

## ATTACHMENT A

### 1221.05 ACCESSORY BUILDING DEVELOPMENT STANDARDS REGULATIONS.

Standards for the size of accessory buildings, accessory to a residential use shall be determined by the following table and development standards:

Table of Accessory Building Development Standards:

<u>Lot Size</u>	<u>Maximum Size Of Accessory Buildings** (Sq. Ft.)</u>	<u>Maximum Height</u>	<u>Setback from Property Lines</u>
One (1) acre or less	720	18 feet* for <2 acres	10 feet for <2 acres
Two (2) acres	1320	18 feet* for <3 acres	15 feet for <3 acres
Three (3) acres	1920	21 feet* for <4 acres	15 feet for <4 acres
Four (4) acres	2520	25 feet* for <5 acres	25 feet for <5 acres
Equal to or greater than five (5) acres	3120	25 feet*	25 feet

\* from floor surface to peak of the roof

\*\* Per formula in subsection 1.

1. ~~Standards for the Size of Residential Accessory Buildings: The following standards shall apply to the size of the structures for lots that contain fractions of acres greater than one:
 
  - a. ~~Residential lots of one acre or less: shall be permitted an accessory structure not to exceed 720 square feet.~~
  - b. ~~Residential lots of greater than one acre: The size of the accessory building shall be determined by scaling the building size to the existing lot size in accordance with the following provisions:
 
    - 1) ~~The maximum permitted size of an accessory building is determined by multiplying the acreage of the lot times 600 square feet with the base of 720 square feet for the first acre. The resulting number shall be expressed in square feet.~~

$$\text{---} (\# \text{ of acres}) \times (600 \text{ sq. ft.}) + 120 = \text{(maximum permitted size of accessory structure in square feet)}$$

~~Example: (3.5 acres) x (600 sq. ft.) + 120 = (2,220 square feet maximum permitted for 3.5 acres, with the base first acre being 720 square feet)~~~~~~
2. ~~The maximum permitted size of a residential accessory structure shall not exceed 3,120 square feet regardless of lot size.~~
3. ~~In no case shall an accessory structure or building be located within a recorded easement.~~
4. ~~In order to protect property values and encourage neighborhood stability, an accessory building shall have an exterior that is compatible in appearance to the principal building on the parcel or lot.~~
5. ~~The maximum permitted number of accessory buildings or structures on a single lot or~~

~~parcel shall not exceed two (2), of which only one may contain more than 144 square feet of gross floor area.~~

- ~~6. Accessory buildings shall not infringe on sanitary or water systems. The locations of accessory buildings shall comply with all applicable Licking County Health and/or Ohio Environmental Protection Agency regulations.~~
- ~~7. Accessory buildings shall be appropriately guttered and graded so as not to adversely affect neighboring property owners.~~
- ~~8. No commercial uses shall be permitted from an accessory building unless otherwise approved as part of a home occupation or commercial/industrial rezoning request.~~

A. Number: The maximum number of accessory buildings on a single lot shall not exceed two (2).

B. Size:

1. The maximum total amount of square footage for accessory buildings on a single lot shall be determined by multiplying the gross acreage of the lot by 600 and adding 120. This formula is expressed as an equation below:

$$(\text{Gross acreage of lot}) \times 600 + 120 = \text{Maximum permitted square footage}$$

$$\text{Example: } (1 \text{ acre}) \times 600 + 120 = 720 \text{ square feet maximum square footage}$$

2. The maximum total square footage for accessory buildings on a lot shall not exceed 3,120 square feet regardless of lot size.

C. Height

1. The height of an accessory building shall be measured from the floor surface to the peak of the roof in accordance with Section 1205.05
  - a. The maximum height of an accessory building for lots two (2) acres and less shall be 18 feet
  - b. The maximum height of an accessory building for lots greater than two (2) acres shall be 25 feet.

D. Location:

1. An accessory building shall be located even with or behind the front of a principal structure within the side or rear yard.
2. An accessory building shall not be located within a recorded easement.
3. An accessory building shall not infringe on sanitary or water systems and shall comply with all applicable Licking County Health Department and/or Ohio Environmental Protection Agency regulations.

