

1103.08 MEDIUM LOT RESIDENTIAL (R-2).

- (a) *Purpose.* The establishment of the Medium Lot Residential zoning district aims to designate areas of Gahanna for one-unit residential land uses and allow for future new and infill development of such land uses.
- (b) *Existing development.* Existing land uses within Medium Lot Residential zoning district consist primarily of detached, one-unit residential uses.
- (c) *Desired development.* The Medium Lot Residential zoning district aims to preserve the residential neighborhood character. Lot standards are intended to create open space, peace, greenery and privacy from adjacent users while also enhancing walkability. Desired development shall encourage walkable neighborhoods while preserving natural features and open space, objectives that were identified in the Gahanna Land Use Plan.
- (d) *Uses.* A list of principal and accessory uses applicable to this zoning district can be found in Section 1105.01.
- (e) *Development standards.* All development in the Medium Lot Residential zoning district shall comply with the following district-specific standards. Generally applicable standards can be found in Chapter 1107 Design Guidelines and Chapter 1109 Site Elements.

Table 4: Medium Lot Residential Standards		
Standard	Min.	Max.
Lot Area	11,000 sq. ft.	-
Ⓐ Lot Frontage	70 ft.	-
Ⓑ Front Setback	30 ft.	-
Ⓒ Side Setback	Principal Structure: 10 ft. Accessory Structure: 5 ft.	-
Ⓓ Rear Setback	Principal Structure: 25 ft. Accessory Structure: 10 <u>5</u> ft.	-
Structure Height	-	Principal Structure: 35 ft. Accessory Structure: 15 ft.
Building Coverage	-	30% of lot area
Building Placement	Accessory structures must be placed to the rear of the principal structure.	

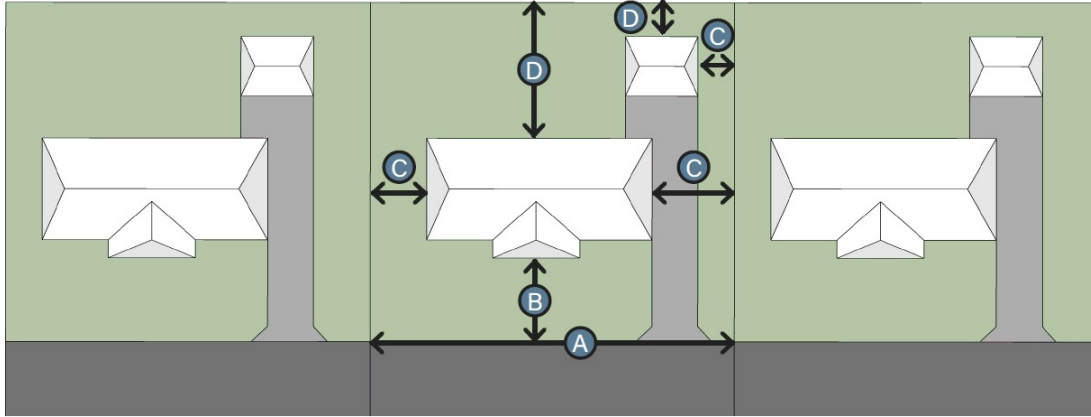


Figure 18: Regulatory graphic showing standards for the R-2 zoning district. For scale, the lots shown are 100 by 100 feet, or 10,000 square feet. The principal structures are 30 by 62 feet, and the detached garages are 18 by 20 feet.

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

R-3: Small Lot Residential



Figure 19: Small Lot Residential includes several distinct geographic areas and may include the area depicted in the image above. For the official zoning map, please visit the City of Gahanna's website.