



# City of Gahanna

200 South Hamilton  
Road  
Gahanna, Ohio 43230

## Signature

Ordinance: ORD-0037-2023

File Number: ORD-0037-2023

**AN ORDINANCE TO AMEND THE CITY OF GAHANNA CODE PART ELEVEN  
PLANNING AND ZONING CHAPTER SECTION 1155.03 - CONDITIONAL USES -  
AND CHAPTER SECTION 1155.08 - UTILITIES AND LIGHTING - Regarding  
Outdoor Storage and Storage Tank Size Requirements in OCT Office,  
Commerce, and Technology District**

**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 1155.03 to allow outdoor storage to be moved from a conditional use to a permitted use; and

**WHEREAS**, the Planning Commission recommended amending Chapter 1155.08 to increase administratively approvable storage tank size; 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 1155.03 - Conditional Uses - and Chapter 1155.08 - Utilities and Lighting - are 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. Van Meter  
Jeremy A. VanMeter  
Clerk of Council

Date 6/5/2023

Approved by the Mayor Laurie A. Jadwin  
Laurie A. Jadwin

Date 6.6.2023

Approved as to Form Raymond J. Mularski  
Raymond J. Mularski  
City Attorney

Date 6-7-2023

**1155.03 CONDITIONAL USES.**

(a) The following uses shall be allowed in the OCT district subject to approval in accordance with Chapter 1169:

- (1) 4247 - Petroleum and Petroleum Products Merchant Wholesalers
- (2) 486 - Pipeline Transportation
- (3) 45393 - Manufactured (Mobile) Home Dealers
- (4) 45431 - Fuel Dealers
- (5) 486 - Pipeline Transportation
- (6) 48841 - Motor Vehicle Towing
- (7) Any commercial use, similar to those listed herein as permitted uses, which is deemed accessory or advantageous to the primary use.
- (8) Any industrial use, similar to those herein listed as permitted uses, which is considered non-objectionable and not involving operations which are obnoxious or offensive by reason of dust, odor, smoke, gas, fumes, refuse, noise or vibration.

~~(9) — Outdoor storage area meeting the regulations defined in Section 1155.07.~~

~~(10)~~ 721 Accommodations with the exception of the following uses, which shall be prohibited:

1. 72112 - Casino hotels
2. 7212 - RV (recreational vehicle) parks and recreation camps
3. 7213 - Rooming and boarding houses

(b) *Application for Conditional Use.* The intent of the procedure for authorizing a conditional use is to set forth the development standards and criteria for locating and developing a conditional use in accordance with the nature of the surrounding area, conditions of development, and with regard to appropriate plans.

- (1) Written application shall be made to the Planning and Zoning Administrator or their designee who shall transmit such application to the Planning Commission. See Section 1169.03.

(Ord. 0026-2015 . Passed 3-2-15; Ord. No. 0017-2017 , Exh. A, 4-3-17)

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## 1155.08 UTILITIES AND LIGHTING.

### (a) *Utilities.*

#### (1) *Location.*

- A. *Clustering of utilities.* To the greatest extent possible, the location of all utility access panels, telephone terminals, cable boxes, switchgear, etc. shall be clustered together within the side or rear yards of a development or lot. Utilities shall be clustered to permit more efficient landscaping and screening, and reduce the visual clutter of the lot or development.

#### (2) *Storage Tanks.*

- A. *Location.* The location of all storage tanks used for water, gas, chemicals, etc. shall not be located in any required yard or setback and shall be within a fenced off secured area of the site.
- B. *Size and quantity.* ~~The use of A~~any storage tank over 400-2,000 gallons in capacity or ~~ten-20~~ feet in height, or exceeding ten in number, must be reviewed and approved by the Planning Commission.

#### (3) *Screening of utilities.* The screening of ground and/or wall mounted mechanical units and/or equipment shall meet the requirements for accessibility and shall be in accordance with the following.

- A. *Fencing.* Fencing used for the purposes of screening utilities shall meet the requirements for fencing as stated Section 1155.06(i)(2).
- B. *Landscaping.* Landscaping used as screening shall have a minimum of 80 percent opacity during all seasons.

### (b) *Lighting.*

#### (1) *Parking Lot Lighting.*

- A. *Minimum lighting levels.* See Section 1163.06 Lighting, Striping and Traffic Control.
- B. *Height standards.* Light poles are not permitted to exceed 36 feet in height measured from the top of the pole to the top of asphalt.
- C. *Light pollution.* In the interest of reducing the possibility for light pollution and potential conflict with the Port Columbus Regional Airport Authority, all new light fixtures shall be required to have cut off type shielding so that all light is reflected downwards. Visible light emanating from the top of the fixtures shall not be permitted.

#### (2) *Building mounted lighting.*

- A. Building mounted lighting shall be permitted for the purposes of security, safety, identification of entries and illumination of sidewalk areas.
- B. Building mounted lighting shall be of cut off type fixtures and shall be of similar intensity and color of light as the parking lot lighting,
- C. Building lighting shall not be permitted to shed light or cause glare on to adjacent properties or public rights of ways.
- D. The illumination of any building roofs other than for temporary examination or emergency repair shall be strictly prohibited.
- E. To avoid potential conflicts with the Columbus Regional Airport Authority, the use of up-lighting to highlight building features shall not be permitted.

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(Ord. 0141-2009. Passed 9-21-09.)

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(Supp. No. 9, Update 7)

Created: 2022-11-06 20:25:33 [EST]