E. Setbacks:

1. An accessory building shall be setback from the property lines a minimum of five (5) feet for lots two (2) acres and less.
  2. An accessory building shall be setback from the property lines a minimum of 10 feet for lots greater than two (2) acres.
- F. Appearance: An accessory building shall have an exterior that is compatible with the principal building on the lot.
- G. Commercial Use: No commercial use shall be permitted from an accessory building on a residentially zoned lot unless approved as part of a home occupation as outlined in Chapter 1267.
- H. Off Site Impact: An accessory building shall not adversely affect neighboring properties so as to result in its loss of value or interfere with its use or enjoyment.

## **1225.05 GENERAL REQUIREMENTS OF THE AG DISTRICT**

### ~~I. Accessory Uses or Structures:~~

- ~~1. Location: All accessory uses or structures shall be located even with or behind the front of the principal structure within any side or rear yard, no closer than ten (10) feet from any side or rear lot line.~~
- ~~2. Permitted Area: The total area of all accessory uses or structures shall not exceed 15% of the gross lot area, except for swimming pools which shall be exempt from these area regulations.~~
- ~~3. The maximum permitted size of an accessory building that is accessory to a residential use shall be determined by the provisions outlined in Section 1221.05, Building Development Standards, of this Code.~~

## **1227.05 PERMITTED USES**

- ~~5. Accessory uses including swimming pools: Accessory buildings and structures and their related uses.~~

## **1227.05 GENERAL REQUIREMENTS OF THE RR DISTRICT**

### ~~I. Accessory Uses or Structures:~~

- ~~1. Location: All accessory uses or structures shall be located even with or behind the front of the principal structure within any side or rear yard, no closer than ten (10) feet from any side or rear lot line.~~
- ~~2. Permitted Area: The total area of all accessory uses or structures shall not exceed 15% of the gross lot area, except for swimming pools which shall be exempt from these area regulations.~~
- ~~3. The maximum permitted size of an accessory building that is accessory to a residential use shall be determined by the provisions outlined in Section 1221.05,~~

~~Building Development Standards, of this Code.~~

**1229.03 PERMITTED USES**

4. Accessory buildings and structures/~~private swimming pools and their related uses.~~

**1229.05 GENERAL REQUIREMENTS OF THE R-87 DISTRICT**

~~I. Accessory Uses or Structures:~~

- ~~1. Location: All accessory uses or structures shall be located even with or behind the front of the principal structure within any side or rear yard, no closer than twenty five (25) feet from any side or rear lot line.~~
- ~~2. Permitted Area: The total area of all accessory uses or structures shall not exceed 15% of the gross lot area, except for swimming pools which shall be exempt from these area regulations.~~
- ~~3. The maximum permitted size of an accessory building that is accessory to a residential use shall be determined by the provisions outlined in Section 1221.05, Building Development Standards, of this Code.~~

**1231.05 GENERAL REQUIREMENTS OF THE R-20 DISTRICT**

~~I. Accessory Uses or Structures:~~

- ~~1. Location: All accessory uses or structures shall be located even with or behind the front of the principal structure within any side or rear yard, no closer than ten (10) feet from any side or rear lot line.~~
- ~~2. Permitted Area: The total area of all accessory uses or structures shall not exceed 15% of the gross lot area, except for swimming pools which shall be exempt from these area regulations.~~
- ~~3. The maximum permitted size of an accessory building that is accessory to a residential use shall be determined by the provisions outlined in Section 1221.05, Building Development Standards, of this Code.~~

- ~~J. I.~~ Open/Play Area: For each five (5) lots or portion thereof, there shall be provided an open green space or park/recreation area of not less than 1,500 square feet in size. Recreational and/or play equipment shall be provided pursuant to a proposal submitted by the developer and shall be subject to the approval of the Director of Planning. Examples include, but are not limited to, park benches, picnic tables, play sets, basketball and tennis courts. Such area shall be maintained in perpetuity by the owner of the lot of record. Landscaping, screening, required setback areas, and parking areas shall not be included in the calculation of the open/play area. (Ord. 2006-3733. Passed 12-18-06.)

