

CHAPTER 1150
Olde Gahanna Downtown District

1150.03 DOWNTOWN SINGLE FAMILY.

- (a) Permitted Uses. In the single-family dwelling area designated in this chapter, no dwellings or land shall be used or changed in use and no building shall be hereinafter located, erected or structurally altered, except:
- (1) A detached one-family dwelling.
 - (2) **CUSTOMARY ACCESSORY USES AND BUILDINGS, PROVIDED SUCH USES AND BUILDINGS ARE INCIDENTAL TO THE PRINCIPAL BUILDING USE AND DO NOT INCLUDE ANY ACTIVITY COMMONLY CONDUCTED AS A BUSINESS. ANY ACCESSORY BUILDING SHALL BE LOCATED ON THE SAME LOT WITH THE PRINCIPAL BUILDING.**
 - (A) **A PERMITTED UNATTACHED ACCESSORY USE BUILDING OR STRUCTURE (EXCLUDING FENCES) SHALL BE LOCATED TO THE REAR OF THE DWELLING AND SHALL BE PLACED NO CLOSER THAN FIVE FEET TO THE REAR PROPERTY LINE AND SHALL NOT EXCEED FIFTEEN FEET IN HEIGHT. A PERMITTED ATTACHED ACCESSORY USE BUILDING OR STRUCTURE, EXCLUDING FENCES, SHALL BE TREATED AS AN ADDITIONAL AND MAY PROJECT INTO THE REAR YARD A DISTANCE OF NOT MORE THAN TEN FEET.**
- (b) Conditional Uses.
- (1) In a single-family residential area of this chapter, the following uses will be permitted only after approval of the Planning Commission:
 - ~~(a) Customary accessory uses and buildings, provided such uses and buildings are incidental to the principal building use and do not include any activity commonly conducted as a business. Any accessory building shall be located on the same lot with the principal building.~~
 - ~~(1) A permitted unattached accessory use building or structure (excluding fences) shall be located to the rear of the dwelling and shall be placed no closer than five feet to the rear property line and shall not exceed fifteen feet in height. A permitted attached accessory use building or structure, excluding fences, shall be treated as an additional and may project into the rear yard a distance of not more than ten feet.~~
 - (A) **PUBLIC PARKS, PUBLIC PLAYGROUNDS AND RECREATION AREAS OPERATED BY MEMBERSHIP ORGANIZATIONS FOR THE BENEFIT OF THEIR MEMBERSHIP AND NOT FOR A PROFIT.**
- (c) Height Regulations. No building shall exceed twenty-five feet in height, nor contain more than two stories.

(d) Dwelling Dimension; Lot Coverage. Each single family dwelling hereafter erected or structurally altered shall have a ground floor area, exclusive of open porches and garages, of not less than 1,000 square feet per one-story or ranch type dwelling and not less than 800 square feet ground floor area per one-and-one-half story dwelling. For two-story dwellings and/or split-level residences, not including basements, open porches and garages, the total living area shall be not less than 1,400 square feet. Each dwelling may have garage facilities to accommodate automobiles, however, such facility shall not be greater in square footage than 800 square feet. All dwellings and accessory buildings shall cover not more than forty percent (40%) of any lot.

(e) Required Lot Area.

- (1) Each dwelling structure or other building permitted herein shall be located on a lot having an area of not less than 7,200 square feet and each lot shall have a frontage of not less than sixty feet on a dedicated public street, provided the street on which the lot fronts is straight.
- (2) When the road upon which a lot fronts is curving or at the end of a cul-de-sac, the chord distance along the right of way may be reduced to forty-five feet, provided the lot width at the minimum building line is sixty feet.

(f) Yard Requirements. Each lot shall have a front, rear and two side yards of not less than the following depths or widths:

- (1) Depth of front yards shall be not less than twenty-five feet measured from the right-of-way line of the street or streets upon which it fronts.
- (2) Depth of the rear yard shall be not less than twenty-five feet measured from the rear property line.
- (3) Each side yard width shall be not less than five feet.
(Ord. 990145. Passed 4-5-99.)

1150.04 DOWNTOWN MULTI-FAMILY OR DOWNTOWN SUBURBAN OFFICE.

The purpose of this zoning area is to recognize the duality of the area in that it provides for a transitional buffering from small single-family residential area.

(a) Permitted Uses. Only the uses included under the following listed numbers or as otherwise specified in this district shall be permitted in the Multi-family Residential or Suburban Office District.

- (1) Multi-family residential. Buildings containing not less than two or more than eight dwelling units.
- (2) Administrative and business. Administrative office primarily engaged in general administration, supervision, purchasing, accounting, and other management functions. Business offices carrying on no retail trade with the general public and having no stock of goods maintained for sale to customers.

