



CITY OF PATASKALA

ORDINANCE 2015-4242

Passed January 19, 2016

AN ORDINANCE OF THE CITY OF PATASKALA REVISING CHAPTER 1259 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 the Transportation Corridor Overlay District, 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 October 7, 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 October 22, 2015 pursuant to Section 1217.08, and

WHEREAS, upon hearing the application the City Planning and Zoning Commission recommended approval of the amendment on October 7, 2015 pursuant to Section 1217.10, and

WHEREAS, a public hearing was held by Council on December 7, 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:

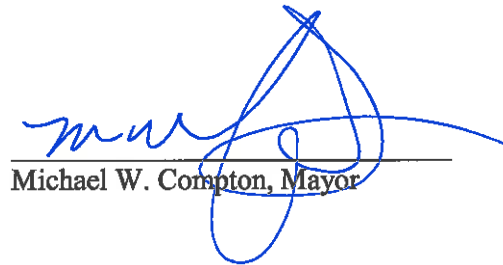
Section 1. That sections 1211.05, 1225.05, 1227.05, 1229.03, 1229.05, 1233.05, 1237.05, 1239.05 and 1241.05 of the Zoning Code of the Codified Ordinances of the City of Pataskala be amended to read as found in Exhibit A.

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

ATTEST:

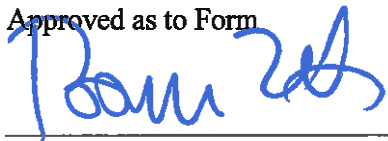


Kathy M. Hoskinson, Clerk of Council



Michael W. Compton, Mayor

Approved as to Form



Brian M. Zets, Law Director

EXHIBIT A

CHAPTER 1259

Transportation Corridor Overlay District (TC)

1259.01 Purpose.

1259.02 Short name.

1259.03 Jurisdictional boundaries.

1259.04 Permitted uses.

1259.05 Design standards.

1259.06 Site design submittal requirements.

1259.07 Site design approval.

1259.01 PURPOSE. The purpose of the Transportation Corridor Overlay District is to provide overlay requirements to ensure that existing and anticipated corridor land uses and traffic improvements, within the district, will be developed in a manner that protects the health and safety of residents of City of Pataskala. The importance of maintaining traffic flow and accessibility so as to reduce potential traffic hazards, to encourage compatible land uses, to comply with the Clean Air Act and subsequent amendments, and to protect property values, requires that special emphasis on traffic planning, access management, and additional frontage specification be achieved through the use of an overlay district. The TC Overlay District shall also require uniform signage, adequate screening, and landscaping in an effort to establish visual harmony and to promote aesthetic design in development within the district.

1259.02 SHORT NAME. The short name and map symbol of the Transportation Corridor Overlay District is TC.

1259.03 JURISDICTIONAL BOUNDARIES.

A. The Transportation Corridor Overlay District is defined as all land with right-of-way frontage on any of the following corridor roadways, or any parcels within a 1/4 mile of any of these corridor roadways:

1. Broad Street (S.R. 16) within the corporate limits of the City.
2. Hazelton-Etna Road (SR 310) south of Mill Street to the City corporate line.
3. North Township Road/Hazelton-Etna Road (SR 310) north of Broad Street to the City corporate line.
4. Taylor Road from a point 200 feet south of Kennedy Road south to the City corporate line.
5. Mink Street from the railroad track south to the City corporate line.
6. Summit Road from the railroad track south to the City corporate line. Planned Development Districts may be exempt from some of the requirements of this section at the discretion of the Planning and Zoning Commission. (Ord. 2002-3432. Passed 5-6-02.)

1259.04 PERMITTED USES. All permitted uses within the underlying zoning district shall be allowed within the TC. Should there be a conflict between the TC and the underlying zoning district, the more restrictive requirements or the higher standards shall apply.