1233.05

**GENERAL REQUIREMENTS OF THE R-15 DISTRICT**

~~I. Accessory Uses or Structures:~~

- ~~1. Location: All accessory uses or structures shall be located even with or behind the front of the principal structure within any side or rear yard, no closer than twenty (20) feet from any side or rear lot line.~~
- ~~2. Permitted Area: The total area of all accessory uses or structures shall not exceed 15% of the gross lot area, except for swimming pools which shall be exempt from these area regulations.~~

~~J.I. Conversion of Dwelling to More Units: A residence may not be converted to accommodate an increased number of dwelling units unless all of the following criteria are met:~~

- ~~1. The yard dimensions still meet the yard dimensions required for new structures in his zoning district;~~
- ~~2. The lot area per family equals the lot area requirements for new structures in this zoning district;~~
- ~~3. The floor area per dwelling unit is not reduced to less than that which is required for new construction in this zoning district; and~~
- ~~4. The conversion is in compliance with all other relevant codes for such structures.~~

~~K.J. Open/Play Area: For each five (5) lots or portion thereof, there shall be provided an open green space or park/recreation area of not less than 1,500 square feet in size. Recreational and/or play equipment shall be provided pursuant to a proposal submitted by the developer and shall be subject to the approval of the Director of Planning. Examples include, but are not limited to, park benches, picnic tables, play sets, basketball and tennis courts. Such area shall be maintained in perpetuity by the owner of the lot of record. Landscaping, screening, required setback areas, and parking areas shall not be included in the calculation of the open/play area. (Ord. 2006-3733. Passed 12-18-06.)~~

1235.05

**GENERAL REQUIREMENTS OF THE R-10 DISTRICT**

~~I. Accessory Uses or Structures:~~

- ~~1. Location: All accessory uses or structures shall be located even with or behind the front of the principal structure within any side or rear yard, no closer than twenty (20) feet from any side or rear lot line.~~
- ~~2. Permitted Area: The total area of all accessory uses or structures shall not exceed 15% of the gross lot area, except for swimming pools which shall be exempt from these area regulations.~~

~~J.I. Conversion of Dwelling to More Units: A residence may not be converted to accommodate an increased number of dwelling units unless all of the following criteria are met:~~

- ~~1. The yard dimensions still meet the yard dimensions required for new structures in his zoning district;~~
- ~~2. The lot area per family equals the lot area requirements for new structures in this zoning district;~~
- ~~3. The floor area per dwelling unit is not reduced to less than that which is required~~

- for new construction in this zoning district; and
4. The conversion is in compliance with all other relevant codes for such structures.

~~K.J.~~ Open/Play Area: For each five (5) lots or portion thereof, there shall be provided an open green space or park/recreation area of not less than 1,500 square feet in size. Recreational and/or play equipment shall be provided pursuant to a proposal submitted by the developer and shall be subject to the approval of the Director of Planning. Examples include, but are not limited to, park benches, picnic tables, play sets, basketball and tennis courts. Such area shall be maintained in perpetuity by the owner of the lot of record. Landscaping, screening, required setback areas, and parking areas shall not be included in the calculation of the open/play area. (Ord. 2006-3733. Passed 12-18-06.)

## 1237.05 GENERAL REQUIREMENTS OF THE R-7 DISTRICT

### ~~I.~~ Accessory Uses or Structures:

- ~~1. Location: All accessory uses or structures shall be located even with or behind the front of the principal structure within any side or rear yard, no closer than ten (10) feet from any side or rear lot line.~~
- ~~2. Permitted Area: The total area of all accessory uses or structures shall not exceed 15% of the gross lot area, except for swimming pools which shall be exempt from these area regulations.~~

~~J.I.~~ Conversion of Dwelling to More Units: A residence may not be converted to accommodate an increased number of dwelling units unless all of the following criteria are met:

1. The yard dimensions still meet the yard dimensions required for new structures in this zoning district;
2. The lot area per family equals the lot area requirements for new structures in this zoning district;
3. The floor area per dwelling unit is not reduced to less than that which is required for new construction in this zoning district; and
4. The conversion is in compliance with all other relevant codes for such structures.

