



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT

July 18, 2023

Code Amendment Application ZON-23-001

Applicant:	City of Pataskala
Location:	City Wide
Request:	Requesting to amend Chapters 1253 and 1283 of the Pataskala Code pursuant to Section 1217.10 of the Pataskala Code.

Description of the Request:

The proposed amendment would enhance the current Planned Manufacturing regulations in Chapter 1253, particularly for setback and screening requirements, and clarify the landscaping requirements for properties within the Planning Manufacturing District as found in Chapter 1283.

Staff Summary:

Since late last year, Staff has been working closely with the Development Committee, which is comprised of three members of City Council, to update the Planned Manufacturing zoning regulations. Following the approval of the Red Rock project that abutted Mill Street (PM-22-001), it became clear that the existing regulations were inadequate, particularly as it pertains to setbacks and screening. At the City Council meeting held on July 3, 2023 it was recommended that the updated regulations proceed through the code amendment process.

The significant changes of the proposed code amendment are highlighted below:

- Front building and parking setbacks and mounding requirements are based upon the roadway classification, as defined by the Pataskala Comprehensive Plan, that the property abuts.
 - Arterials are roadways that accommodate high traffic volumes, and the updated regulations break this classification into two groups, State Routes and Etna Parkway. Arterials have the least restrictive setback and mounding requirements.
 - Collectors, such as Mink Street and Refugee Road, are roadways that accommodate faster moving traffic and are a step below Arterials in the hierarchy. This classification has neither the most, or least, restrictive setback and mounding requirements.
 - Rural and Local roadways, such as Mill Street Road and Columbia Road, accommodate lower volumes and slower traffic and are more residential in nature. There are three options for setbacks and mounding requirements for this classification wherein, as setbacks decrease, mounding height increases. Rural and Local roadways have the most restrictive setback and mounding requirements.
 - The setback and mounding requirements are reduced by 20 percent if the building is less than 38 feet in height.

- A setback and mounding summary and the roadway classifications from the Comprehensive Plan are attached for reference.
- Side and rear setbacks at 50 feet and 25 feet respectively if they do not abut a public right-of-way or a residential use or district. Properties who abut a residential use or district must meet the setback and mounding requirements for Rural and Local roadways.
- Mounding height will be based on the first floor of the building and cannot exceed a 3:1 slope.
- Landscaping will consist of a mixture of deciduous trees, evergreen trees, shrubs or bushes and randomly spaced at a minimum of 30 trees per 100 linear feet. Landscaping shall provide a minimum opacity of 75 percent at six feet in height within five years.
- Outdoor storage areas must be fully enclosed by a 100 percent opaque fence not to exceed 10 feet in height.
- Loading docks should be located to the interior of property away from the public right-of-way to the extent practicable.
- No access, emergency or otherwise, shall be permitted from a Rural or Local roadway.
- Clarified that the stormwater management report and calculations will be reviewed and approved as part of the Construction Plan process.
- Lighting will be designed to minimize off-site impacts and a plan must be submitted demonstrating compliance with this requirement.
- A noise impact analysis may be required if a use is expected to generate objectionable noise.
- General architectural standards have been added.
- The application approval process has been amended to mirror that of a rezoning. Recommendations from the Planning and Zoning Commission will be to City Council who will make the final determination. Previously, the recommendation from the Planning and Zoning Commission was given to the Planning Director for the final determination.
- The revision to Section 1283.07 is to remove conflicting regulations for landscaping requirements.

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

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-23-001 pursuant to Section 1217.10 of the Pataskala Code. (“with the following modifications” if modifications are to be placed on the approval).”



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

621 West Broad Street, Suite 2A
Pataskala, Ohio 43062

PLANNED MANUFACTURING ZONING REGULATIONS

ZON-23-001

CHAPTER 1253

Planned Manufacturing District (PM)

1253.01 Purpose	1253.10 Recommendation by Planning and Zoning Commission
1253.02 Short name	1253.11 Public Hearing by Council
1253.03 Permitted Uses	1253.12 Notification by Council
1253.04 Conditionally permitted uses	1253.13 Display of relevant materials
1253.05 General Requirements	1253.14 Action by Council
1253.06 Performance Standards	1253.15 Revisions to approval plan
1253.07 Application	1253.16 Relationship to Transportation Corridor Overlay District requirements
1253.08 Public hearing by Planning and Zoning Commission	1253.17 Conflict
1253.09 Notification by Planning and Zoning Commission	

1253.01 PURPOSE

The purpose of the PM District is to encourage the development of major manufacturing, processing, warehousing, and major research and testing operations. These activities require extensive community facilities, including adequate utility services and direct access to arterial thoroughfares. Uses in this district may have extensive open storage and service areas and generate heavy traffic but shall be prohibited if they create nuisances which exceed the limitations set up by the Planning and Zoning Commission and/or Board of Zoning Appeals.

1253.02 SHORT NAME

The short name and map symbol of the Planned Manufacturing District is PM.

1253.03 PERMITTED USES

1. Agriculture
2. General warehousing (excluding biohazardous, toxic, or explosive materials).
3. Public parks and playgrounds
4. Leather goods manufacturing not elsewhere classified.
5. Sheet metal work and fabrication.
6. Machine shops, jobbing, and repair.
7. Equipment and household appliances manufacturing.
8. Electric lighting and wiring manufacturing

9. Miscellaneous electrical machinery, equipment, and supplies manufacturing.
10. Musical instruments and parts manufacturing
11. Toys, amusements, sporting, and athletic goods manufacturing.
12. Pens, pencils, and, and other office and artist materials manufacturing.
13. Research and Testing Operations.
14. Paper processing activities, such as printing, excluding paper production.
15. All permitted uses in the M-1 District
16. All uses marked as “Permitted Uses” in the Planned Manufacturing District (PM) as listed in the NAICS Classification and Zoning District Matrix.

