



City of Gahanna

200 South Hamilton
Road
Gahanna, Ohio 43230

Signature

Ordinance: ORD-0078-2024

File Number: ORD-0078-2024

AN ORDINANCE TO AMEND THE CITY OF GAHANNA CODE PART ELEVEN ZONING CHAPTER SECTION 1101.09 - RULES FOR INTERPRETING REGULATIONS, CLARIFYING THROUGH LOT REAR YARDS

WHEREAS, City Council adopted a new Zoning Code on April 1, 2024 via ORD-0007-2024; and

WHEREAS, the Planning Department has been tracking and evaluating the implementation of the new Zoning Code through a variety of residential and commercial requests; and

WHEREAS, the Zoning Code rewrite produced many new standards and provisions for the City of Gahanna, which upon review, requires additional revisions to ensure code language is as clear and effective as possible; and

WHEREAS, it is recommended that Chapter Section 1101.09 - Rules for Interpreting Regulations be revised to reflect a second front yard on a through lot is considered a rear yard; to wit: these lots are found in subdivisions where access is provided by an interior road used primarily by the residents, with the rear of the home facing a major roadway that does not provide access to the home.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO:

Section 1. That Zoning Code Chapter Section 1101.09 - Rules for Interpreting Regulations - is hereby amended as set forth in EXHIBIT A, attached hereto and made a part herein.

Section 2. That this Ordinance shall be in full force and effect after passage by this Council and 30 days after date of signature of approval by the Mayor.

At a regular meeting of the City Council on December 2, 2024, a motion was made by Weaver, seconded by Jones, that the Ordinance be Adopted. The vote was as follows:

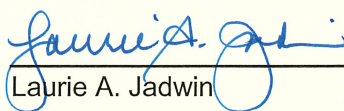
Ms. Bowers, yes; Ms. Jones, yes; Ms. McGregor, yes; Ms. Padova, yes;
Mr. Renner, yes; Mr. Schnetzer, yes; Mr. Weaver, yes

President Merisa Bowers
Merisa K. Bowers


Date 12/4/24

Attest by Jeremy A. VanMeter
Jeremy A. VanMeter
Clerk of Council

Date 12/3/2024

Approved by the Mayor 
Laurie A. Jadwin

Date 12.3.24

Approved as to Form 
Priya D. Tamilarasan
City Attorney

Date 12/2/24

1101.09 RULES FOR INTERPRETING REGULATIONS.

(a) *Text and Graphics.*

- (1) Text in this Zoning Ordinance are regulatory.
- (2) Graphics in this Zoning Ordinance are illustrative unless specifically described as regulatory.

(b) *Components of Lots.*

- (1) **Front lot line.** A front lot line is any lot line that abuts a street right-of-way. A front lot line shall not abut an alley.
- (2) **Side lot line.** A side lot line is any lot line that is not a front lot line but shares at least one vertex with a front lot line.
- (3) **Rear lot line.** A rear lot line is any lot line that is not a front lot line or a side lot line.

(c) *Types of Lots.*

- (1) **Corner lot.** A corner lot is any lot that has one or multiple front lot lines that intersect or curve around the property at a 135-degree interior angle or less.
- (2) **Interior lot.** An interior lot is any lot that is not a corner lot or a through lot. In many cases, an interior lot has one front lot line, two side lot lines that abut neighboring lots, and a rear lot line that abuts a neighboring lot or an alleyway.
- (3) **Through lot.** A through lot is any interior lot that has more than one non-adjacent front lot line.
- (4) **Flag lot.** A flag lot is any interior lot so shaped that the main building site area is set back from the street on which it fronts and includes an access strip at any point connecting the main building site area to the frontage street. For this Zoning Ordinance, a flag lot also includes any lot that does not have a front lot line, but rather has ingress and egress through an alleyway or private easement.

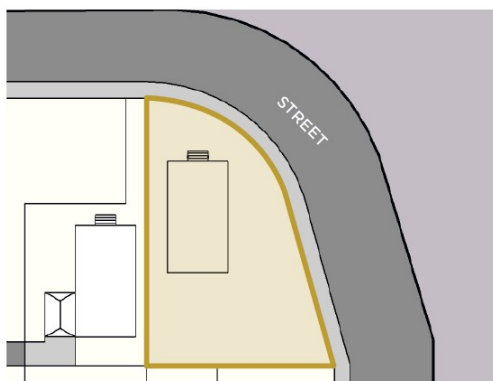


Figure 1: At the center of the above graphic is a corner lot. The street curves around the lot in a way that forms an interior angle of less than 135 degrees.