1259.05 DESIGN STANDARDS.

A. Traffic Safety Measures. One or more of the following traffic safety measures shall be required in an effort to aid access and traffic management:

1. Access Road Requirements. Access roads shall be utilized to service commercial development located along the corridor. Such roads will help prevent traffic interruptions on the thoroughfare.

2. Left Turn Lanes. Left turn lanes, which provide stacking lanes for those cars preparing to turn left, shall be utilized in an effort to help prevent traffic slow down and traffic hazards.

3. Acceleration/Deceleration Lanes. Acceleration/deceleration lanes shall be utilized to help prevent traffic slow-down and general interruptions, thereby avoiding potential traffic hazards.

4. Driveway Spacing. Access points shall be separated by a minimum distance of 600 feet (from edge to edge of driveway cuts) along Broad Street (SR 16) and shall be adjusted accordingly for other roads included in the TC based on their given speed limits (National Cooperative Highway Research Program, Access Management Guidelines for Activity Center, Washington, D.C., 1992).

5. Right-in / Right-out only turns. Points of access that allow only right in/right-out access shall be utilized in an effort to help prevent traffic slowdown and additional points of traffic conflicts.

6. Or other traffic safety measures as approved by the City engineers.

~~B. Front Yard Setback Requirements. The front yard setback shall be based on the recommended right-of-way width as outlined in the Master Thoroughfare Plan. The setback for all new structures shall be equal to the total right-of-way width, and shall be measured from the centerline of the designated corridor highway or road. This front yard setback shall apply only to the designated corridor roadways as outlined in Section 1259.03A. Corner lots are exempted from meeting this requirement on both corners unless the opposite corner is along a designated corridor roadway also.~~ All yard setbacks shall be approved, approved with modifications or disapproved by the Planning and Zoning Commission with consideration given to recommendations from city staff.

C. Loading Areas. Commercial loading areas shall be located behind building(s) and screened from adjacent unlike uses.

D. Storage Areas. Storage areas and trash storage receptacles shall be totally enclosed by structures or opaque fences on four sides, screened from adjacent uses, and be located behind building(s).

E. Utility and Transmission Lines: New or upgraded utility, cable or other communications lines, and transmission lines located within the TC Overlay District (including those located along the rear property line) shall be located underground and be designed and located in such a manner that they will have minimum adverse visual and physical impact on the roadside.

F. Pedestrian/Handicap Access. Sidewalks shall be provided along each developed parcel or upon change in use of an existing developed parcel within the TC Overlay District if a sidewalk

does not exist at the time of the development or change in use of the parcel. Sidewalks shall be designed to minimize conflict with motor vehicles and shall be installed pursuant to sidewalk design specifications in Section 1117.15 of the Pataskala Subdivision Regulations.

G. Corridor Landscaping/Buffers/Screening.

1. All existing, healthy trees having a trunk diameter of 6 inches or more measured 5 feet above the ground shall be preserved whenever possible. The developer shall be required to submit a tree survey which indicates the location of such trees so that site design options that would allow for the maximum preservation of mature tree stands may be negotiated. (See Chapter 1283, Trees and Landscaping for tree protection requirements.)

2. A "buffer zone" shall be required along the boundary of all neighboring properties. The width of these buffer zones shall be in accordance with the following chart: Buffer zones shall be approved, approved with modifications or disapproved by the Planning and Zoning Commission with consideration given to recommendations from city staff.

~~Abutting Zoning District Proposed Use AG/RR/R87 (Width) R-20/R15/R-10/R7/RM/RMH (Width) DB (Width) LB (Width) PRO/GB (Width)~~

~~M-1/PM (Width)~~

~~AG/RR/R87~~

~~————— 25'P/10'B 5'P/10'B 25'B/P 25'P/35'B 50'P/100'B~~

~~R-20/R15/R-10/R7/RM/RMH~~

~~25'B/P ——— 5'P/10'B 25'B/P 25'P/35'B 50'P/100'B~~

~~DB 5'P/10'B 5'P/10'B ——— 5'P/10'B 5'P/10'B 5'P/10'B LB 25'B/P 25'B/P 5'P/10'B —————~~

~~25'P/35'B PRO/GB 25'P/35'B 25'P/35'B 5'P/10'B ————— 25'P/35'B M-1/PM 50'P/100'B 50'P/100'B
25'P/35'B 25'P/35'B 25'P/35'B —————~~