1253.04 CONDITIONALLY PERMITTED USES

A conditional use permit may be issued in accordance with Chapter 1215, and the other provisions of these regulations provided that the applicant can demonstrate that the proposed use is consistent with those general principles outlined in Section 1215.04 as well as any additional standards in accordance with any or all of those standards found in Section 1215.05 or other conditions as required by the Board of Zoning Appeals (including, but not limited to, increased setbacks and/or screening) and conditions referred to in the following descriptions:

1. Bulk storage, provided that all outdoor storage is screened from view of neighboring properties and roads.
2. Farm equipment, auto, or aircraft manufacturing.
3. Wiring manufacturing.
4. Beverage industries.
5. Textile manufacturing.
6. Floor covering manufacturing
7. Steel manufacturing.
8. Nonferrous foundries.
9. Recycling industries (indoor operations only).
10. Professional or semi-professional sporting facilities.
11. Sawmill operations.
12. Adult entertainment facilities.
13. Mining, processing, and storage
14. Airports and heliports (private and governmental). Refer to Section 1215.05B.2.
15. Facilities or areas utilized for the production, processing or sale of marijuana.
16. All conditional uses in the M-1 District.
17. All uses marked as “Conditional Uses” in the Planned Manufacturing District (PM) as listed in the NAICS Classification and Zoning District Matrix.

1253.05 GENERAL REQUIREMENTS

- A. Maximum Building Height: No building shall be erected or enlarged to exceed 50 feet.
- B. Lot Area and Lot Width: Every lot shall have a minimum width of 500 feet throughout, and a lot area of not less than five acres (217,800 square feet) in area, exclusive of road right-of-way.
- C. Setbacks:
1. Setbacks from Public Rights-of-Way: The following minimum setbacks and associated mounding requirements shall apply to all developments that abut public rights-of-way with roadway classifications as defined in the Pataskala Comprehensive Plan:
 - a. Arterial:
 - i. Etna Parkway
 - (1) Building: There shall be a minimum building setback of not less than 50 feet.
 - (2) Parking: There shall be a minimum parking setback of not less than 25 feet
 - (3) Mounding: An undulating mound that is a minimum of four (4) feet in height and a maximum of six (6) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).
 - ii. State Routes
 - (1) Buildings 38 to 50 feet in Height:
 - a) Building: There shall be a minimum building setback of not less than 100 feet.
 - b) Parking: There shall be a minimum parking setback of not less than 50 feet.
 - c) Mounding: An undulating mound that is a minimum of eight (8) feet in height and a maximum of ten (10) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).
 - (2) Buildings Less Than 38 feet in Height:
 - a) Building: There shall be a minimum building setback of not less than 80 feet.
 - b) Parking: There shall be a minimum parking setback of not less than 40 feet.
 - c) Mounding: An undulating mound that is a minimum of six (6) feet in height and a maximum of eight (8) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).
 - b. Collector:

- i. Buildings 38 to 50 feet in Height:
 - (1) Building: There shall be a minimum building setback of not less than 150 feet.
 - (2) Parking: There shall be a minimum parking setback of not less than 75 feet.
 - (3) Mounding: An undulating mound that is a minimum of eight (8) feet in height and a maximum of ten (10) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).
- ii. Buildings Less Than 38 feet in Height:
 - (1) Building: There shall be a minimum building setback of not less than 120 feet.
 - (2) Parking: There shall be a minimum parking setback of not less than 60 feet.
 - (3) Mounding: An undulating mound that is a minimum of six (6) feet in height and a maximum of eight (8) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).
- c. Rural and Local:
 - i. Buildings 38 to 50 feet in Height: All developments with a building 38 to 50 feet in height with a property line that abuts a Rural and/or Local roadway shall comply with one of the options set forth below:
 - (1) Option A:
 - a) Building: There shall be a minimum building setback of not less than 350 feet.
 - b) Parking: There shall be a parking setback of not less than 250 feet.
 - c) Mounding: An undulating mound that is a minimum of ten (10) feet in height and a maximum of twelve (12) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).
 - (2) Option B:
 - a) Building: There shall be a minimum building setback of not less than 300 feet.
 - b) Parking: There shall be a parking setback of not less than 200 feet.
 - c) Mounding: An undulating mound that is a minimum of twelve (12) feet in height and a maximum of fourteen (14) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).
 - (3) Option C:
 - a) Building: There shall be a minimum building setback of not less than 250 feet.
 - b) Parking: There shall be a parking setback of not less than 150 feet.

- c) Mounding: An undulating mound that is a minimum of fourteen (14) feet in height and a maximum of sixteen (16) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).
 - ii. Buildings Less Than 38 feet in Height: All developments with a building less than 38 feet in height with a property line that abuts a Rural and/or Local roadway shall comply with one of the options set forth below:
 - (1) Option A:
 - a) Building: There shall be a minimum building setback of not less than 280 feet.
 - b) Parking: There shall be a parking setback of not less than 200 feet.
 - c) Mounding: An undulating mound that is a minimum of eight (8) feet in height and a maximum of ten (10) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).
 - (2) Option B:
 - a) Building: There shall be a minimum building setback of not less than 240 feet.
 - b) Parking: There shall be a parking setback of not less than 160 feet.
 - c) Mounding: An undulating mound that is a minimum of ten (10) feet in height and a maximum of twelve (12) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).
 - (3) Option C:
 - a) Building: There shall be a building setback of not less than 200 feet.
 - b) Parking: There shall be a parking setback of not less than 120 feet.
 - c) Mounding: An undulating mound that is a minimum of twelve (12) feet in height and a maximum of fourteen (14) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).
2. Accessory Structures: Accessory structures such as security facilities, gate houses, security checkpoints and related improvements shall have a minimum setback of 100 feet and located to the rear of required mounding.

3. Setbacks for Side and Rear Yards: The following minimum setbacks shall apply to all side and rear property lines that do not abut public rights-of-way:
 - a. Side:
 - i. Building: There shall be a minimum building setback of not less than 50 feet.
 - ii. Parking: There shall be a minimum parking setback of not less than 25 feet.
 - b. Rear:
 - i. Building: There shall be a minimum building setback of not less than 50 feet.
 - ii. Parking: There shall be a minimum parking setback of not less than 25 feet.
4. Interior Setbacks: There shall be a zero minimum building and parking setback requirement from interior property lines when the properties on each side of the property line are under common ownership.
5. Residential Setbacks: The following minimum setbacks and associated mounding requirements shall apply to all developments with a property line that abuts a residential use or district:
 - a. Buildings 38 to 50 feet in Height: All developments with a building 38 to 50 feet in height with a property line that abuts a residential use or district shall comply with one of the options set forth below:
 - i. Option A:
 - (1) Building: There shall be a minimum building setback of not less than 350 feet.
 - (2) Parking: There shall be a parking setback of not less than 250 feet.
 - (3) Mounding: An undulating mound that is a minimum of ten (10) feet in height and a maximum of twelve (12) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05E.
 - ii. Option B:
 - (1) Building: There shall be a minimum building setback of not less than 300 feet.
 - (2) Parking: There shall be a parking setback of not less than 200 feet.
 - (3) Mounding: An undulating mound that is a minimum of twelve (12) feet in height and a maximum of fourteen (14) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).
 - iii. Option C:
 - (1) Building: There shall be a minimum building setback of not less than 250 feet.
 - (2) Parking: There shall be a parking setback of not less than 150 feet.
 - (3) Mounding: An undulating mound that is a minimum of fourteen (14) feet in height and a maximum of sixteen (16) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the

requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).