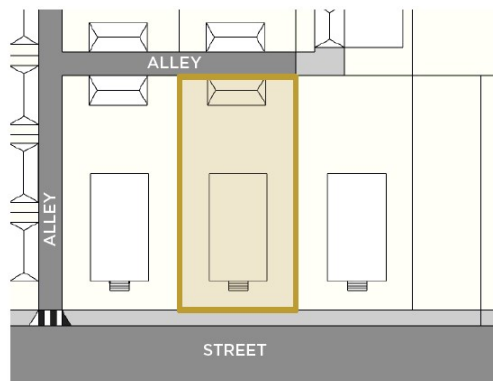


Figure 2: At the center of the above graphic is an interior lot. The lot has only one (1) lot line that abuts a street right-of-way. The rear lot line abuts an alleyway, which does not constitute a street right-of-way for the purposes of this Zoning Ordinance.

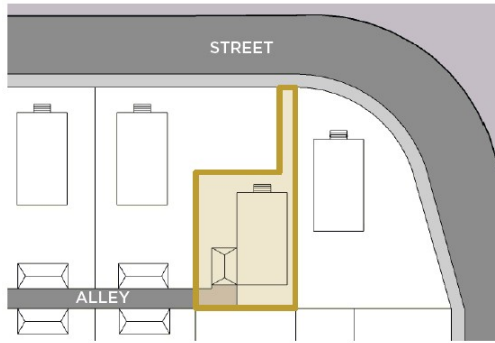


Figure 3: At the center of the above graphic is a flag lot. The lot has a main building site area that is set back from the street on which it fronts and includes an access strip that connects it to the frontage street. This lot also has vehicle access to the garage through an alleyway.

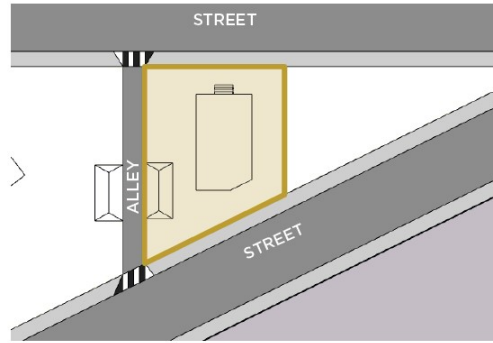


Figure 4: At the center of the above graphic is a double-frontage lot. The lot has two (2) non-adjacent lot lines that each abut a street right-of-way. The alleyway does not constitute a street right-of-way for the purposes of this Code.

(d) *Types of Lot Lines.*

- (1) A lot line is a line dividing one lot from another or from a street or any public place.
- (2) A front lot line is any lot line dividing a lot from a public or private street and from which the required front setback is measured.
- (3) A side lot line is any lot line not considered a front lot line or rear lot line.
- (4) In the case of a regular lot, a rear lot line is the lot line which is most opposite from the front lot line; in the case of a corner lot with more than one front lot line, rear lot lines are all lot lines that are not front lot lines; in the case of an irregular or triangular-shaped lot, a rear lot line is a line ten feet in length within the lot parallel to and at the maximum distance from the front lot line.

(e) *Measuring Lot Dimensions.*

- (1) Lot dimensions are measured in acres, square feet, feet, and inches.
- (2) A lot extends to its lot lines, which form the boundary between the lot and adjacent lots or rights-of-way.
- (3) Area dimensions are measured on a horizontal plane in plan view and do not consider topography or the actual area of the ground's surface.
- (4) Areas of lots occupied by easements, such as access or utility easements, contribute to total lot area and are considered in calculating percent building coverage and other standards.

(f) *Measuring Setbacks.*

- (1) When measuring a required distance, such as a minimum setback, the measurement is made at the closest or shortest distance between a structure and a lot line.
- (2) *Exceptions to setbacks.* Exterior staircases, bay windows, fire escapes, chimneys, awnings, and other appurtenances deemed similar by the City, are exempt from minimum setback requirements.
- (3) *Front setbacks on interior lots.* Where a lot has only one front lot line, the front setback is the shortest distance between any point along the front lot line and any point on a structure on the lot.
- (4) *Front setbacks on through lots.* Where a lot borders two streets that do not intersect at a corner of the lot, such as in a through lot, two front lot lines will exist, one along each right-of-way. The required front setback must be provided for each street frontage that provides vehicular access. Rear yard setbacks shall apply to a front yard without vehicular access, and which clearly serves as a rear yard. In

such a case, alleys do not constitute streets, and lot lines abutting alleys are not considered front lot lines and do not require front setbacks.

