

**CHAPTER 1150**  
**Olde Gahanna Downtown District**

**1150.01 PURPOSE.**

The City of Gahanna hereby establishes the "Olde Gahanna ~~Downtown~~ District" in order to designate it as a special area of the City because of its unique character, history, existing mixed uses, as the original part of Gahanna, in a style so as to preserve history and existing residential uses within the Olde Gahanna ~~Downtown~~ District, taking into consideration the lot sizes and general character that defines the area, including, but not limited to, narrow sidewalks and streets.

~~This special district is described in Certified Map, Plate No. 1, herein, and is more particularly set forth in zoning categories and areas as follows. (Ord. 980511. Passed 12-21-98.)~~

**1150.02 DEFINITIONS**

**BUILDING ADDITION** – A PART ADDED TO A BUILDING, EITHER BY BEING BUILT SO AS TO FORM ONE ARCHITECTURAL WHOLE WITH IT, OR BY BEING JOINED WITH IT IN SOME WAY, AS BY A PASSAGE, AND SO THAT ONE IS A NECESSARY ADJUNCT OR APPURTENANCE OF THE OTHER OR SO THAT BOTH CONSTITUTE THE SAME BUILDING.

**BUILDING FRONTAGE, PRIMARY** – BUILDING FRONTAGE THAT ABUTS A STREET LISTED AS A PRIMARY STREET AS LATER DEFINED.

**BUILDING FRONTAGE, SECONDARY** – BUILDING FRONTAGE THAT ABUTS AN ALLEY OR A STREET NOT LISTED AS A PRIMARY STREET.

**BUILDING FRONTAGE, REAR** – THE WALL OR PLANE OPPOSITE THE PRIMARY BUILDING FRONTAGE. FOR A BUILDING ON A CORNER LOT, THE BUILDING REAR IS THE WALL OR PLANE OPPOSITE THE WALL OR PLANE CONTAINING THE PRINCIPAL BUILDING ENTRANCE.

**BUILDING SETBACK LINE** – THE LINE BEYOND WHICH NO BUILDING OR PARTS THEREOF SHALL PROJECT, EXCEPT AS OTHERWISE PROVIDED IN THIS CHAPTER.

**DISTRICT** – PORTIONS OF THE TERRITORY OF THE CITY OF GAHANNA, WITHIN WHICH CERTAIN UNIFORM REGULATIONS AND REQUIREMENTS OR VARIOUS COMBINATIONS THEREOF APPLY UNDER THE PROVISIONS OF THIS CHAPTER.

**DRIVEWAY** – ANY ACCESS CORRIDOR LEADING FROM A PUBLIC RIGHT-OF-WAY TO A PARKING LOT, AISLE, PARKING CIRCULATION AREA, GARAGE, OFF-STREET PARKING SPACE OR LOADING SPACE.

**DRIVE-THRU** – A BUILDING OR PORTION THEREOF THAT BY DESIGN PERMITS CUSTOMERS TO RECEIVE GOODS OR SERVICES WHILE REMAINING IN A MOTOR VEHICLE.

**FAÇADE, PRIMARY** – THE EXTERIOR FACE OF A BUILDING WHICH IS THE ARCHITECTURAL FRONT THAT FACES A PRIMARY STREET, SOMETIMES DISTINGUISHED FROM THE OTHER FACES BY ELABORATION OF ARCHITECTURAL OR ORNAMENTAL DETAILS.

**HISTORIC BUILDING – ANY BUILDING OR STRUCTURE THAT IS HISTORICALLY OR ARCHITECTURALLY SIGNIFICANT PER THE CRITERIA OF THE NATIONAL REGISTER OF HISTORIC PLACES.**

**PARAPET – A LOW GUARDING WALL AT ANY POINT OF SUDDEN DROP, AS AT THE EDGE OF A TERRACE, ROOF, BATTLEMENT, BALCONY, ETC.**

**PRIMARY STREET LIST – ALL OR PORTIONS OF THE FOLLOWING STREETS WITHIN THE OLDE GAHANNA ZONING DISTRICTS: GRANVILLE STREET, MILL STREET, NORTH HIGH STREET, WALNUT STREET, CARPENTER ROAD, TOWN STREET, SHORT STREET, SOUTH HIGH STREET, CLARK STREET, NORTH STREET, SHULL AVENUE, AND OKLAHOMA AVENUE.**

**PRINCIPAL BUILDING – A BUILDING IN WHICH THE PRINCIPAL USE OF THE PROPERTY IS CONDUCTED.**

**PUBLIC-PRIVATE SETBACK ZONE – AN AREA BETWEEN A PRINCIPAL BUILDING AND A PUBLIC STREET RIGHT-OF-WAY LINE UTILIZED FOR SEATING, OUTDOOR DINING, PUBLIC ART AND/OR OTHER PEDESTRIAN AMENITIES.**