~~K.~~ Minimum Development Size: There shall be a minimum development size of 50 acres.

~~L.K.~~ Development Location: R-7 developments must be located within the boundaries of the former Village of Pataskala that were in effect on December 31, 1995. (Ord. 2006-3733. Passed 12-18-06.)

## 1239.05 GENERAL REQUIREMENTS OF THE R-M DISTRICT

### ~~I.~~ Accessory Uses or Structures:

- ~~1. Location: All accessory uses or structures shall be located even with or behind~~

~~the front of the principal structure within any side or rear yard, no closer than ten (10) feet from any side or rear lot line.~~

~~2. Permitted Area: The total area of all accessory uses or structures shall not exceed 15% of the gross lot area, except for swimming pools which shall be exempt from these area regulations.~~

**J.I.** Conversion of Dwelling to More Units: A residence may not be converted to accommodate an increased number of dwelling units unless all of the following criteria are met:

1. The yard dimensions still meet the yard dimensions required for new structures in this zoning district.
2. The lot area per family equals the lot area requirements for new structures in this zoning district.
3. The floor area per dwelling unit is not reduced to less than that which is required for new construction in this zoning district.
4. The conversion is in compliance with all other relevant codes for such structures.

**K.J.** Required Trash Areas: Required trash areas shall be as regulated in Section 1283.06.

**L.K.** Lighting: Lighting shall be regulated as stated in Chapter 1291.

**M.L.** Landscaping/Screening: Landscaping/screening shall be regulated as stated in Chapter 1283.

**N.M.** Open/Play Area: For each 5 units or portion thereof, there shall be provided an open green space or park/recreation area of not less than 1,000 square feet in size. Recreational and/or play equipment shall be provided pursuant to a proposal submitted by the developer and shall be subject to the approval of the Zoning Inspector. A minimum of one (1) piece of heavy duty recreational equipment for each 1,000 square feet; examples would include, but are not limited to, park benches, picnic tables, play sets, basketball and tennis courts. Such area shall be maintained in perpetuity by the owner of the lot of record. Landscaping, screening, required setback areas, and parking areas shall not be included in the calculation of open/play area. (Ord. 2006-3733. Passed 12-18-06.)

## 1241.05

### GENERAL REQUIREMENTS OF THE R-MH DISTRICT

**I.** Accessory Uses or Structures:

~~1. Location: All accessory uses or structures shall be located even with or behind the front of the principal structure within any side or rear yard, no closer than ten (10) feet from any side or rear lot line.~~

~~2. Permitted Area: The total area of all accessory uses or structures shall not exceed 15% of the gross lot area, except for swimming pools which shall be exempt from these area regulations.~~

**J.I.** Underground Utilities: All utility lines, including electricity, gas, telephone, and cable television shall be located underground.

**K.J.** Required Trash Areas: All trash and garbage shall be stored in container systems which are located and enclosed in a manner which provides ease of access to individual manufactured home lots, while effectively screening them from view.

Required trash areas shall be regulated as stipulated in Section 1283.06.

**L.K.** Lighting: Lighting shall be regulated as stated in Section 1291.03.

**M.L.** Landscaping/Screening: Landscaping/screening shall be regulated as stated in Chapter 1283. All landscaping/screening required by this Code shall be in place within one year or prior to the granting of a Certificate of Occupancy.

**N.M.** Required Open Space and Recreational Areas:

1. At least 15 percent (15%) of the gross land area for any manufactured home park shall be developed as common recreational areas, including facilities such as playgrounds, swimming pools, pedestrian paths, and/or similar facilities. Such recreational areas shall not include streets or parking areas, shall be closed to motorized traffic except for maintenance and service vehicles, and shall be landscaped, improved and maintained for the uses intended.

