

# City of Gahanna

200 South Hamilton  
Road  
Gahanna, Ohio 43230

## Signature

Ordinance: ORD-0029-2023

File Number: ORD-0029-2023

### AN ORDINANCE TO AMEND THE CITY OF GAHANNA CODE PART ELEVEN PLANNING AND ZONING CHAPTER SECTION 1136.08 - YARD REQUIREMENTS - Clarifying Setback Language for ER-1 Estate Residential Districts

**WHEREAS**, the Department of Planning considered a series of changes to sections of the Codified Ordinances of the City of Gahanna to clarify requirements and streamline the permitting experience for internal and external customers; and

**WHEREAS**, the Planning Commission held a public hearing on April 12, 2023, during a regular meeting session, to consider the Department's recommended changes; said meeting held pursuant to notice and according to law; and

**WHEREAS**, the Planning Commission recommended amending Chapter 1136.08 to include clarifications to setback language and allow a reduced side yard setback for an unattached accessory structure (i.e., sheds); and

**WHEREAS**, the City Council held a public hearing on June 5, 2023 to consider public input on the recommended changes; said meeting held pursuant to notice as required by Charter Section 11.05.

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

**Section 1.** That City Code Chapter 1136.08 - Yard Requirements - 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 June 5, 2023, a motion was made by Bowers, seconded by Padova, that this Ordinance be Adopted. The vote was as follows:

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

President

Stephen A. Renner

Date

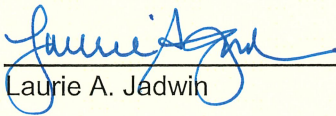
06/05/2023

Attest by

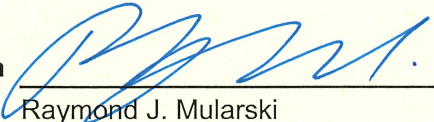
Jeremy A. VanMeter  
Jeremy A. VanMeter  
Clerk of Council

Date

6/5/2023

Approved by the Mayor   
Laurie A. Jadwin

Date 6.6.2023

Approved as to Form   
Raymond J. Mularski  
City Attorney

Date 6-7-2023

### 1136.08 YARD REQUIREMENTS.

Each lot, except for corner lots, shall have a front, rear and two side yards of not less than the following depths or widths:

- (a) Minimum front yard setback: 75 feet. The depth of the front yard shall be equal to or greater than the minimum distance between the building setback line and the street right-of-way line. In no case shall this distance be less than 75 feet.
- (b) Minimum rear yard setback: 75 feet. The depth of the rear yard shall be not less than 75 feet measured from the rear property line. A permitted unattached accessory building or structure shall be located to the rear of the dwelling and shall not exceed 15 feet in height. A permitted attached accessory building or structure shall be treated as an addition and may project into the rear yard a distance of not more than ten feet.
- (c) Minimum side yard setback: 50 feet. Each side yard width shall be not less than 50 feet in width.
- (d) Unattached accessory building or structure: Shall be located in the rear yard. Not permitted in a front or side yard. Maximum height: 15 feet.
- (e) Attached accessory building or structure: Not permitted in a front or side yard setback. Minimum rear yard setback: 65 feet.
- (df) Where conditional uses are permitted, each side yard width shall be not less than 50 feet in width unless a greater dimension is required for such use by this code.
- (eg) No permitted accessory building or structure, or fence other than decorative open fences, as defined in Section 1171.01(d), of a height no greater than 48 inches, shall be erected in any area designated as a "no build zone".

(Ord. 0026-2007. Passed 2-20-07.)