**SETBACK – THE DISTANCE BETWEEN THE BUILDING AND ANY LOT LINE.**

**1150.0203 OLDE GAHANNA DOWNTOWN ZONING DISTRICTS CREATED.**

(a) **OLDE GAHANNA ~~Downtown~~ Single-family Residential Zoning.** There is hereby created **OLDE GAHANNA ~~Downtown~~ Single-family Residential Zoning.**

- (1) **Part A. NORTH:** Generally bounded by Carpenter Road on the north, to **AND INCLUDING BOTH SIDES OF** Shull Avenue on the east, to Town Street on the south, to Shepard Street on the west, to Walnut Street on the South, to Short Street on the west.
- (2) **Part B. SOUTH:** Generally bounded by the East/West Alley north of Clark Street on the north, to Big Walnut Creek on the west, to Friendship Park on the south, to the Municipal Service Complex on the east.

(b) **OLDE GAHANNA ~~Downtown~~ MIXED USE NEIGHBORHOOD DISTRICT.** ~~Multi-family Residential and/or Downtown Suburban Office Zoning.~~ There is hereby created **Downtown MIXED USE NEIGHBORHOOD ZONING** ~~Multi-family Residential and/or Downtown Suburban Office Zoning;~~ Generally bounded by Shull Avenue on the east, to Odgen Alley on the south, to High Street on the West, to Carpenter Road on the north, to Short Street on the east, to Walnut Street on the north, to Shepard Street on the east, to Town Street on the North. **GENERALLY BOUNDED BY BIG WALNUT CREEK TO THE WEST, SOUTH TO THE EAST/WEST ALLEY NORTH OF CLARK STREET; SYCAMORE RUN TO THE EAST TO OGDEN ALLEY THEN WEST TO SHEPARD, THEN NORTH ON SHEPARD TO WALNUT, THEN WEST TO HIGH THEN NORTH TO CARPENTER ROAD.**

(c) ~~Downtown General Commercial Zoning.~~ There is hereby created ~~Downtown General Commercial Zoning;~~ Bounded by Carpenter Road on the north, to Mill Street on the west, to both sides of Granville Street to Sycamore Run on the east, to a parcel line to Odgen Alley on the north, to High Street on the east, back to Carpenter Road on the north.

(d) ~~Downtown Creekside Zoning.~~ There is hereby created ~~Downtown Creekside Zoning;~~ Generally bounded by Mill Street on the east, Big Walnut Creek on the west, U. S. Route No. 62 on the south, and Carpenter Road on the north.

(e) **OLDE GAHANNA Downtown Recreation.** There is hereby created **OLDE GAHANNA Downtown Recreation Zoning.**

- (1) **Part A.** Generally bounded by Ridenour Road on the west; Gahanna Municipal Golf Course to the north; Big Walnut Creek to the east, and U. S. Route No. 62 to the south; excepting out certain parcels **AS FOLLOWS: 025-001900-80, 025-001900-90** ~~belonging to Architect George Parker and the Mifflin Township Cemetery.~~
- (2) **Part B.** Generally bounded by Discovery Park on the north, including the **FOLLOWING TAX ID PARCELS: 025-000942-00, 025-000951-00, 025-000952-00, 025-000958-00, 025-000953-00 025-000869-00** ~~areas of V.F.W. and Gahanna-Jefferson Joint Recreational District (Pool); Big Walnut CREEK to the East, including Friendship Park, and City-owned property north of Friendship Park west of Sycamore Run.~~  
(Ord. 0258-2000. Passed 11-20-00.)

**1150.0304 OLDE GAHANNA DOWNTOWN SINGLE FAMILY DISTRICT.**

(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.

(Ord. 19-2002. Passed 2-4-02.)

A. A permitted unattached accessory building or structure shall be located to the rear of the dwelling and shall be placed no closer than five feet (5') to the rear property line and shall not exceed fifteen feet (15') 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 (10').

(Ord. 0033-2007. Passed 2-20-07.)

(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. ~~Public parks, public playgrounds and recreation areas operated by membership organizations for the benefit of their membership and not for a profit.~~ **ONLY THOSE USES APPROVED BY PLANNING COMMISSION SHALL BE ALLOWED AS A CONDITIONAL USE AS DETERMINED ON A CASE BY CASE BASIS.**

(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. 19-2002. Passed 2-4-02.)