2. At least 10 percent (10%) of the gross land area of each individual manufactured home lot shall be provided as an outdoor living area. Such outdoor living area shall not be counted as any portion of the required common recreational area referenced in subsection N.1. above. Such outdoor living area shall be properly drained, located for optimum use, and landscaped to provide for reasonable privacy. A portion of the outdoor living area may be covered by a roof or outdoor storage shed, provided the Maximum Lot Occupancy is not exceeded.

**O.N.** Buffer Zone: A buffer zone of not less than 35 feet shall be required along all property lines around the perimeter of any manufactured home development.

**P.O.** Anchors and Skirting: Each manufactured home lot shall be provided with anchors and tie-downs suitable to insure the securing and stability of the manufactured home. Each manufactured home shall be provided with a suitable skirt, entirely enclosing the area below the floor of the structure to the ground.

**Q.P.** Storm Protection: Each manufactured home development must provide substantial tornado protection structure(s) with sufficient space to accommodate the anticipated maximum number of persons who may reside in the development. This structure must be centrally located in the development and must be handicap accessible.

**R.Q.** Access: All manufactured home parks shall have direct access to collector streets with a right-of-way of not less than 60 feet in width. Principal vehicular access points shall be designed to encourage smooth traffic flow. Merging and turnout lanes and/or traffic dividers shall be required where existing or anticipated traffic volumes indicate need. Minor streets shall not be connected with streets outside the district in such a way so as to encourage the use of those streets by substantial amounts of through traffic. No lot within the park shall have direct vehicular access to a street bordering the development.

**S.R.** Streets and Street Layout.

All streets, whether private or dedicated to the City, providing access to the individual lots in a manufactured home park shall be dimensioned and improved in accordance with the standards and requirements of the Subdivision Regulations of the City of Pataskala.



The proposed layout of streets within a manufactured home park shall be approved by the City Engineer. All costs associated with such approval shall be paid by the applicant prior to issuance of Certificates of Occupancy.

**T.S.** Water and Sewer Provision.

All manufactured home parks shall provide a **private** water and sanitary sewer ~~distribution main line~~ system, serving each individual manufactured home lot **and maintained by the owner**, which is connected to a public water and sanitary sewage system. **All manufactured home parks shall be served by one (1) master water meter and shall receive only one bill from the City of Pataskala for water and sewer services. The owner of the manufactured home park is responsible for all applicable water and sewer infrastructure after the installation of the meter pit. The installation of the meter pit may be subcontracted; however, the City of Pataskala assumes no liability for subcontracted installation.** The design and construction of such distribution systems shall be approved by the Ohio Environmental Protection Agency, the City Engineer, and the City Director of Utilities. All costs associated with such approvals shall be paid by the applicant prior to the issuance of Certificates of Occupancy.

The developer may be required to extend the necessary improvements across the frontage of the development to the boundary to serve adjoining unsubdivided land, as recommended by the City Engineer and/or the City Utilities Director, and determined by the Planning and Zoning Commission.

**U.T.** Storm Drainage: All areas within a manufactured home park shall be graded and drained so as to minimize standing water and surface runoff. Open drainage ditches are prohibited. Where an adequate public storm sewer is available at the development boundary, the developer shall construct a storm sewer system and connect with such storm sewer line. If such a storm sewer system is not accessible, natural drainage channels with easements of adequate width shall be provided, as determined by the City Engineer and approved by the Planning and Zoning Commission. Paved gutters or storm sewers shall be required if velocities of flow are greater than specified in Section 1121.20 of the Pataskala Subdivision Regulations, or will cause destructive erosion. Storm drainage, including drain tile around basements, shall not be permitted to discharge into any sanitary sewer facility, but shall connect to an adequate drainage outlet.

**V.U.** Fire Protection: Within each manufactured home park there shall be provided a fire protection system approved by the local fire authority. Standard fire hydrants shall be located within 400 feet of all individual lots, or another system constructed which in the opinion of the local fire authority provides an equal or greater measure of protection.