- b. Buildings Less Than 38 feet in Height: All developments with a building less than 38 feet in height with a property line that abuts a residential use or district shall comply with one of the options set forth below:

i. Option A:

- (1) Building: There shall be a minimum building setback of not less than 280 feet.
- (2) Parking: There shall be a parking setback of not less than 200 feet.
- (3) Mounding: An undulating mound that is a minimum of eight (8) feet in height and a maximum of ten (10) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).

ii. Option B:

- (1) Building: There shall be a minimum building setback of not less than 240 feet.
- (2) Parking: There shall be a parking setback of not less than 160 feet.
- (3) Mounding: An undulating mound that is a minimum of ten (10) feet in height and a maximum of twelve (12) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).

iii. Option C:

- (1) Building: There shall be a building setback of not less than 200 feet.
- (2) Parking: There shall be a parking setback of not less than 120 feet.
- (3) Mounding: An undulating mound that is a minimum of twelve (12) feet in height and a maximum of fourteen (14) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).

- D. Mounding: The following minimum requirements shall apply to all developments within the Planned Manufacturing district.

1. The datum of the first floor of the building shall be used as the basis to measure the required mound height.
2. Mounding shall slope at a maximum 3:1 slope from three feet behind the public right-of-way or property line to the top of the mound.
3. Mound grading should undulate and vary in both vertical and horizontal dimensions, while maintaining a maximum slope of no greater than 3:1. The top of the mound widths should range from 2 to 4 feet.
4. If the maximum grade of the backslope of the mound cannot be met, a site wall of cast-in-place concrete or split faced concrete masonry unit block is allowable.

5. In the case that mound height is unable to be met, plantings that provide 100 percent coverage and/or a 100 percent opaque wall or fence, not to exceed six feet in height, may be utilized to meet screening requirements. This condition should not exceed more than 30 percent of the screening requirements. The use of chain link fence is prohibited.
- E. Landscaping: The following minimum requirements shall apply to all developments within the Planned Manufacturing district.
1. Landscaping on mounds shall consist of a mixture of deciduous trees, evergreen trees, shrubs or bushes to provide a minimum opacity of 75 percent within five (5) years of the date of planting to a total height of at least six (6) feet above the top of the mound.
 2. Tree Installation Sizes: Tree sizes shall be mixed in at least three different sizes ranging from 2 – 3-inch caliper. No more than 50 percent of trees shall be 2-inch caliper.
 3. Tree Species Diversity: At least five (5) species shall be used per property. No quantity of any given species shall comprise more than 40 percent of the overall quantity of trees. Tree species shall be native to the region and obtained from a regional nursery.
 4. Tree Spacing: Tree species and sizes shall be randomly spaced in a staggered pattern with a minimum of 30 trees per 100 linear feet.
 5. Trees shall be underplanted with turf grass and/or ground cover plantings to fully cover the remainder of the landscaped area.
 6. The use of existing forested areas and tree stands may be utilized, upon approval by the City, to enhance the aesthetics of the building and to lessen its visual impact. If the forested areas and/or tree stands become no longer viable, the property shall meet the applicable mounding and landscaping requirements of this Chapter.
 7. All required mounding and landscaping shall be installed concurrent with building construction.
 8. Maintenance of landscaping areas is the ongoing responsibility of the property owner. All required landscaping shall be continuously maintained in a healthy manner. Plants that die must be replaced in kind.
 9. All landscaping shall be subject to the applicable requirements of Chapter 1283.
 10. A plan demonstrating compliance with these requirements shall be submitted as part of a Planned Manufacturing application.
- F. Outdoor Storage Areas: Outdoor storage of equipment and materials shall be fully enclosed by a 100 percent opaque fence not to exceed ten (10) feet in height.
- G. Loading Docks: Loading docks should be located to the interior of the property away from public rights-of-way to the extent practicable.

- H. Maximum Lot Occupancy: The maximum percentage of the total lot area which may be occupied by both principal and accessory buildings for commercial and/or industrial uses shall be 65%.
- I. Parking and Loading: Parking and loading requirements shall be as regulated in Chapter 1291. On-street parking shall be prohibited at all times.
- J. Signs: Signs shall be as regulated in Chapter 1295.
- K. Trash and Garbage Control: All trash and garbage control shall be stored in container systems which are located and enclosed so as to effectively screen them from view. Screening of trash and garbage areas shall meet the requirements of Section 1283.06. Container systems shall not be located in front yards.
- L. Bulk Requirements: All structures shall have 625 square feet per business unit and not be less than 25 feet in width and depth. All bulk requirements of the PM District are to be determined from outside dimensions, exclusive of porches, garages, and cellars or basements.
- M. Access: No access, including emergency access, to any use within this district shall be from a Rural Roadway or Local Roadway as identified in the Pataskala Comprehensive Plan.
- N. Siting Criteria: When an adult entertainment facility abuts a residential use or district, the structure must be located a minimum of 1,500 feet from such parcels.
- O. Drainage: The amount and rate of runoff from a developed site shall be no greater after development than it was prior to development. In no circumstances shall drainage from a watershed be diverted away from the watershed in which it naturally occurs. The method used to determine this shall be in accordance with the latest version of the City of Columbus Stormwater Drainage Manual. The stormwater management report and calculations therein shall be reviewed for conformance as part of the Construction Plan review process.
- P. Lighting:
 - 1. All parking lot and private drive lighting shall be cut-off type fixtures and down cast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site. All parking lot and private drive lighting shall be of the same light source type and style. All light poles within parking lots and along private drives shall be black or green and constructed of metal. Light poles shall not exceed thirty (30) feet in height, except that light poles located within 300 feet of properties where residential uses exist shall be no more than 18 feet in height.