~~*B refers to Building Setback; P refers to Pavement Setback. A minimum buffer zone of 30 feet shall be required between road rights-of-way and paved surfaces, excluding ingress and egress points. A "buffer zone" as referred to in this section shall be defined as a vegetated strip of land, free from buildings, driveways, or other paved surfaces, which is permanently set aside by the owner. This buffer zone shall be required between the right-of-way and pavement setback as addressed in the chart above. All buffer zones shall be planted in trees and shrubs in a density sufficient to provide contiguous properties with sufficient foliage to screen unlike land uses all year round, pursuant to standards in Chapter 1283.~~

3. ~~All parking areas constructed within the Transportation Corridor (TC) shall meet those requirements specified in Chapter 1291. When there are conflicting requirements, the stricter of the two shall prevail.~~ Parking requirements shall be approved, approved with modifications or disapproved by the Planning and Zoning Commission with consideration given to recommendations from city staff.

4. Landscaping/ Design Requirements.

a. Distance between parking area and building: A minimum distance of 8 feet shall be maintained between any building, including any walkway immediately adjacent thereto, and the parking area. This space is to be reserved for plant material, either existing or planned, in accordance with the requirements of Chapter 1283.

b. Interior plantings. In addition to all other requirements, all commercial, business, institutional, or industrial parking areas for more than 20 vehicles (excluding parking structures), shall provide and maintain a minimum of a 300 square foot planting area with minimum dimensions of 7 feet wide for every 8 parking spaces (including handicapped spaces) located within the parking area. Planting areas shall:

(1) Contain at least 2 "shade trees" which are at least 8 feet in height and 6 inches and 1/4 inches in circumference (2 inches in diameter) measured at 1/2 feet above grade for new planted trees and measured at 4 1/2 feet above grade for existing trees. ("Shade trees" as used herein means any tree, evergreen, or deciduous, whose mature height of its species can be expected to exceed 35 feet and which has an expected crown spread of 30 feet or more or is considered a shade tree in accordance with the American Association of Nurserymen.)

(2) Contain ground covering sufficient to cover otherwise exposed planting surface so that soil erosion will be minimized.

(3) Be located within the parking area as tree islands, at the end of parking bays, inside 7 foot wide or greater medians, or between rows of cars or as part of a continuous street or a transitional protective yard. No vehicular parking space shall be separated from a shade tree by an intervening building and be located farther than 50 feet from the tree trunk of a planting area. Landscaped planting areas shall be distributed in a uniform manner as to provide shade yet should also be positioned within the parking area in accordance with sound landscape design and parking lot circulation principles.

c. Berms. In addition, earthen berms may be provided or the ground sloped. Any berms used to comply with this requirement shall have a minimum height of 1 1/2 feet and a minimum crown width of 2 feet and a total minimum width of 7 feet and shall be planted with a locally adapted species of shrubs which conform to the spirit of subsection G.5. hereof. However, shrubs may have a lesser height provided that the combined height of the berm and the plantings after 3 years is at least 30 inches high.

5. Screening. Any area used for service yards, utility meters, above ground tanks, and other such equipment shall be screened through landscaping (including a berm or opaque fence) so that such facilities are not visible from the highway/road or neighboring properties and shall be located not less than 10 feet from the side and/or rear property lines.

