



City of Gahanna

200 South Hamilton
Road
Gahanna, Ohio 43230

Signature

Ordinance: ORD-0070-2024

File Number: ORD-0070-2024

AN ORDINANCE TO AMEND THE CITY OF GAHANNA CODE PART ELEVEN ZONING CHAPTER SECTION 1103.08 - MEDIUM LOT RESIDENTIAL (R-2), REVISING ACCESSORY STRUCTURE REAR YARD SET BACK

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, during the Zoning Code rewrite process, some important provisions were inadvertently not carried forward from the previous code to the new code; and

WHEREAS, it is recommended that Chapter Section 1103.08 - Medium Lot Residential (R-2) be revised to reflect an accessory structure rear yard setback of five (5) feet to be consistent with previous code.

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 1103.08 - Medium Lot Residential (R-2) - 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

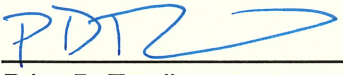
Jeremy A. VanMeter
Jeremy A. VanMeter
Clerk of Council

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

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.	

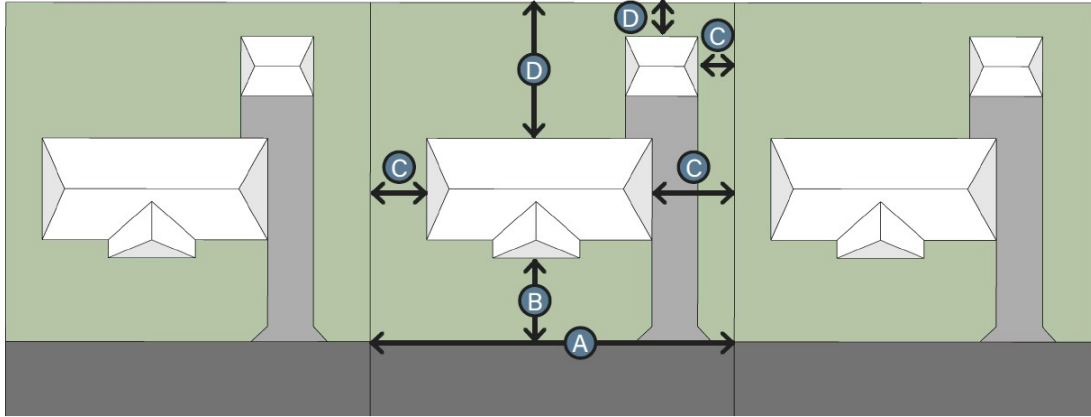


Figure 18: Regulatory graphic showing standards for the R-2 zoning district. For scale, the lots shown are 100 by 100 feet, or 10,000 square feet. The principal structures are 30 by 62 feet, and the detached garages are 18 by 20 feet.

(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.