2. All other lighting, including those on buildings or accessory structures, such as security facilities, gate houses, and security checkpoints, shall be cut-off type fixtures and down cast, or shielded to prevent off-site glare.
3. No permanent colored lights or neon lights shall be used on the exterior of any building. Permanent colored or neon lights used on the interior of the building shall not be visible from the property line.
4. All lighting standards and requirements not addressed in this Chapter shall be in accordance with other applicable provisions of the Codified Ordinances.
5. Public street lighting must meet the City standards and specifications.
6. No light spillage onto properties which are adjacent to properties zoned Planned Manufacturing shall be permitted from light sources within the Planned Manufacturing district.
7. A plan demonstrating compliance with these requirements shall be submitted as part of a Planned Manufacturing application.

- Q. Traffic Management: A traffic impact study shall be required to determine the need for traffic safety measures and associated access improvements.
- R. Noise Impact Analysis: A noise impact analysis may be required at the discretion of the City Administrator or their designee to determine potential impacts of noise and identify feasible mitigation measures.
- S. Architectural Standards: The following standards shall apply to all developments within the Planned Manufacturing district:
1. Buildings shall be required to employ a comparable use of materials on all elevations.
 2. Accessory or ancillary buildings, whether attached or detached, shall be of similar design, materials, and construction as the nearest primary structure, if they are visible from a public street right-of-way. Fenestration themes that employ windows, panels and piers that are consistent with the architectural vocabulary of the building are encouraged.
 3. All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.
 4. Buildings and structures shall be designed to be harmonious in character to other buildings and structures within the same project as applicable. Façade colors shall be muted earth tones and be coordinated to complement each other.
 5. Architectural design for all portions of a building or structure that are visible from a public right-of-way (excluding public rights-of-way whose primary purpose is to accommodate truck traffic or service loading areas) shall meet the community standard in terms of quality while taking into account the unique nature of the use(s) that will be found therein,

6. Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from public rights-of-way.

1253.06 PERFORMANCE STANDARDS

The following performance standards shall apply for all lots in the Planned Manufacturing district:

- A. No industry or other business shall be established, maintained, or permitted which produces objectionable light, smoke, dust, noise, odor, or vibration resulting in a nuisance to abutting property owners or to the public in general, pursuant to the criteria in Chapter 1287.
- B. No property in the district shall be left in an unsightly condition.
- C. All buildings shall be serviced by public water prior to occupancy.
- D. All buildings should be serviced by public sewer prior to occupancy. If public sewer is unavailable, septic systems may be permitted, in accordance with the requirements of the Licking County Health Department, until such time that public sewer is available. In these instances, the City Administrator, or designee, may require separate monitoring wells to ensure there is no contamination of industrial pollutants; the number of wells, type, sampling and contaminant types shall be decided on a case-by-case basis. All buildings must connect to public sewer once available, and all septic systems shall be abandoned in accordance with the Licking County Health Department requirements.
- E. Before any operation begins, and in order to continue, the facility must meet any and all other local, county, state and federal regulations (including, but not limited to: health, safety, transportation and environmental requirements).

1253.07 APPLICATION

- A. Upon initial Planned Manufacturing application, the City Administrator or their designee shall make a determination of the completeness of the application as it complies with this section. The City Administrator or their designee shall have the right to reject any Planned Manufacturing application that is determined to be incomplete. If the application is rejected as incomplete the City will make a good faith effort to advise the applicant the manner in which the application is incomplete. An application shall be considered officially submitted and filed when the City Administrator or their designee finds the following have been provided:
 1. A Planned Manufacturing application form provided by the Planning and Zoning Department and the proper filing fees.
 2. The appropriate number of copies of the Planned Manufacturing plan, as determined by the City Administrator or their designee containing the information outlined in Section 1253.05. Reduced size copies may be required.
 3. An electronic copy of the Planned Manufacturing plan as a Portable Document Format (pdf) file or other acceptable format.

4. Other information that may be required by the City Administrator or their designee.
 5. A cover letter detailing the contents and purpose of the Planned Manufacturing submittal.
- B. Within 10 days after the Planned Manufacturing application has been determined to be complete, the City Administrator or their designee shall distribute copies to other departments and agencies as the City Administrator or their designee deems necessary for a proper review including, but not limited to, the Pataskala Utility Department, Pataskala City Engineer, Pataskala Police Department, Pataskala Police Department, Pataskala Public Service Department, West Licking Joint Fire District, Licking County Health Department, and the South West Licking Community Water and Sewer District.
- C. Complete Planned Manufacturing applications shall be scheduled to be heard by the Planning and Zoning Commission at the next Planning and Zoning Commission hearing as indicated on the adopted Planning and Zoning hearing schedule. Special Planning and Zoning Commission hearings may be scheduled for extenuating circumstances as determined by the City Administrator or their designee.

1253.08 PUBLIC HEARING BY PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission shall hold a public hearing prior to any action being taken on the Planned Manufacturing application.

1253.09 NOTIFICATION BY PLANNING AND ZONING COMMISSION

Written notice of the public hearing to be held for a Planned Manufacturing application shall be mailed to all adjoining property owner of record within 300 feet of any property line of the subject property by first class mail and given in one (1) or more newspapers of general circulation within the City at least 10 days before the date of the public hearing by the Planning and Zoning Commission. The notice shall set forth the time and place of the public hearing, and the nature of the proposed Planned Manufacturing application. Failure to deliver notice as provided in this section shall not invalidate any action taken by the Planning and Zoning Commission.

1253.10 RECOMMENDATION BY PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission shall review the Planned Manufacturing application and provide a recommendation to Council to approve, approve with conditions, or disapprove the Planned Manufacturing application.

1253.11 PUBLIC HEARING BY COUNCIL

Council shall hold a public hearing prior to any action being taken on the Planned Manufacturing application.