1259.06 SITE DESIGN SUBMITTAL REQUIREMENTS. Before a zoning permit for development or redevelopment of 50 percent or more of the site is issued in the TC District by the Pataskala Zoning Inspector, the developer shall submit plans, drawn at an appropriate scale—a scale no smaller than 1:60, to the Planning and Zoning Commission (PZC) for recommendations and approval. The Commission may, at its discretion, request additional studies or outside assistance from others, at the developer's expense, in its effort to review the development plan in an appropriate manner. The following plans shall be submitted by the developer to the Pataskala Planning and Zoning Commission for review:

1. Site Plan: The plot plan shall show the following:

- a. The boundaries and dimensions of the lot.
- b. The size and location of existing and proposed structures.
- c. The proposed use of all parts of the lot and structures.
- d. All reserve parcels and anticipated development phases.
- e. The use of land and location of structures on adjacent property, within 100 feet of the property line for which the zoning permit is being applied for.
- f. Existing trees that are 6 inches or greater in diameter measured 5 feet above the ground located within the setback.

2. Development Plan: The Development Plan shall show the following:

a. Structures: All proposed structures shall be located, showing square footage for each structure, expected entrance(s), service, and pedestrian areas for each phase of the development.

b. Traffic concept: All points of ingress and egress onto public roadways and the overall traffic distribution scheme shall be shown, indicating traffic flow patterns and traffic control points. ~~An acceptable traffic analysis study of the effected area, according to Ohio Department of Transportation standards, shall be required. The criteria must include one or more of the "Traffic Safety Measures" as described in Section 1259.05A.~~ **The requirement for a traffic study and the need for "Traffic Safety Measures" shall be at the discretion of the City Engineer and approved, approved with modifications or disapproved by the Planning and Zoning Commission.**

c. Parking layout: A parking layout must be shown to include the following:

(1) Access points and expected movement for all transportation modes through and between separate parking lot areas;

(2) Expected pedestrian access routes from parking areas and bus stops to structures. d. Landscaping: All proposed site landscaping, screening, and buffering shall be indicated as to type and size of material to be used, proposed locations, berming and other features in accordance with Section 1259.05G.

e. Proposed location, dimensions, and design of signs.

1259.07 SITE DESIGN APPROVAL.

A. ~~All z~~Zoning applications within the TC Overlay District **for development or redevelopment of 50 percent or more of the site** shall be approved, approved with modifications, or denied within ninety (90) days from the date on which a complete final application has been submitted. The Planning and Zoning Commission may prescribe appropriate conditions and safeguards in conformity with this Code. Zoning applications within the TC Overlay District will be processed in the following manner:

1. If the Zoning Inspector determines that the application is complete, the Zoning Inspector shall schedule within 30 days of receipt of the complete application a meeting of the Planning and Zoning Commission (PZC). This meeting shall be open to the public, and notice of such meetings shall be provided to the applicant and/or his representative, news media, and any other interested parties as defined by Section 1211.11. The Planning and Zoning Commission shall

review the TC Overlay District applications and decide whether to approve or deny the application. The PZC shall recommend approval if the requirements of this Code have been met.

~~2. If the applicant would desire to request a preliminary review meeting to review their proposal with the PZC, then this request shall be made in writing and given to the Zoning Inspector. The Zoning Inspector then shall contact the members of the PZC to establish a date and time for the preliminary review meeting. The same notice shall be required as in subsection A.1. hereof. The PZC will review with the applicant the requirements of the TC Overlay District, and provide clarification on compliance with the requirements of the TC Overlay District and any other requirements of this Code.~~

3. Site Design Submittal:

a. When a site design is submitted for any ~~commercial, industrial, or multi-family~~ projects, the Planning and Zoning Commission shall review these as final applications, ~~unless as stated above in A.2. the applicant has requested a preliminary review meeting.~~

b. ~~When a site design is submitted for any residential subdivision, a preliminary review meeting shall automatically take place at the preliminary plan stage. The final application review will then take place at the final plan stage, after which a zoning permit may be issued by the Zoning Inspector.~~

4. The Zoning Inspector shall review all zoning permit applications to ensure all requirements of Section 1209.04 and this chapter have been submitted. (Ord. 2006-3733. Passed 12-18-06.)