



ORDINANCE 2023-4449

EXHIBIT A

CHAPTER 1253

Planned Manufacturing District (PM)

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1253.01 PURPOSE

The purpose of the PM District is to encourage the development of major manufacturing, processing, warehousing, and major research and testing operations. These activities require extensive community facilities, including adequate utility services and direct access to arterial thoroughfares.

1253.02 SHORT NAME

The short name and map symbol of the Planned Manufacturing District is PM.

1253.03 PERMITTED USES

1. Agriculture
2. General warehousing (excluding biohazardous, toxic, or explosive materials).
3. Public parks and playgrounds
4. Leather goods manufacturing not elsewhere classified.
5. Sheet metal work and fabrication.
6. Machine shops, jobbing, and repair.
7. Equipment and household appliances manufacturing.
8. Electric lighting and wiring manufacturing
9. Miscellaneous electrical machinery, equipment, and supplies manufacturing.
10. Musical instruments and parts manufacturing

11. Toys, amusements, sporting, and athletic goods manufacturing.
12. Pens, pencils, and, and other office and artist materials manufacturing.
13. Research and Testing Operations.
14. Paper processing activities, such as printing, excluding paper production.
15. All permitted uses in the M-1 District
16. All uses marked as “Permitted Uses” in the Planned Manufacturing District (PM) as listed in the NAICS Classification and Zoning District Matrix.

1253.04 CONDITIONALLY PERMITTED USES

A conditional use permit may be issued in accordance with Chapter 1215, and the other provisions of these regulations provided that the applicant can demonstrate that the proposed use is consistent with those general principles outlined in Section 1215.04 as well as any additional standards in accordance with any or all of those standards found in Section 1215.05 or other conditions as required by the Board of Zoning Appeals (including, but not limited to, increased setbacks and/or screening) and conditions referred to in the following descriptions:

1. Bulk storage, provided that all outdoor storage is screened from view of neighboring properties and roads.
2. Farm equipment, auto, or aircraft manufacturing.
3. Wiring manufacturing.
4. Beverage industries.
5. Textile manufacturing.
6. Floor covering manufacturing
7. Steel manufacturing.
8. Nonferrous foundries.
9. Recycling industries (indoor operations only).
10. Professional or semi-professional sporting facilities.
11. Sawmill operations.
12. Adult entertainment facilities.
13. Mining, processing, and storage
14. Airports and heliports (private and governmental). Refer to Section 1215.05B.2.
15. Facilities or areas utilized for the production, processing or sale of marijuana.
16. All conditional uses in the M-1 District.
17. All uses marked as “Conditional Uses” in the Planned Manufacturing District (PM) as listed in the NAICS Classification and Zoning District Matrix.

1253.05 GENERAL REQUIREMENTS

A. Maximum Building Height: No building shall be erected or enlarged to exceed 50 feet.

B. Lot Area and Lot Width: Every lot shall have a minimum width of 500 feet throughout, and a lot area of not less than five acres (217,800 square feet) in area, exclusive of road right-of-way.

C. Setbacks:

1. Setbacks from Public Rights-of-Way: The following minimum setbacks and associated mounding requirements shall apply to all developments that abut public rights-of-way with roadway classifications as defined in the Pataskala Comprehensive Plan:

a. Arterial:

i. Etna Parkway

(1) Building: There shall be a minimum building setback of not less than 50 feet.

(2) Parking: There shall be a minimum parking setback of not less than 25 feet

(3) Mounding: An undulating mound that is a minimum of four (4) feet in height and a maximum of six (6) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).

ii. State Routes

(1) Buildings 38 to 50 feet in Height:

a) Building: There shall be a minimum building setback of not less than 100 feet.

b) Parking: There shall be a minimum parking setback of not less than 50 feet.

c) Mounding: An undulating mound that is a minimum of eight (8) feet in height and a maximum of ten (10) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).

(2) Buildings Less Than 38 feet in Height:

a) Building: There shall be a minimum building setback of not less than 80 feet.

b) Parking: There shall be a minimum parking setback of not less than 40 feet.

c) Mounding: An undulating mound that is a minimum of six (6) feet in height and a maximum of eight (8) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).

b. Collector:

