



Introduced: 6/19/2017
Revised:
Adopted:
Effective:

CITY OF PATASKALA

ORDINANCE 2017-4288

AN ORDINANCE TO AMEND CHAPTER 1203 AND SECTION 1263.03 AND ADD SECTION 1221.06 TO CHAPTER 1221 OF THE CODIFIED ORDINANCES OF THE CITY OF PATASKALA, AND REPEAL ALL OTHER ORDINANCES AND PARTS OF THE ORDINANCES IN CONFLICT THEREWITH

WHEREAS, the proposed amendment would establish a definition and standards for demolitions, 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 May 3, 2017 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 April 20, 2017 pursuant to Section 1217.08, and

WHEREAS, upon hearing the application the City Planning and Zoning Commission recommended approval of the amendment on May 3, 2017 pursuant to Section 1217.10, and

WHEREAS, a public hearing was held by Council on June 19, 2017 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 Ordinances.

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

Section 1: That Chapter 1203 be amended and Section 1221.06 be added to Chapter 1221 of the Zoning Code of the Codified Ordinances of the City of Pataskala to read as found in Exhibit A.

Section 2: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of Council and that all deliberations of the Council and any of the decision making bodies of the City of Pataskala which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the State of Ohio.

Section 3: This Ordinance shall become effective from and after the earliest period allowed by the Charter of the City of Pataskala.

ATTEST:

Kathy M. Hoskinson, Clerk of Council

Michael W. Compton, Mayor

Approved as to form:

Brian M. Zets, Law Director



CITY OF PLANNING AND ZONING DEPARTMENT

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

EXHIBIT A

1203 – DEFINITIONS

Demolition: The intentional act of pulling down, destroying, dismantling, defacing, removing or razing a building or structure, or commencing the work of a total, substantial, or partial demolition with the intent of completing the same.

1221.06- DEMOLITION REQUIREMENTS

All structures over 200 square feet shall be subject to the demolition regulations provided in this Chapter.

- A. Permit Required: No person, firm, corporation, or other entity shall commence demolition of any building, structure, or part thereof over 200 square feet without first obtaining a permit from the Planning and Zoning Department. A demolition permit shall be valid for a period of ninety (90) days after it is issued.
- B. Demolition Requirements:
1. All utility services shall be disconnected prior to demolition.
 2. All demolition debris shall be quickly removed from the site. On-site burning and/or burying of materials is prohibited.
 3. No walls or parts thereof shall remain standing.
 4. If the building or structure has a basement, the basement shall be filled upon completion of the demolition.
 5. Immediately following demolition and cleanup, the finished grade shall be restored to original ground level, seeded and strawed.
 6. The contractor shall schedule work only when the dust from the demolition can be controlled, and if necessary, the contractor shall use water as a means to control the movement of dust. A nuisance shall not be created as a result of dust, noise, or any other means.
 7. All applicable State and City laws, ordinances, rules, and regulations shall be strictly complied with before, during, and after demolition.
 8. The City Administrator or their designee may waive any of these requirements for just cause shown.
- C. Application for Zoning Permit:
1. A site plan showing the location of the structure to be demolished in respect to property lines, public right-of-way lines, other buildings on site, and off site if applicable, shall be submitted for review to the Planning and Zoning Department.
 2. A policy or certificate or insurance evidencing that the person, firm, corporation, or other entity performing the demolition has a current policy of liability insurance of not less than

- \$300,000 for the protection of adjacent owners and other members of the public shall be submitted to the Planning and Zoning Department unless otherwise determined by the City Administrator or their designee.
3. Any other information deemed necessary by the City Administrator or their designee.

CHAPTER 1263

Olde Town Pataskala District

1263.03 – DEMOLITIONS

Landscaping. Site must be landscaped no later than 6 months after the finish grade is restored following demolition, unless there is an Approved Development for the site. Approved Development means issuance of a building permit. The landscaping required to comply with this Section must meet, at least, the L1 standard of Chapter 1283, Landscaping and Screening, except that no shrubs or trees are required. For additional requirements, refer to Section 1221.06 of the Pataskala Code.

EXHIBIT A

REDLINE

1203 – DEFINITIONS

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- B. Demolition Requirements:
1. All utility services shall be disconnected prior to demolition.
 2. All demolition debris shall be quickly removed from the site. On-site burning and/or burying of materials is prohibited.
 3. No walls or parts thereof shall remain standing.
 4. If the building or structure has a basement, the basement shall be filled upon completion of the demolition.
 5. Immediately following demolition and cleanup, the finished grade shall be restored to original ground level, seeded and strawed.
 6. The contractor shall schedule work only when the dust from the demolition can be controlled, and if necessary, the contractor shall use water as a means to control the movement of dust. A nuisance shall not be created as a result of dust, noise, or any other means.
 7. All applicable State and City laws, ordinances, rules, and regulations shall be strictly complied with before, during, and after demolition.
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