1253.12 NOTIFICATION BY COUNCIL

Written notice of the public hearing to be held for a Planned Manufacturing application shall be mailed to all adjoining property owner of record within 300 feet of any property line of the subject property by first class mail and given in one (1) or more newspapers of general circulation within the City at least 10 days before the date of the public hearing by the Clerk of Council. The notice shall set forth the time and place of the public hearing, and the nature of the proposed Planned Manufacturing application. Failure to deliver notice as provided in this section shall not invalidate any action taken by Council.

1253.13 DISPLAY OF RELEVANT MATERIALS

Prior to the public hearing by Council, a copy of the proposed Planned Manufacturing application, together with maps, plans, and reports submitted by the Planning and Zoning Commission shall be on file, for public examination, in City Hall.

1253.14 ACTION BY COUNCIL

Council shall determine whether to accept, reject, or modify the recommendation of the Planning and Zoning Commission. Notice of the decision of Council shall be communicated to the applicant in writing within 30 days.

1253.15 REVISIONS TO APPROVED PLAN

In administering approved plans, the City Administrator, or their designee, may authorize minor revisions that are required to correct any undetected errors and/or that are consistent with the purpose of the approved plan. Such revisions shall not allow increases in intensity of development or additions to the list of permitted or conditional uses. Such revisions shall include, but not be limited to, the following:

- A. Minor adjustments in lot lines provided no additional lots are created.
- B. Minor adjustments in location of building footprints and parking lots provided the perimeter setbacks, yards and buffers remain in compliance.
- C. Minor adjustments in building heights
- D. Substitution of landscaping materials.
- E. Redesigning and/or relocating stormwater management facilities.
- F. Redesigning and/or relocating mounds.
- G. Minor modifications to the design of signs, including the sign face, and sign lighting, provided the color palette, maximum sign area and maximum sign height, approved in the plan are not exceeded.
- H. Minor changes in building materials that are similar to and have the same general appearance as the material approved in the plan.

1253.16 RELATIONSHIP TO TRANSPORTATION CORRIDOR OVERLAY DISTRICT REQUIREMENTS

Planned Manufacturing applications may be exempt from some, or all, of the requirements of Chapter 1259 at the discretion of the City Administrator or their designee.

1253.17 CONFLICT

The provisions of this chapter and the requirements contained herein shall take precedence over all other conflicting regulations contained in the Codified Ordinances.

Additional Code Revisions

1283.07 APPLICATION OF LANDSCAPING STANDARDS

Zoning District	Front Yard	Side Yard	Rear Yard
PM Planned Manufacturing (applies to all uses except permitted uses 1 and 3)	L2	L2 if abutting a similar use; L5 if abutting a residential use or district; L3 if abutting any district other than residential	L2 if abutting a similar use; L5 if abutting a residential use or district; L3 if abutting any district other than residential
PM Planned Manufacturing	Required as specified in Chapter 1253		

RECOMMENDATIONS

Recommendations for mobility within Pataskala include supporting roadway design in-line with the desired character of City streets, creating a bikeway network within the City, and mobility related goals, strategies, and actions to assist in implementation of the Plan.

ROADWAY CHARACTER

As Pataskala continues to develop, the character of the roadway and the amenities offered within each roadway type should support the image of the City and create a complete network for all modes of travel. Although the five roadway character types are general to encompass all the roadways in the City, certain characteristics and amenities should be included to support the form and function of Pataskala's roadways in concert with the future land use map. Arterial roadways are meant to support heavier travel and provide access to commercial uses. Collectors and Rural Roadways have been identified by their natural or rural feel that should be preserved. Main Street and Local Roadways are more human-scale supporting pedestrians and a more urban feel.

Arterial

Arterial roadways should accommodate high traffic volumes, including occasional turn lanes. A multiuse path should be included on one or both sides of the roadway and setback and buffered by plantings from the street, to create a safe and comfortable experience for pedestrians and bicyclists. Buildings may be setback from the street but parking lots should be screened from view and signage should match the architecture of the building. Frequent curb cuts are discouraged to increase safety and improve travel.



