



## CITY OF PATASKALA

### ORDINANCE 2017-4293

Passed October 2, 2017

**AN ORDINANCE TO AMEND SECTION 1221.05 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 replace the maximum square footage requirements for accessory buildings and remove conflicting standards from the Code.

*WHEREAS*, a public hearing was held by Council on September 5, 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.

*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 Section 1221.05 be amended 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.

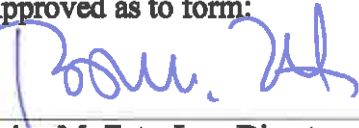
Section 3: This Ordinance shall become effective from and after the earliest period allowed by the Charter of the City of Pataskala.

**ATTEST:**

  
Kathy M. Hoskinson, Clerk of Council

  
Michael W. Compton, Mayor

**Approved as to form:**

  
Brian M. Zets, Law Director



## CITY OF 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:

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

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

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

$$\text{Example: (((1 acre x 600) + 120) x 2) = 1,440 square feet}$$

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.