- i. Buildings 38 to 50 feet in Height:
 - (1) Building: There shall be a minimum building setback of not less than 150 feet.
 - (2) Parking: There shall be a minimum parking setback of not less than 75 feet.
 - (3) Mounding: An undulating mound that is a minimum of eight (8) feet in height and a maximum of ten (10) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).
- ii. Buildings Less Than 38 feet in Height:
 - (1) Building: There shall be a minimum building setback of not less than 120 feet.
 - (2) Parking: There shall be a minimum parking setback of not less than 60 feet.
 - (3) Mounding: An undulating mound that is a minimum of six (6) feet in height and a maximum of eight (8) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).
- c. Rural and Local:
 - i. Buildings 38 to 50 feet in Height: All developments with a building 38 to 50 feet in height with a property line that abuts a Rural and/or Local roadway shall comply with one of the options set forth below:
 - (1) Option A:
 - a) Building: There shall be a minimum building setback of not less than 350 feet.
 - b) Parking: There shall be a parking setback of not less than 250 feet.
 - c) Mounding: An undulating mound that is a minimum of ten (10) feet in height and a maximum of twelve (12) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).
 - (2) Option B:
 - a) Building: There shall be a minimum building setback of not less than 300 feet.
 - b) Parking: There shall be a parking setback of not less than 200 feet.
 - c) Mounding: An undulating mound that is a minimum of twelve (12) feet in height and a maximum of fourteen (14) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).
 - (3) Option C:
 - a) Building: There shall be a minimum building setback of not less than 250 feet.
 - b) Parking: There shall be a parking setback of not less than 150 feet.

- c) Mounding: An undulating mound that is a minimum of fourteen (14) feet in height and a maximum of sixteen (16) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).
 - ii. Buildings Less Than 38 feet in Height: All developments with a building less than 38 feet in height with a property line that abuts a Rural and/or Local roadway shall comply with one of the options set forth below:
 - (1) Option A:
 - a) Building: There shall be a minimum building setback of not less than 280 feet.
 - b) Parking: There shall be a parking setback of not less than 200 feet.
 - c) Mounding: An undulating mound that is a minimum of eight (8) feet in height and a maximum of ten (10) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).
 - (2) Option B:
 - a) Building: There shall be a minimum building setback of not less than 240 feet.
 - b) Parking: There shall be a parking setback of not less than 160 feet.
 - c) Mounding: An undulating mound that is a minimum of ten (10) feet in height and a maximum of twelve (12) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).
 - (3) Option C:
 - a) Building: There shall be a building setback of not less than 200 feet.
 - b) Parking: There shall be a parking setback of not less than 120 feet.
 - c) Mounding: An undulating mound that is a minimum of twelve (12) feet in height and a maximum of fourteen (14) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).
- 2. Accessory Structures: Accessory structures such as security facilities, gate houses, security checkpoints and related improvements shall have a minimum setback of 100 feet and located to the rear of required mounding.

3. Setbacks for Side and Rear Yards: The following minimum setbacks shall apply to all side and rear property lines that do not abut public rights-of-way:
 - a. Side:
 - i. Building: There shall be a minimum building setback of not less than 50 feet.
 - ii. Parking: There shall be a minimum parking setback of not less than 25 feet.
 - b. Rear:
 - i. Building: There shall be a minimum building setback of not less than 50 feet.
 - ii. Parking: There shall be a minimum parking setback of not less than 25 feet.
4. Interior Setbacks: There shall be a zero minimum building and parking setback requirement from interior property lines when the properties on each side of the property line are under common ownership.
5. Residential Setbacks: The following minimum setbacks and associated mounding requirements shall apply to all developments with a property line that abuts a residential use or district:
 - a. Buildings 38 to 50 feet in Height: All developments with a building 38 to 50 feet in height with a property line that abuts a residential use or district shall comply with one of the options set forth below:
 - i. Option A:
 - (1) Building: There shall be a minimum building setback of not less than 350 feet.
 - (2) Parking: There shall be a parking setback of not less than 250 feet.
 - (3) Mounding: An undulating mound that is a minimum of ten (10) feet in height and a maximum of twelve (12) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).
 - ii. Option B:
 - (1) Building: There shall be a minimum building setback of not less than 300 feet.
 - (2) Parking: There shall be a parking setback of not less than 200 feet.
 - (3) Mounding: An undulating mound that is a minimum of twelve (12) feet in height and a maximum of fourteen (14) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).
 - iii. Option C:
 - (1) Building: There shall be a minimum building setback of not less than 250 feet.
 - (2) Parking: There shall be a parking setback of not less than 150 feet.
 - (3) Mounding: An undulating mound that is a minimum of fourteen (14) feet in height and a maximum of sixteen (16) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the

requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).

b. Buildings Less Than 38 feet in Height: All developments with a building less than 38 feet in height with a property line that abuts a residential use or district shall comply with one of the options set forth below:

i. Option A:

(1) Building: There shall be a minimum building setback of not less than 280 feet.

(2) Parking: There shall be a parking setback of not less than 200 feet.