- (5) *Front setbacks on corner lots.* When a lot borders two or more streets that intersect at a corner(s) of the lot, such as in a corner lot, the front setback shall be provided for each street frontage. In such a case, alleys do not constitute streets, and lot lines abutting alleys are not considered front lot lines and do not require front setbacks.
- (6) *Front setbacks on corner lots formed by curves.* When a lot borders one street with an acute curve of 55 degrees or more so that the street creates two sides of the lot, the lot line(s) along that street shall be considered a front lot line, and a front setback shall be applied to the entire lot frontage.
- (7) *Side setbacks.* A side setback is the shortest distance between a side lot line and a structure on the lot.
- (8) *Rear setbacks.* A rear setback is the shortest distance between a rear lot line and a structure on the lot.

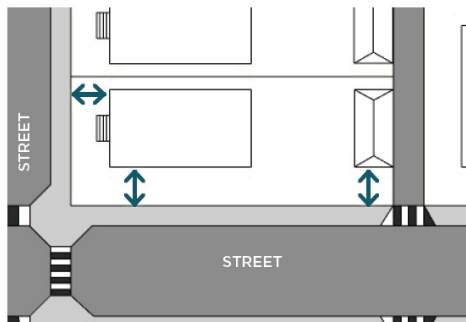


Figure 5: The graphic above shows the front setback as the measure of the length of the blue arrows. The front setbacks are measured from front lot lines to the nearest point on the nearest structure. Note that the rear alleyway does not constitute a street right-of-way for the purposes of this Zoning Ordinance, and, therefore, a front setback is not applied at the alleyway. Also note that the steps leading up to the structure are exempt from minimum setback requirements.

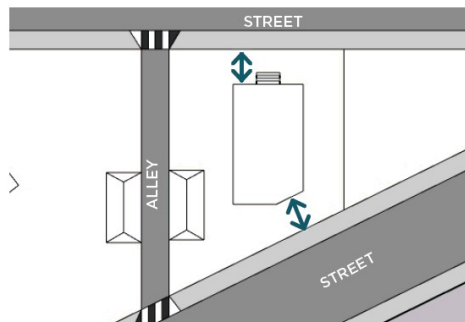


Figure 6: The graphic above shows the front setback as the measure of the length of the blue arrows. The front setbacks are measured from front lot lines to the nearest point on the nearest structure. Note that the alleyway does not constitute a street right-of-way for the purposes of this Zoning Ordinance. The front setback, as shown on the lower street right-of-way, is measured perpendicular to the lot line, measuring the shortest distance between the lot line and a structure. Also note that steps are exempt from setback requirements.

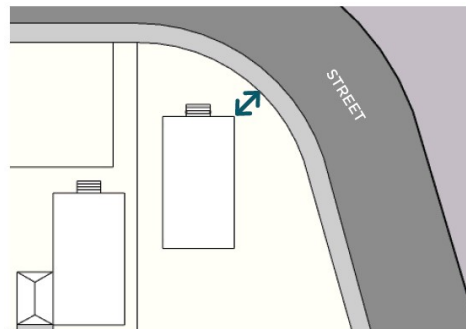


Figure 7: The graphic above shows the front setback as the measure of the length of the blue arrow. Note that the measurement is taken at the location where the front lot line is closest to a structure.

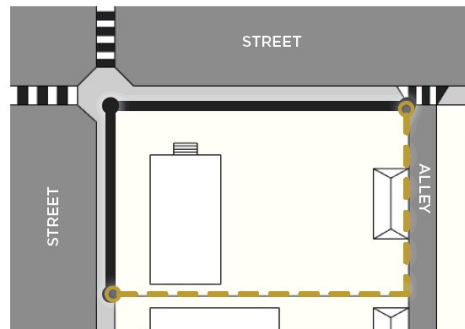


Figure 8: The graphic above shows a lot that does not have a rear setback, as no rear lot line exists. There are two (2) front lot lines (black lines) and two (2) side lot lines (gold dashed lines), which each share at least one (1) vertex with a front lot line. The alleyway does not constitute a street right-of-way for the purposes of this Zoning Ordinance, and, therefore, the lot line that abuts the alleyway is not a front lot line.

(g) *Measuring Other Lot Standards.*

- (1) *Lot Frontage.* Lot frontage is the length of all front lot lines.
- (2) *Impervious coverage.* Impervious coverage is the percent of the lot's horizontal plane that is occupied by impervious, man-made materials, including buildings, asphalt, concrete, swimming pools, barns, and

carports, but excluding porous pavement, permeable pavers, decks with gaps between decking for drainage, lawn grasses, gardens, stormwater retention and detention basins, and other landscaping.

(3) **Structure Height.** Structure height is measured as the distance between:

- a. A horizontal line at the average grade along the structure's front elevation; and,
- b. The highest point of the structure.

Chimneys, elevators, poles, spires, tanks, towers, and other similar projections may exceed the maximum structure height defined for a zoning district, provided that such projections do not exceed 120 percent of the maximum structure height defined in that zoning district. Spires and steeples on structures used for religious assembly shall not be subject to structure height limitations.