60	Depository institutions.
61	Non-depository credit institutions.
62	Security and commodity brokers, dealers, exchanges, and services.
63	Insurance carriers.
64	Insurance agents, brokers, and services.
65	Real estate.
67	Holding and other investment companies.

731	Advertising.
732	Consumer credit reporting agencies, mercantile reporting agencies, and adjustment and collection agencies.
7383	News syndicates.

- (3) Professional. Professional offices engaged in providing tangible and intangible services to the general public, involving both persons and their possessions.

0781	Landscape counseling and planning.
801	Offices and clinics of doctors of medicine.
802	Offices and clinics of dentists.
803	Offices and clinics of doctors of osteopathy.
804	Offices and clinics of other health practitioners.
805	Nursing and personal care facilities.
811	Legal services.
871	Engineering, architectural, and surveying services.
872	Accounting, auditing and bookkeeping services.
8748	Land planners.

- (4) Institutions.

	Museums and art galleries.
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- (b) Conditional Uses. The following uses shall be allowed in the Multi Family or Suburban Office District subject to approval in accordance with Chapter 1169.

- (1) Institutions.

835	Day care centers.
	Schools and educational services not elsewhere classified.
842	Arboreta and botanical or zoological gardens.

- (2) Family care home. (As defined in Chapter 1123). The purpose of this section is to regulate the establishment of residential care facilities for individuals who are unable to live in their own home or with their family, are unsuited for foster home placement, or when foster home placement is unavailable and who are not in need of institutional care or treatment.

- (3) Public administration.

91	Executive, legislative, and general government, except finance.
9221	Police protection.
9224	Fire protection.

(4) Organizations and associations.

86	Membership organizations (includes churches)- EXCLUDING 8661 RELIGIOUS ORGANIZATIONS.
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- (c) Development Standards. The following Development Standards shall be applicable to multiple family units where they are not part of another structure:
- (1) Lot area. For each two-family building, there shall be a lot area not less than 8,000 square feet per two-family building. For each dwelling unit more than two in a building, there shall be not less than 1,200 square feet of additional lot area per additional dwelling unit.
 - (2) Lot coverage. Lots shall have thirty-five percent (35%) open space.
 - (3) Lot width. For a two-family dwelling, there shall be a lot width of seventy-five feet or more at the front line of the dwelling, and for each dwelling unit more than two, there shall be required an additional five feet of lot width, and such lot shall have access to and abut on a public right of way for a distance of forty feet or more.
 - (4) Front yard. There shall be a minimum of a twenty-five foot front yard except where it fronts on a street right of way in which case it shall be a minimum of ten feet.
 - (5) Side yard. For dwellings or associated accessory buildings, there shall be a total of side yards of fifteen feet or more with a minimum of eight feet on one side. If there are no windows in that side yard, there can be a zero side yard.
 - (6) Rear yard. For main buildings, there shall be a rear yard of twenty-five feet or more.
 - (7) Density. Any density more than eighteen units per acre or which exceeds this average maximum density of eighteen units per acre shall require a Conditional Use.
 - (8) Dwelling dimensions. Each single-story, two-family dwelling hereafter erected or structurally altered shall have a ground floor area, exclusive of open porches and garages, of not less than 800 square feet of living area per dwelling unit. Each multi-story, two-family dwelling hereafter erected or structurally altered shall have a ground floor area, exclusive of open porches and garages, of not less than 500 square feet of living area per dwelling unit, and a total living area of not less than 900 square feet per dwelling unit.
Each multi-family building containing more than two residential units shall contain not less than 600 square feet of living area per dwelling unit, exclusive of open porches and garages, for an efficiency unit. There shall be a minimum of 100 square feet added for each separate bedroom. If a dwelling unit is on more than one floor, it shall contain a minimum of 100 additional square feet.
 - (9) Relationship of main buildings to each other. The front and rear yard of a building shall be determined with respect to the lot configuration. Generally, the longest dimensions of a building shall be used to consider its front and rear. The distance between the ends of two buildings, which are the shorter sides of a building, shall be a minimum of twenty feet if there are windows in the ends of the buildings. This distance may be reduced to sixteen feet in the absence of windows. If the front or rear of a main building is adjacent to the side yard of another main building, the side yard of the other main building shall be a minimum of fifteen feet.
(Ord. 980511. Passed 12-21-98.)

1150.05 GENERAL DOWNTOWN COMMERCIAL.

The purpose of this district is to recognize the unique characteristics, history, existing uses and potential of the original part of Gahanna. Thus, special provisions and procedures have been developed and incorporated in the provisions of this zoning category:

(a) Permitted Uses. Only the uses included under the following listed numbers or as otherwise specified in this district shall be permitted in the Olde Gahanna District.

(1) Administrative and business. Administrative office primarily engaged in general administration, supervision, purchasing, accounting and other management functions. Business offices carrying on no retail trade with the general public and having no stock of goods maintained for sale to customers.