(3) Mounding: An undulating mound that is a minimum of eight (8) feet in height and a maximum of ten (10) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).

ii. Option B:

(1) Building: There shall be a minimum building setback of not less than 240 feet.

(2) Parking: There shall be a parking setback of not less than 160 feet.

(3) Mounding: An undulating mound that is a minimum of ten (10) feet in height and a maximum of twelve (12) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).

iii. Option C:

(1) Building: There shall be a building setback of not less than 200 feet.

(2) Parking: There shall be a parking setback of not less than 120 feet.

(3) Mounding: An undulating mound that is a minimum of twelve (12) feet in height and a maximum of fourteen (14) feet in height shall be provided within the required minimum parking setback. All mounds shall meet the requirements of Section 1253.05(D) and include plantings as required in Section 1253.05(E).

D. Mounding: The following minimum requirements shall apply to all developments within the Planned Manufacturing district.

1. The datum of the first floor of the building shall be used as the basis to measure the required mound height.

2. Mounding shall slope at a maximum 3:1 slope from three feet behind the public right-of-way or property line to the top of the mound.

3. Mound grading should undulate and vary in both vertical and horizontal dimensions, while maintaining a maximum slope of no greater than 3:1. The top of the mound widths should range from 2 to 4 feet.

4. If the maximum grade of the backslope of the mound cannot be met, a site wall of cast-in-place concrete or split faced concrete masonry unit block is allowable.

5. In the case that mound height is unable to be met, plantings that provide 100 percent coverage and/or a 100 percent opaque wall or fence, not to exceed six feet in height, may be utilized to meet screening requirements. This condition should not exceed more than 30 percent of the screening requirements. The use of chain link fence is prohibited.

E. Landscaping: The following minimum requirements shall apply to all developments within the Planned Manufacturing district.

1. Landscaping on mounds shall consist of a mixture of deciduous trees, evergreen trees, shrubs or bushes to provide a minimum opacity of 75 percent within five (5) years of the date of planting to a total height of at least six (6) feet above the top of the mound.
2. Tree Installation Sizes: Tree sizes shall be mixed in at least three different sizes ranging from 2 – 3-inch caliper. No more than 50 percent of trees shall be 2-inch caliper.
3. Tree Species Diversity: At least five (5) species shall be used per property. No quantity of any given species shall comprise more than 40 percent of the overall quantity of trees. Tree species shall be native to the region and obtained from a regional nursery.
4. Tree Spacing: Tree species and sizes shall be randomly spaced in a staggered pattern with a minimum of 30 trees per 100 linear feet.
5. Trees shall be underplanted with turf grass and/or ground cover plantings to fully cover the remainder of the landscaped area.
6. The use of existing forested areas and tree stands may be utilized, upon approval by the City, to enhance the aesthetics of the building and to lessen its visual impact. If the forested areas and/or tree stands become no longer viable, the property shall meet the applicable mounding and landscaping requirements of this Chapter.
7. All required mounding and landscaping shall be installed concurrent with building construction.
8. Maintenance of landscaping areas is the ongoing responsibility of the property owner. All required landscaping shall be continuously maintained in a healthy manner. Plants that die must be replaced in kind.
9. All landscaping shall be subject to the applicable requirements of Chapter 1283.
10. A plan demonstrating compliance with these requirements shall be submitted as part of a Planned Manufacturing application.

F. Outdoor Storage Areas: Outdoor storage of equipment and materials shall be fully enclosed by a 100 percent opaque fence not to exceed ten (10) feet in height.

G. Loading Docks: Loading docks should be located to the interior of the property away from public rights-of-way to the extent practicable.