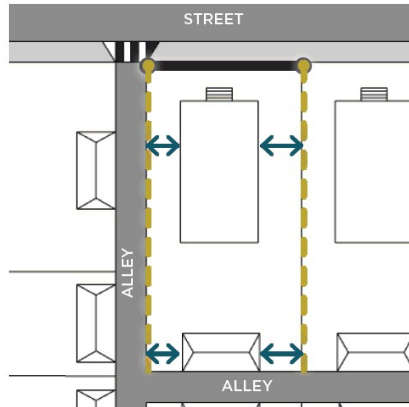


Figure 9: The graphic above shows side setbacks as the measures of the lengths of the blue arrows. The side setbacks are measured from side lot lines (gold dashed lines) that do not abut a street right-of-way but do share at least one (1) vertex with a front lot line that does abut a street right-of-way (black line with vertices emphasized). Note that alleyways do not constitute street rights-of-way for the purposes of this Zoning Ordinance.



Figure 11: The graphic above shows the height of the structure as the length of the blue line. It spans the distance between the horizontal line at the average grade along the structure's front elevation (lower black dashed line) and highest point of the roof (upper black dashed line).

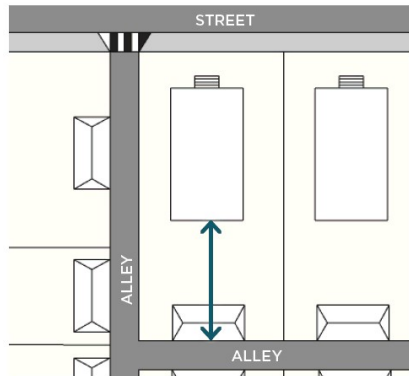


Figure 10: The graphic above shows the rear setback as the measure of the length of the blue arrow. The rear setback is measured from the rear lot line, a lot line that does not share a vertex with a front lot line. Note that alleyways do not constitute street rights-of-way for the purposes of this Zoning Ordinance. Also note that the arrow shows the rear setback for the principal structure; the rear setback for the detached garage is zero feet, as some zoning districts allow for zero-foot setbacks for detached garages that face alleyways.

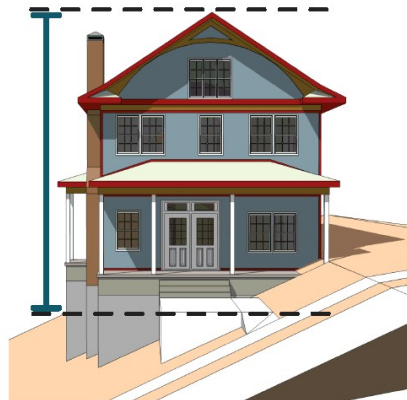


Figure 12: The graphic above shows the height of the structure as the length of the blue line. It spans the distance between the horizontal line at the average grade along the structure's front elevation (lower black dashed line) and the highest point of the roof (upper black dashed line).

- (h) **Residential Zones.** For the purposes of interpreting zoning district regulations, a "residential zone" is a zoning district that limits its permitted uses to only dwelling uses and their customarily associated accessory uses.

Such zoning districts are limited to Estate Residential, Small Lot Residential, Medium Lot Residential, Large Lot Residential, and Multi-Unit Residential.

- (i) *Land Uses Not Listed.* The City shall have the right to determine whether a use not listed herein is similar to a listed use and either permitted or conditionally permitted herein. In order to find that a use is similar to a listed use, the City shall find that such use is (1) similar in definition, (2) similar in impact to surrounding properties, and (3) promotes the objectives of the Gahanna Land Use Plan. The determination that a use not listed is similar to a listed use shall have no bearing on future determinations of similarity.
- (j) *Interpretation of Terms and Words.*
 - (1) Terms are defined in Chapter 1123 Glossary.
 - (2) Words used in the present tense include the future; the plural includes the singular; the word "lot" means the word "plot"; the word "shall" is intended to be mandatory; "occupied" or "used" shall be considered as though followed by the words "or intended, arranged or designed to be used or occupied".
- (k) *Conjunctions.* Where a regulation involves two or more items, conditions, provisions, or events which are connected by a conjunction—"and", "or", or "either... or"—the conjunction shall be interpreted as follows:
 - (1) "And" indicates that all the connected items, conditions, provisions, or events shall apply.
 - (2) "Or" indicates that the connected items, conditions, provisions, or events may apply singly or in any combination.
 - (3) "Either... or" indicates that all the connected items, conditions, provisions, or events shall apply singly but not in combination.

(Ord. No. 0007-2024, § 2(Exh. A), 4-1-24)