporated in various elements (landscape features and rustic architecture features) to emphasize the natural and serene beauty of the area.
- **Development Intensity** in this area may range from 10,000 to 20,000 square feet per acre and allow for large format users.
- **Open Space** should be incorporated into site design as appropriate.
- **Architecture** should be distinct and reflect the creative, innovative qualities of the district. Buildings should face the street with windows looking onto the street and architectural elements on all four sides. Parking should preferably be placed to the side or rear and screened from view.
- **Roadways** should allow safe travel for cars, trucks, and freight with consideration for roundabouts where appropriate. Branding signage may also be considered in this area.
- **Parking** lots can be constructed within the front setback, but contain substantial landscape/buffering.



Development Character

Zoning Districts	RR, PM, M-1, GB, PDD
Height	1-2 stories
Lot/Site Coverage/Development Intensity	20-30% -or- 10,000-20,000 sf/acre
Front Setback	25-200 ft (can be included as part of Lot/Site Coverage)
Parking	Screened from the street and neighboring uses
Recommended Uses	<ul style="list-style-type: none"> • Industrial • Office • Retail



Large industrial buildings incorporate well-landscaped and architecturally distinct entrances to improve building aesthetics.

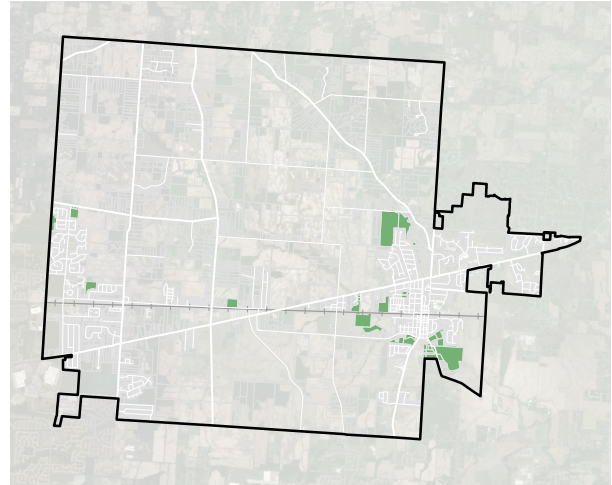
D. FUTURE LAND USE

PUBLIC, PARKS, & OPEN SPACE

Description

These areas are intended to accommodate public and semi-public uses. Buildings and land owned by the government, libraries, City emergency and service departments, privately and publicly owned schools and universities, as well as private and public parks and open spaces share this development character. Such facilities should be well designed and integrated into their surroundings. Pedestrian access is key on these sites and must be ADA accessible. Structures should be connected to pedestrian and bicycle facilities in the area, and enhanced crossings should be provided to ensure pedestrian safety.

When considering the development of large expanses of greenfield land, it is important to recognize the value of open space and recreational areas and land remaining in its natural state. Residential neighborhoods and mixed-use developments often gain an even greater value when located in proximity to parks and open space. Park facilities should include a range of active and passive uses or activities, and be designed to reduce maintenance expenses. The existing park network should be expanded into new areas of development.



Development Character

Recommended Uses

- Public Services
- Park
- Recreation
- Natural Areas
- Golf Courses



A variety of park spaces within a City create amenities for residents and improve the local environment.