- H. Maximum Lot Occupancy: The maximum percentage of the total lot area which may be occupied by both principal and accessory buildings for commercial and/or industrial uses shall be 65%.
- I. Parking and Loading: Parking and loading requirements shall be as regulated in Chapter 1291. On-street parking shall be prohibited.
- J. Signs: Signs shall be as regulated in Chapter 1295.
- K. Trash and Garbage Control: All trash and garbage control shall be stored in container systems which are located and enclosed so as to effectively screen them from view. Screening of trash and garbage areas shall meet the requirements of Section 1283.06. Container systems shall not be located in front yards.
- L. Bulk Requirements: All structures shall have 625 square feet per business unit and not be less than 25 feet in width and depth. All bulk requirements of the PM District are to be determined from outside dimensions, exclusive of porches, garages, and cellars or basements.
- M. Access: No access, including emergency access, to any use within this district shall be from a Rural Roadway or Local Roadway as identified in the Pataskala Comprehensive Plan.
- N. Siting Criteria: When an adult entertainment facility abuts a residential use or district, the structure must be located a minimum of 1,500 feet from such parcels.
- O. Drainage: The amount and rate of runoff from a developed site shall be no greater after development than it was prior to development. In no circumstances shall drainage from a watershed be diverted away from the watershed in which it naturally occurs. The method used to determine this shall be in accordance with the latest version of the City of Columbus Stormwater Drainage Manual. The stormwater management report and calculations therein shall be reviewed for conformance as part of the Construction Plan review process.
- P. Lighting:
 - 1. All parking lot and private drive lighting shall be cut-off type fixtures and down cast. Parking lot lighting shall be from a controlled source to minimize light spilling beyond the boundaries of the site. All parking lot and private drive lighting shall be of the same light source type and style. All light poles within parking lots and along private drives shall be black or green and constructed of metal. Light poles shall not exceed thirty (30) feet in height, except that light poles located within 300 feet of properties where residential uses exist shall be no more than 18 feet in height.

2. All other lighting, including those on buildings or accessory structures, such as security facilities, gate houses, and security checkpoints, shall be cut-off type fixtures and down cast, or shielded to prevent off-site glare.
3. No permanent-colored lights or neon lights shall be used on the exterior of any building. Permanent colored or neon lights used on the interior of the building shall not be visible from the property line.
4. All lighting standards and requirements not addressed in this Chapter shall be in accordance with other applicable provisions of the Codified Ordinances.
5. Public street lighting must meet the City standards and specifications.
6. No light spillage onto properties which are adjacent to properties zoned Planned Manufacturing shall be permitted from light sources within the Planned Manufacturing district.
7. A plan demonstrating compliance with these requirements shall be submitted as part of a Planned Manufacturing application.

Q. Traffic Management: A traffic impact study shall be required to determine the need for traffic safety measures and associated access improvements.

R. Noise Impact Analysis: A noise impact analysis may be required at the discretion of the City Administrator or his/her designee to determine potential impacts of noise and identify feasible mitigation measures.

S. Architectural Standards: The following standards shall apply to all developments within the Planned Manufacturing district:

1. Buildings shall be required to employ a comparable use of materials on all elevations.
2. Accessory or ancillary buildings, whether attached or detached, shall be of similar design, materials, and construction as the nearest primary structure, if they are visible from a public street right-of-way. Fenestration themes that employ windows, panels and piers that are consistent with the architectural vocabulary of the building are encouraged.
3. All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.
4. Buildings and structures shall be designed to be harmonious in character to other buildings and structures within the same project as applicable. Façade colors shall be muted earth tones and be coordinated to complement each other.
5. Architectural design for all portions of a building or structure that are visible from a public right-of-way (excluding public rights-of-way whose primary purpose is to accommodate truck traffic or service loading areas) shall meet the community standard in terms of quality while considering the unique nature of the use(s) that will be found therein.

6. Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from public rights-of-way.

1253.06 PERFORMANCE STANDARDS

The following performance standards shall apply for all lots in the Planned Manufacturing district:

- A. No industry or other business shall be established, maintained, or permitted which produces objectionable light, smoke, dust, noise, odor, gases, vapors, or vibration resulting in a nuisance to abutting property owners or to the public in general, pursuant to the criteria in Chapter 1287.
- B. All buildings shall be serviced by public water prior to occupancy.
- C. All buildings should be serviced by public sewer prior to occupancy. If public sewer is unavailable, septic systems may be permitted, in accordance with the requirements of the Licking County Health Department, until such time that public sewer is available. In these instances, the City Administrator, or designee, may require separate monitoring wells to ensure there is no contamination of industrial pollutants; the number of wells, type, sampling and contaminant types shall be decided on a case-by-case basis. All buildings must connect to public sewer once available, and all septic systems shall be abandoned in accordance with the Licking County Health Department requirements.
- D. Before any operation begins, and in order to continue, the facility must meet all other local, county, state and federal regulations (including, but not limited to health, safety, transportation and environmental requirements).

1253.07 APPLICATION

- A. Upon initial Planned Manufacturing application, the City Administrator or his/her designee shall decide the completeness of the application as it complies with this section. The City Administrator or his/her designee shall have the right to reject any Planned Manufacturing application that is determined to be incomplete. If the application is rejected as incomplete the City will make a good faith effort to advise the applicant why the application is incomplete. An application shall be considered officially submitted and filed when the City Administrator or his/her designee finds the following have been provided:
 1. A Planned Manufacturing Application provided by the Planning and Zoning Department and the proper filing fees.
 2. The appropriate number of copies of the Planned Manufacturing Plan, as determined by the City Administrator or his/her designee containing the information outlined in Section 1253.05. Reduced size copies may be required.
 3. An electronic copy of the Planned Manufacturing Plan as a Portable Document Format (pdf) file or another acceptable format.
 4. Other information that may be required by the City Administrator or his/her designee.