ROADWAY DATA

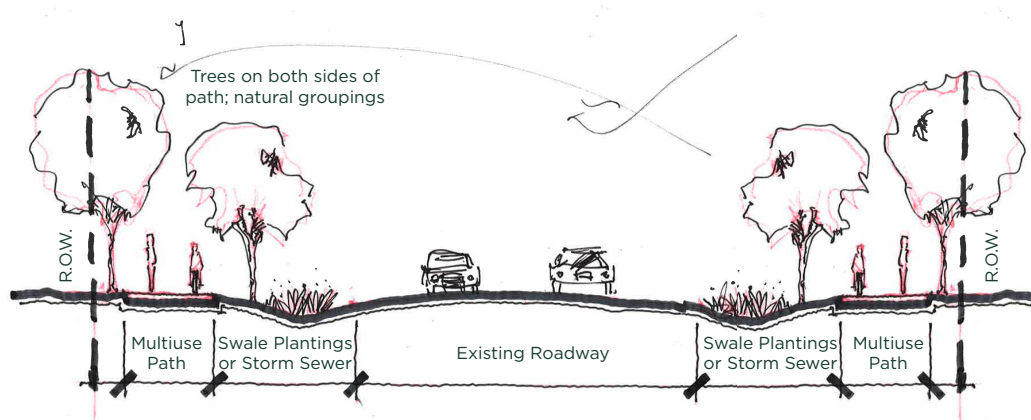
Lanes: 3-5 lanes

Right-of-Way: 120 feet minimum

Pedestrian Realm: Multiuse path on one/both sides, buffered by plantings

Streetscape: Low swale plantings; lawn/tree buffer

Example Roadways: Broad Street, S.R. 310



A. MOBILITY

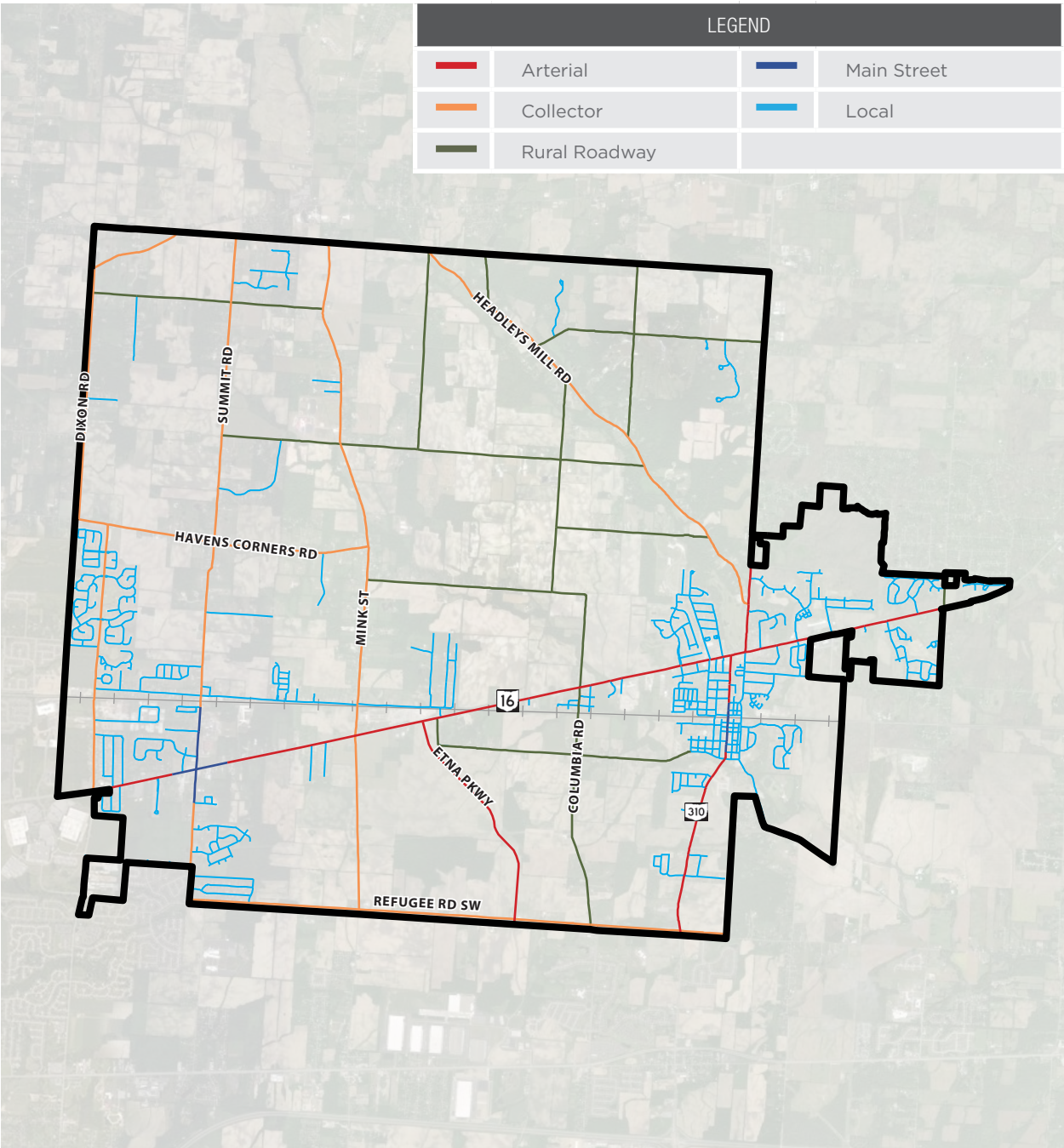
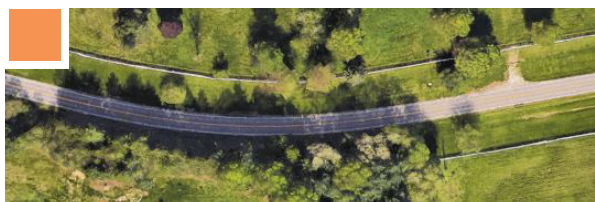


Figure 4-6: Roadway Character



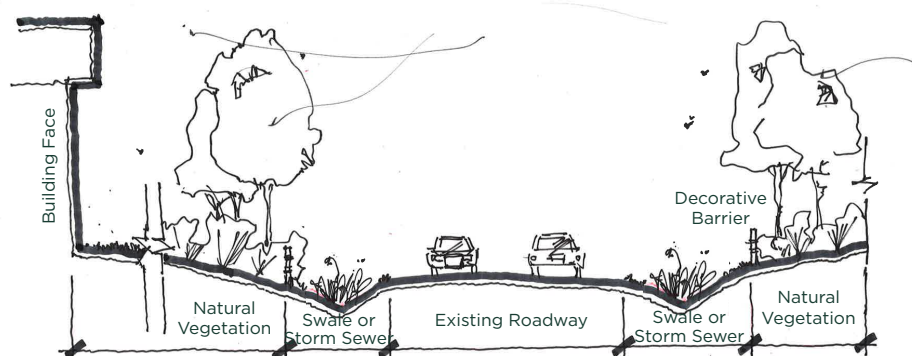
Collector

Collectors are identified by their fast moving traffic and natural or pastoral character, usually serving agriculture or residential uses. Through large setbacks and decorative barriers such as consistent fencing, this pastoral feel should be preserved to support the character of the community. Intersections are usually signed but not signalized. Bicycle and pedestrian facilities, if included, should also sit back from roadway to increase safety and comfort and preserve the pastoral feel.



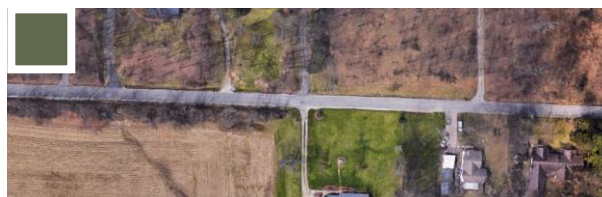
ROADWAY DATA

Lanes: 2-3 lanes
Right-of-Way: 90 feet minimum
Pedestrian Realm: Option for recreational path setback from roadway
Streetscape: Natural vegetation, lawn
Example Roadways: Headley's Mill Road, Mink Street