60	Depository institutions.
61	Non-depository credit institutions.
62	Security and commodity brokers, dealers, exchanges, and services.
63	Insurance carriers.
64	Insurance agents, brokers and services.
65	Real estate.
67	Holding and other investment companies.
731	Advertising.
732	Consumer credit reporting agencies, mercantile reporting agencies, and adjustment and collection agencies.
7383	News syndicates.
736	Personnel supply services.

(2) Professional. Professional offices engaged in providing tangible and intangible services to the general public, involving both persons and their possessions.

0781	Landscape counseling and planning.
801	Offices and clinics of doctors of medicine.
802	Offices and clinics of dentists.
803	Offices and clinics of doctors of osteopathy.
804	Offices and clinics of other health practitioners, excepting for 8049.
811	Legal services.
871	Engineering, architectural and surveying services.
872	Accounting, auditing and bookkeeping services.
8748	Land planners.
823	Libraries.

(3) Institutions.

823	Libraries.
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(4) Business services.

733	Mailing, reproduction, commercial art and photography, and stenographic services.
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(5)

Retail stores. Retail stores primarily engaged in the selling of merchandise for personal or household consumption and rendering services incidental to the sale of goods (including the buying or processing of goods for resale).

A. General Merchandise.

5251	Hardware stores.
539	Miscellaneous general merchandise stores.

B. Food.

541	Grocery stores
542	Meat and fish (sea food), Markets, including freezer provisioners.
543	Fruit and vegetable markets.
544	Candy, nut, and confectionery stores.
545	Dairy products stores.
546	Retail bakeries.
549	Miscellaneous food stores.

C. Apparel.

561	Men's and boy's clothing and accessory stores.
562	Women's clothing stores.
563	Women's accessory and specialty stores.
564	Children's and infant's wear stores.
565	Family clothing stores.
566	Shoe stores.
569	Miscellaneous apparel and accessory stores.

D. Home Furnishings.

571	Home furniture and furnishings stores.
572	Household appliance stores.
573	Radio, television, consumer electronics and music stores.

E. Eating and Drinking.

581	Eating and drinking places; including pizzeria and carry-out restaurants.
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F. Miscellaneous Retail.

591	Drug stores and proprietary stores.
592	Liquor stores.
5941	Sporting goods stores and bicycle stores.
5942	Book stores.
5943	Stationery stores.
5944	Jewelry stores.
5945	Hobby, toy, and game stores.
5946	Camera and photographic supply stores.
5947	Gift, novelty, and souvenir shops.
5992	Florists.
5993	Tobacco stores and stands.
5994	News dealers and newsstands.
5995	Optical goods stores.

(b) Conditional Uses. The following may be considered, but must first be approved by Planning Commission:

(1) Business services.

481	Telephone communication.
482	Telegraph and other message communications.
483	Radio and television broadcasting stations.
7389	Business services, not elsewhere classified.
7381	Detective, guard, and armored car services.
7363	Help supply services.

(2) Building materials.

523	Paint, glass, and wallpaper stores.
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(3) Local processing. Establishments engaged in processing food and kindred products or printed matter primarily for local consumption.

271	Newspapers; publishing or publishing and printing.
272	Periodicals; publishing or publishing and printing.

- (4) Personal services. Personal services generally involving the care of the person or his personal effects.

7215	Coin operated laundries and dry cleaning.
722	Photographic studios, portrait.
723	Beauty shops.
724	Barber shops.
725	Shoe repair shops and shoeshine parlors.
7219	Laundry and garment services, not elsewhere classified.

- (5) General merchandise.

5251	Hardware stores.
531	Department stores.
539	Miscellaneous general merchandise stores.

- (6) Recreation.

783	Motion picture theaters.
7911	Dance studios, schools, and halls.
792	Theatrical producers (except motion picture), bands, orchestras, and entertainers.
793	Bowling centers.
7993	Coin operated amusement devices.

- (7) Organizations and associations.

86	Major membership organizations (includes churches) EXCLUDING 8661 RELIGIOUS ORGANIZATIONS.
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- (8) Drive-in facility. Drive-in or outdoor service facilities developed in association with another permitted or conditional use.

- (9) Automotive.

752	Automobile parking.
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- (10) Residential. Living quarters as an integral part of permitted use buildings in subsections (a)(1) through (5) hereof.

- (11) Multiple dwelling units. Multiple dwelling units in office and commercial buildings.

- (12) Lodging places.

7011	Hotels and motels, but excluding tourist courts.
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(Ord. 980511. Passed 12-21-98.)

1150.06 DOWNTOWN CREEKSIDE.

The purpose of Creekside Downtown area is to recognize the unique characteristics, history, existing uses and potential of the Big Walnut Creek area in Gahanna. Thus, special provisions and procedures have been developed and incorporated in the provisions of this category:

(a) Permitted Uses. Only the uses included under the following listed numbers or as otherwise specified in this district shall be permitted in the Creekside area.