5. A cover letter detailing the contents and purpose of the Planned Manufacturing submittal.
- B. Within 10 days after the Planned Manufacturing Application has been determined to be complete, the City Administrator or his/her designee shall distribute copies to other departments and agencies as the City Administrator or his/her designee deems necessary for a proper review including, but not limited to, the Pataskala Utility Department, Pataskala City Engineer, Pataskala Police Department, Pataskala Police Department, Pataskala Public Service Department, West Licking Joint Fire District, Licking County Health Department, and the South West Licking Community Water and Sewer District.
 - C. Complete Planned Manufacturing Applications shall be scheduled to be heard by the Planning and Zoning Commission at the next Planning and Zoning Commission hearing as indicated on the adopted Planning and Zoning hearing schedule. Special Planning and Zoning Commission hearings may be scheduled for extenuating circumstances as determined by the City Administrator or his/her designee.

1253.08 PUBLIC HEARING BY PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission shall hold a public hearing prior to any action being taken on the Planned Manufacturing Application.

1253.09 NOTIFICATION BY PLANNING AND ZONING COMMISSION

Written notice of the public hearing to be held for a Planned Manufacturing Application shall be mailed to all adjoining property owner of record within 300 feet of any property line of the subject property by first class mail and given once in a newspaper of general circulation within the City at least 10 days before the date of the public hearing by the Planning and Zoning Commission. The notice shall set forth the time and place of the public hearing, and the nature of the proposed Planned Manufacturing Application. Failure to deliver notice as provided in this section shall not invalidate any action taken by the Planning and Zoning Commission.

1253.10 RECOMMENDATION BY PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission shall review the Planned Manufacturing Application and provide a recommendation to Council to approve, approve with conditions, or disapprove the Planned Manufacturing application.

1253.11 PUBLIC HEARING BY COUNCIL

Council shall hold a public hearing prior to any action being taken on the Planned Manufacturing Application.

1253.12 NOTIFICATION BY COUNCIL

Written notice of the public hearing to be held for a Planned Manufacturing Application shall be mailed to all adjoining property owner of record within 300 feet of any property line of the subject property by first class mail and given once in a newspaper of general circulation within the City at least 10 days before the date of the public hearing by the Clerk of Council. The notice shall set forth the time and place of the public hearing, and the nature of the proposed Planned Manufacturing Application. Failure to deliver notice as provided in this section shall not invalidate any action taken by Council.

1253.13 DISPLAY OF RELEVANT MATERIALS

Prior to the public hearing by Council, a copy of the proposed Planned Manufacturing Application, together with maps, plans, and reports submitted by the Planning and Zoning Commission shall be on file, for public examination, in City Hall.

1253.14 ACTION BY COUNCIL

Council shall determine whether to accept, reject, or modify the recommendation of the Planning and Zoning Commission. Notice of the decision of Council shall be communicated to the applicant in writing within 30 days.

1253.15 REVISIONS TO APPROVED PLAN

In administering approved plans, the City Administrator, or his/her designee, may authorize minor revisions that are required to correct any undetected errors and/or that are consistent with the purpose of the approved plan. Such revisions shall not allow increases in intensity of development or additions to the list of permitted or conditional uses. Such revisions shall include, but not be limited to, the following:

- A. Minor adjustments in lot lines provided no additional lots are created.
- B. Minor adjustments in location of building footprints and parking lots provided the perimeter setbacks, yards and buffers remain in compliance.
- C. Minor adjustments in building heights
- D. Substitution of landscaping materials.
- E. Redesigning and/or relocating stormwater management facilities.
- F. Redesigning and/or relocating mounds.
- G. Minor modifications to the design of signs, including the sign face, and sign lighting, provided the color palette, maximum sign area and maximum sign height, approved in the plan are not exceeded.
- H. Minor changes in building materials that are similar to and have the same general appearance as the material approved in the plan.

1253.16 RELATIONSHIP TO TRANSPORTATION CORRIDOR OVERLAY DISTRICT REQUIREMENTS

Planned Manufacturing Applications may be exempt from some, or all, of the requirements of Chapter 1259 at the sole discretion of the City Administrator or his/her designee.

1253.17 CONFLICT

The provisions of this chapter and the requirements contained herein shall take precedence over all other conflicting regulations contained in the Codified Ordinances.