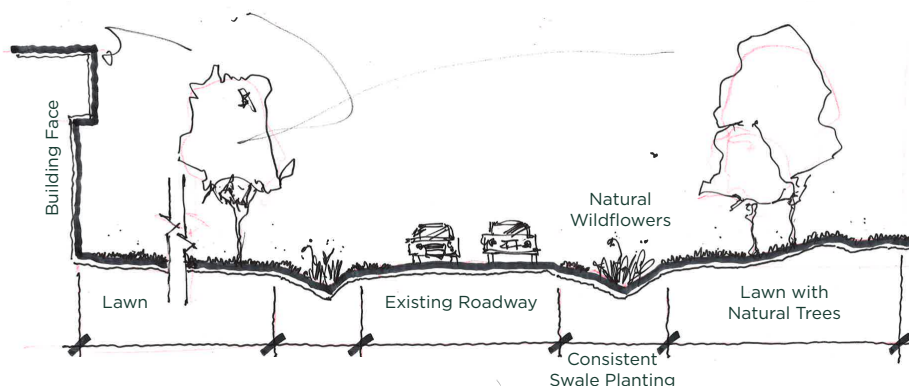
Rural Roadway

Rural Roadways have moderately moving travel lanes and are usually located in agricultural or residential areas. With similar character to Collectors, large to moderate setbacks with consistent plantings are encouraged to preserve the natural and pastoral feel. Intersections are signed but not signalized. Bicycle and pedestrian facilities, if included, should be set back from the roadway due to increased traffic and speeds.



ROADWAY DATA

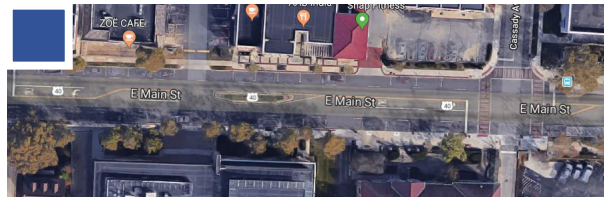
Lanes: 2 lanes
Right-of-Way: 60 feet minimum
Pedestrian Realm: Multiuse path on one side, buffered by plantings
Streetscape: Low swale plantings; lawn/tree buffer
Example Roadways: Columbia Road, Clark State Road



A. MOBILITY

Main Street

Main Street roadways are areas with a mix of uses where the pedestrian is given priority. Street amenities such as consistent premium landscaping, curbing, lighting, and surface treatments should be used. Two travel lanes with on-street parking, and wide sidewalks will slow traffic and improve the pedestrian experience. Signage should be pedestrian scale with projecting signs utilized in walkable areas.



ROADWAY DATA

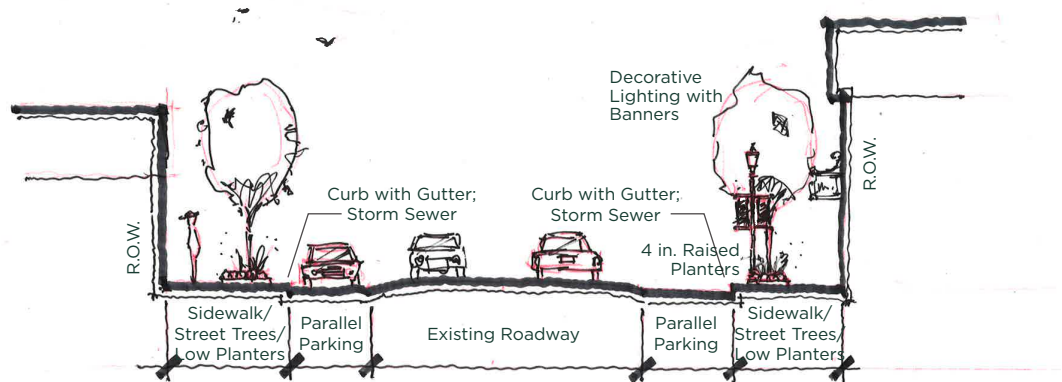
Lanes: 2 lanes; 2 park lanes

Right-of-Way: 90 feet minimum

Pedestrian Realm: Sidewalk

Streetscape: Street trees; low planters; decorative lighting, banners

Example Roadways: Main Street, Broad Street (some sections)



Local

Local roadways are largely residential in nature with two lanes and optional parking on either side. Consistent amenities such as tree lawns and decorative lighting should buffer sidewalks from the roadway, creating a comfortable pedestrian experience and improving the neighborhood aesthetic. Bicycle lanes may be accommodated on busier roadways with striping and/or barriers.



ROADWAY DATA

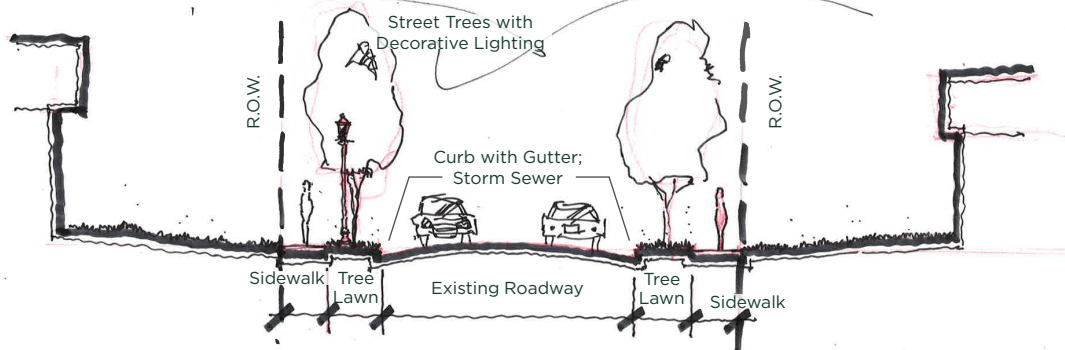
Lanes: 2 lanes

Right-of-Way: 50-60 feet minimum

Pedestrian Realm: Sidewalks on both sides of the street

Streetscape: Low swale plantings; lawn/tree buffer

Example Roadways: Brookside Drive, Cedar Street



BIKEWAY NETWORK

Creating a bikeway network requires a long-term effort by the public and City Staff, including planning, funding, and implementation of bikeways throughout the City. As additional housing and businesses are built, developers should incorporate the planned bikeway network into their developments.

Proposed bikeways in the City are of two main types: recreational paths and off-street multi-purpose paths.

Recreational paths are primarily intended for recreational purposes, to connect park spaces and to follow natural areas like streams and woodlands. These trails are mainly an amenity for residents and visitors but can also better connect people to destinations.

Off-street multi-purpose paths, like the Taylor Road path, are separated bikeway facilities that run along roadways. These can be used recreationally, but are primarily intended as a means of transportation for residents to travel to schools, work, services, and for shopping.