(1) Administrative and business. Administrative office primarily engaged in general administration, supervision, purchasing, accounting and other management functions.

Business offices carrying on no retail trade with the general public and having no stock of goods maintained for sale to customers.

62	Security and commodity brokers, dealers, exchanges, and services.
63	Insurance carriers.
64	Insurance agents, brokers and services.
65	Real estate.
67	Holding and other investment companies.
731	Advertising.
732	Consumer credit reporting agencies, mercantile reporting agencies, and adjustment and collection agencies.
7383	News syndicates.
736	Personnel supply services.

(2) Professional. Professional offices engaged in providing tangible and intangible services to the general public, involving both persons and their possessions.

0781	Landscape counseling and planning.
801	Offices and clinics of doctors of medicine.
802	Offices and clinics of dentists.
803	Offices and clinics of doctors of osteopathy.
804	Offices and clinics of other health practitioners.
811	Legal services.
871	Engineering, architectural and surveying services.
872	Accounting, auditing and bookkeeping services.
8748	Land planners.

(3) Institutions.

823	Libraries
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(4) Business services.

733	Mailing, reproduction, commercial art and photography, and stenographic services.
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(5) Personal services. Personal services generally involving the care of the person or his personal effects.

722	Photographic studios, portrait.
723	Beauty shops.
724	Barber shops.
725	Shoe repair shops and shoeshine parlors.
7219	Laundry and garment services, not elsewhere classified.

(6) Retail stores. Retail stores primarily engaged in the selling of merchandise for personal or household consumption and rendering services incidental to the sale of goods (including the buying or processing of goods for resale).

A. General Merchandise.

539	Miscellaneous general merchandise stores.

B. Food.

542	Meat and fish (sea food), Markets, including freezer provisioners.
543	Fruit and vegetable markets.
544	Candy, nut, and confectionery stores.
545	Dairy products stores.
546	Retail bakeries.
549	Miscellaneous food stores.

C. Apparel.

561	Men's and boy's clothing and accessory stores.
562	Women's clothing stores.
563	Women's accessory and specialty stores.
564	Children's and infant's wear stores.
565	Family clothing stores.
566	Shoe stores.
5699	Custom tailors.
5632	Custom tailors.

5632	Furriers and fur stores.
569	Miscellaneous apparel and accessory stores.

D. Eating and Drinking.

581	Eating and drinking places; including pizzeria and carry-out restaurants.
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(b) Conditional Uses. The following may be considered, but must first be approved by Planning Commission.

(1) Miscellaneous retail.

591	Drug stores and proprietary stores.
592	Liquor stores.
5941	Sporting goods stores and bicycle stores.
5942	Book stores.
5943	Stationery stores.
5944	Jewelry stores.
5945	Hobby, toy, and game stores.
5946	Camera and photographic supply stores.
5947	Gift, novelty, and souvenir shops.
5948	Luggage stores.
5949	Sewing stores.
5992	Florists.
5993	Tobacco stores and stands.
5994	News dealers and newsstands.
5995	Optical goods stores.
5999	Miscellaneous retail stores, not elsewhere classified, except for: gasoline buying in bulk and selling only to farmers retail; gravestones, finished; monuments, finished and lettered to custom order; sales barns; and tombstones, lettered and finished to custom order.

(2) Business services.

481	Telephone communication.
482	Telegraph and other message communications.
483	Radio and television broadcasting stations.
7389	Business services, not elsewhere classified.
7381	Detective, guard, and armored car services.

7363	Help supply services.
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(3) Building materials.

523	Paint, glass, and wallpaper stores.
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(4) Local processing. Establishments engaged in processing food and kindred products or printed matter primarily for local consumption.

271	Newspapers; publishing or publishing and printing.
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272	Periodicals; publishing or publishing and printing.
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7219	Laundry and garment services, not elsewhere classified.
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(5) Retail stores. Retail stores primarily engaged in selling of goods incidental to the Creekside environment.

A. General Merchandise.

5251	Hardware stores.
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531	Department stores.
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B. Food.

541	Grocery stores.
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C. Home Furnishings.

571	Home furniture and furnishings stores.
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572	Household appliance stores.
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573	Radio, television, consumer electronics and music stores.
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D. Eating and Drinking.

	Food Street Vendors.
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	Concession Stands.
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E. Miscellaneous Retail.

593	Used merchandise stores.
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5999	Miscellaneous retail stores, not elsewhere classified except for: gasoline buying in bulk and selling only to farmers retail; gravestones, finished; monuments, finished and lettered to custom order; sales barns; and tombstones, lettered and finished to custom order.
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(6) Recreation.

783	Motion picture theaters.
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7911	Dance studios, schools, and halls.
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