



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

EXHIBIT A

1221.05 ACCESSORY BUILDING REGULATIONS

- 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 less than two (2) acres shall be determined by multiplying the gross acreage of the lot by 600, adding 120 and multiplying by two (2). This formula is expressed as an equation below:
$$((\text{Gross acreage of lot}) \times 600) + 120) \times 2 = \text{Maximum permitted square footage}$$

Example: $((1 \text{ acre} \times 600) + 120) \times 2 = 1,440 \text{ square feet}$
 2. Lots two (2) acres or greater in size shall not have a maximum permitted square footage.
- C. Height: 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.
1. The maximum height of an accessory building for lots less than two (2) acres shall be 18 feet.
 2. The maximum height of an accessory building for lots two (2) acres or greater 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.
 4. An accessory structure shall not be located on a lot without a principal structure.
- E. Setbacks:
1. An accessory building shall be setback from the side and rear property lines a minimum of five (5) feet for lots less than two (2) acres.
 2. An accessory building shall be setback from the side and rear property lines a minimum of 10 feet for lots two (2) acres or greater.
- 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.

EXHIBIT A - REDLINE

1221.05 ACCESSORY BUILDING REGULATIONS

- 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 ~~less than two (2) acres~~ shall be determined by multiplying the gross acreage of the lot by 600 ~~and~~, adding 120 ~~and multiplying by two (2)~~. This formula is expressed as an equation below:

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

 $((\text{Gross acreage of lot}) \times 600) + 120) \times 2 = \text{Maximum permitted square footage}$

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

Example: $((1 \text{ acre} \times 600) + 120) \times 2 = 1,440 \text{ square feet}$
 2. ~~The maximum total square footage for accessory buildings on a lot shall not exceed 3,120 square feet regardless of lot size.~~
Lots two (2) acres or greater in size shall not have a maximum permitted square footage.
- C. Height: 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.
1. The maximum height of an accessory building for lots ~~less than~~ two (2) acres ~~and less~~ shall be 18 feet.
 2. The maximum height of an accessory building for lots ~~greater than~~ two (2) acres ~~or greater~~ 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.
 4. An accessory structure shall not be located on a lot without a principal structure.
- E. Setbacks:
1. An accessory building shall be setback from the side and rear property lines a minimum of five (5) feet for lots less than two (2) acres.
 2. An accessory building shall be setback from the side and rear property lines a minimum of 10 feet for lots two (2) acres or greater.
- 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.