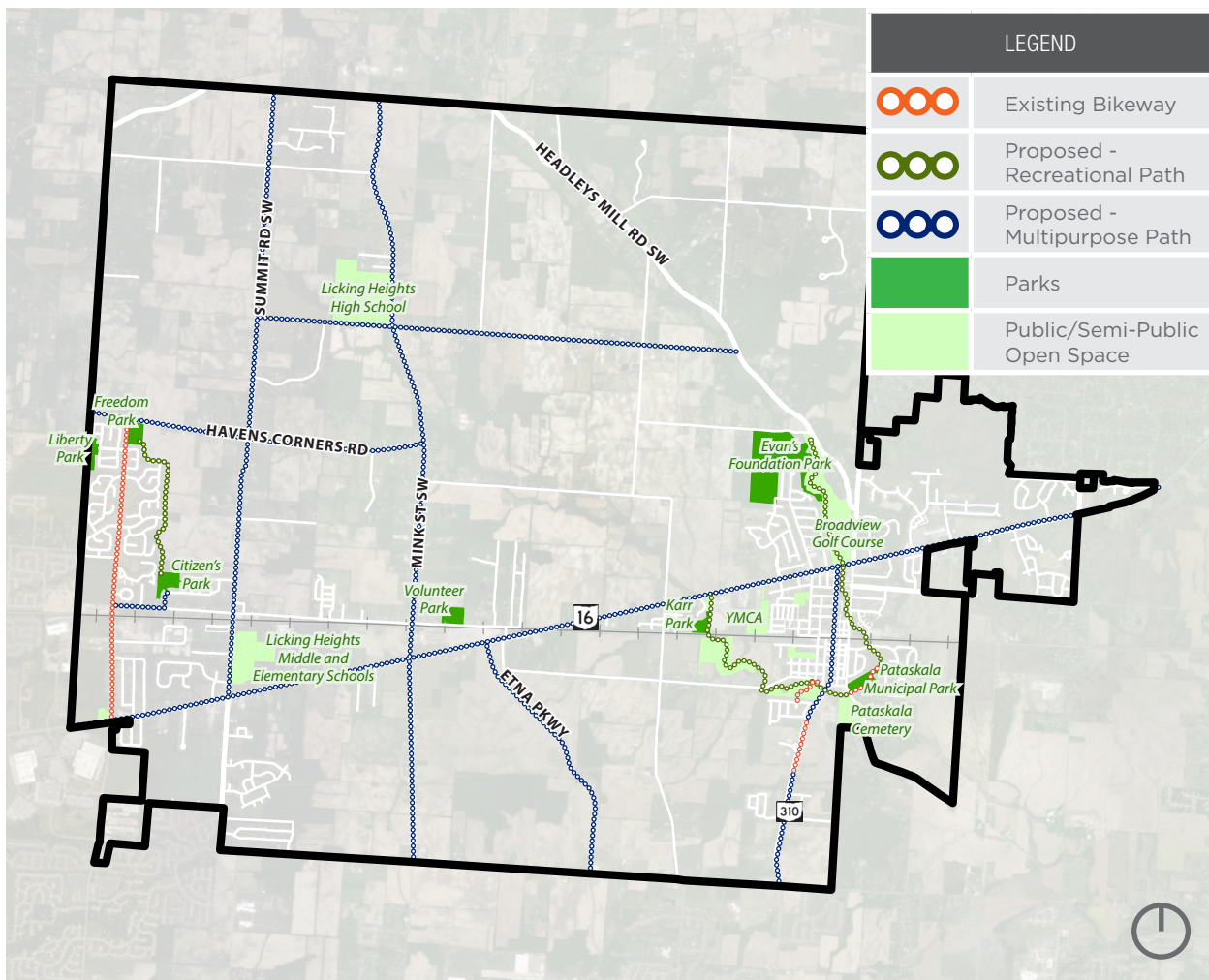


Figure 4-7: Citywide Bikeway Network



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

621 West Broad Street, Suite 2A

Pataskala, Ohio 43062

PLANNED MANUFACTURING – SETBACK AND MOUND SUMMARY

ZON-23-001

Building Height: 38-50 feet

	Rural and Local*	Collector	Arterial (State Routes)	Arterial (Etna Parkway)
Option A	<u>Building Setback:</u> 350 ft. <u>Parking Setback:</u> 250 ft. <u>Mound Height:</u> 10-12 ft.	<u>Building Setback:</u> 150 ft. <u>Parking Setback:</u> 75 ft. <u>Mound Height:</u> 8-10 ft.	<u>Building Setback:</u> 100 ft. <u>Parking Setback:</u> 50 ft. <u>Mound Height:</u> 8-10 ft.	<u>Building Setback:</u> 50 ft. <u>Parking Setback:</u> 25 ft. <u>Mound Height:</u> 4-6 ft.
Option B	<u>Building Setback:</u> 300 ft. <u>Parking Setback:</u> 200 ft. <u>Mound Height:</u> 12-14 ft.	None	None	None
Option C	<u>Building Setback:</u> 250 ft. <u>Parking Setback:</u> 150 ft. <u>Mound Height:</u> 14-16 ft.	None	None	None

Building Height: Less than 38 feet (20% Reduction)

	Rural and Local*	Collector	Arterial (State Routes)	Arterial (Etna Parkway)
Option A	<u>Building Setback:</u> 280 ft. <u>Parking Setback:</u> 200 ft. <u>Mound Height:</u> 8-10 ft.	<u>Building Setback:</u> 120 ft. <u>Parking Setback:</u> 60 ft. <u>Mound Height:</u> 6-8 ft.	<u>Building Setback:</u> 80 ft. <u>Parking Setback:</u> 40 ft. <u>Mound Height:</u> 6-8 ft.	<u>Building Setback:</u> 50 ft. <u>Parking Setback:</u> 25 ft. <u>Mound Height:</u> 4-6 ft.
Option B	<u>Building Setback:</u> 240 ft. <u>Parking Setback:</u> 160 ft. <u>Mound Height:</u> 10-12 ft.	None	None	None
Option C	<u>Building Setback:</u> 200 ft. <u>Parking Setback:</u> 120 ft. <u>Mound Height:</u> 12-14 ft.	None	None	None

* Setbacks and mounding for properties that abut a residential use or zone will be the same as Rural and Local.