



CITY OF PATASKALA

ORDINANCE 2015-4229

Passed June 15, 2015

AN ORDINANCE OF THE CITY OF PATASKALA REVISING CHAPTER 1275 OF THE CODIFIED ORDINANCES OF THE CITY OF PATASKALA, AND REPEALING ALL OTHER ORDINANCES AND PARTS OF THE ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, the proposed amendment would revise the standards for cluster housing, remove conflicting standards from the Code, and adjust the lettering and numbering of the Code accordingly.

WHEREAS, the City Planning and Zoning Commission initiated the amendment pursuant to Section 1217.02, and

WHEREAS, a public hearing was held by the City Planning and Zoning Commission on April 1, 2015 pursuant to Section 1217.07, and

WHEREAS, the notice of a public hearing to be held by the City Planning and Zoning Commission was published in a newspaper of general circulation on March 19, 2015 pursuant to Section 1217.08, and

WHEREAS, upon hearing the application the City Planning and Zoning Commission recommended approval of the amendment on April 1, 2015 pursuant to Section 1217.10, and

WHEREAS, a public hearing was held by Council on May 18, 2015 pursuant to Section 1217.11, and

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

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

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

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

Section 1. That chapter 1275 of the Zoning Code of the Codified Ordinances of the City of Pataskala be amended to read as found in Exhibit A.


Section 2. This Ordinance shall become effective from and after the earliest period allowed by law.

ATTEST:


Kathy M. Hoskinson, Clerk of Council


Michael W. Compton, Mayor

Approved as to Form


Rufus B. Hurst, Law Director

CHAPTER 1275

Cluster Housing

1275.01 Purpose.

1275.03 Regulations.

1275.02 Description.

1275.01 PURPOSE.

The cluster housing regulations have several potential public benefits. They:

- Provide flexible development options where the standard rectilinear lot pattern is not practical due to of physical constraints;
- Promote the preservation of open and natural areas;
- Allow for common open areas within a development project while still achieving the density of the base zoning district; and
- Support reductions in development costs.

1275.02 DESCRIPTION.

A cluster housing development is a subdivision containing houses with some or all of the lots reduced below the minimum lot sizes, but where the overall development meets the density standard for the zoning district. These developments require that the planning for lots and the locations of houses on the lots be done at the same time. Because the exact location of each house is predetermined, greater flexibility in development standards can be possible while assuring that the single-dwelling character of the zoning district is maintained.

Figure 615-1 provides an example of cluster housing.

1275.03 REGULATIONS.

- A. Qualifying situations. Cluster housing developments are permitted in the AG, RR and R-87, R-20, R-15, R-10 and R-7 zoning districts.
- B. Procedure for approval. Cluster housing developments are subject to the subdivision review process.
- C. Density. The overall project may not exceed the density allowed by the base zone. In calculating the density, the area of the whole subdivision is included, except for public or private streets.
- D. Lot sizes. There is no minimum lot size (area, width, or depth). Lot sizes must be adequate to meet all required development standards of this chapter.
- E. Housing types allowed. Single family residential dwellings are the only type of housing allowed. The proposed locations for all houses must be shown on the plat map. The house locations must be shown in enough detail so that compliance with the required development standards is assured.
- F. Building setbacks. Along the perimeter of the project, all development must meet the building setback standards of the base zone. Within the project, the distance between houses must be at least 10 feet.

- G. **Maximum Lot Occupancy.** The maximum lot occupancy standards of the base zoning district do not apply to individual lots, but do apply to the overall project. Allowable areas for buildings must be shown on the plat map.
- H. **Preservation of water features.** Water features such as drainageways and streams must be left in a natural state unless altered to improve the amenity of the water feature for the development's residents or to improve stormwater drainage. Water features must be in common ownership unless otherwise approved as part of the subdivision review.
- I. **Maintenance.** An enforceable maintenance agreement for any commonly owned areas must be created and recorded. The agreement must be approved by the Law Director and City Administrator to assure that the City's interests are protected.

Figure 615-1