**(G) DEMOLITION OR REMOVAL OF EXISTING STRUCTURES. NO PRIMARY BUILDING OR STRUCTURE OR SIGNIFICANT ACCESSORY STRUCTURE WITHIN THE DISTRICT SHALL BE DEMOLISHED OR REMOVED UNTIL A CERTIFICATE OF APPROPRIATENESS WITH RESPECT TO SUCH DEMOLITION OR REMOVAL HAS BEEN SUBMITTED, REVIEWED AND APPROVED BY THE PLANNING COMMISSION. EVIDENCE MUST BE SUBMITTED BY THE APPLICANT THAT ONE OR MORE OF THE FOLLOWING CONDITIONS EXISTS:**

- (1) **THAT THE BUILDING CONTAINS NO FEATURES OF SPECIAL ARCHITECTURE OR IS NOT A HISTORICAL BUILDING OR CULTURALLY SIGNIFICANT OR IS NOT CONSISTENT IN DESIGN AND STYLE WITH OTHER STRUCTURES WITHIN THE DISTRICT.**
- (2) **THAT THERE EXISTS NO VIABLE ECONOMIC USE FOR THE BUILDING IN ITS CURRENT STATE OR AS IT MIGHT BE RESTORED OR THAT THERE IS NOT A FEASIBLE AND PRUDENT ALTERNATIVE TO DEMOLITION AND THAT THE APPROVAL OF THE DEMOLITION IS NECESSARY FOR THE PRESERVATION AND ENJOYMENT OF SUBSTANTIAL PROPERTY RIGHTS.**
- (3) **THAT THE APPLICANT HAS A DEFINITE PLAN FOR REDEVELOPMENT OF THE SITE WHICH MEETS THE STANDARDS OF THIS CODE AND THE PROPOSED REDEVELOPMENT WILL NOT MATERIALLY AFFECT ADVERSELY THE HEALTH OR SAFETY OF PERSONS RESIDING OR WORKING IN THE DISTRICT WHERE THE DEMOLITION WILL OCCUR AND WILL NOT BE MATERIALLY DETRIMENTAL TO THE PUBLIC WELFARE OR**

**INJURIOUS TO PROPERTY OR IMPROVEMENTS IN SUCH  
NEIGHBORHOOD.**

**NO ACTION WILL BE TAKEN BY THE PLANNING COMMISSION IN SUCH  
CASES WHERE THE CITY'S CHIEF BUILDING OFFICIAL HAS DETERMINED THE  
DEMOLITION WILL ABATE A NUISANCE OR ELIMINATE AN UNSAFE BUILDING  
CONDITION.**

**~~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.~~

_____	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.
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) Organizations and associations.~~

86	Membership organizations, excluding 8661 Religious Organizations.
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- ~~(4) Residential. Living quarters as an integral part of permitted use buildings in subsections (a)(2) to (a)(4) and (b)(1) to (b)(3) hereof.~~

- ~~(5) Multiple dwelling units. Multiple dwelling units as part of permitted use buildings in subsections (a)(2) to (a)(4) and (b)(1) to (b)(3) hereof.~~

- ~~(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. 0095-2002. Passed 5-20-02.)

#### **1150.05 OLDE GAHANNA MIXED USE NEIGHBORHOOD DISTRICT 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 **MIXED USE NEIGHBORHOOD** 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.

- (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.

———	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.

———5 71	Home furniture and furnishings stores.
572	Household appliance stores.
573	Radio, television, consumer electronics and music stores.

E. ——— Eating and Drinking.

———	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.

#### **RETAIL TRADE**

442	<b>FURNITURE AND HOME FURNISHINGS STORES</b>
443	<b>ELECTRONIC AND APPLIANCE STORES</b>
445	<b>FOOD AND BEVERAGE STORES</b>
446	<b>HEALTH AND PERSONAL CARE STORES</b>
448	<b>CLOTHING AND CLOTHING ACCESSORIES STORES</b>
451	<b>SPORTING GOODS, HOBBY AND MUSICAL INSTRUMENT STORES</b>
452	<b>GENERAL MERCHANDISE STORES</b>
453	<b>MISCELLANEOUS STORE RETAILERS</b>

#### **INFORMATION**

5111	<b>NEWSPAPER, PERIODICAL, BOOK, AND DIRECTORY PUBLISHERS</b>
51211	<b>MOTION PICTURE AND VIDEO PRODUCTION</b>
512131	<b>MOTION PICTURE THEATERS (EXCEPT DRIVE-INS)</b>
5191	<b>OTHER INFORMATION SERVICES</b>

#### **FINANCE AND INSURANCE**

5221	<b>DEPOSITORY CREDIT INTERMEDIATION</b>
5222	<b>NONDEPOSITORY CREDIT INTERMEDIATION</b>
523	<b>SECURITIES, COMMODITY CONTRACTS, AND</b>

	<b>OTHER FINANCIAL INVESTMENTS AND RELATED ACTIVITIES</b>
<b>524</b>	<b>INSURANCE CARRIERS AND RELATED ACTIVITIES</b>
<b>525</b>	<b>FUNDS, TRUSTS, AND OTHER FINANCIAL VEHICLES</b>

**REAL ESTATE AND RENTAL AND LEASING**

<b>531</b>	<b>REAL ESTATE</b>
<b>5322</b>	<b>CONSUMER GOODS RENTAL</b>

**PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES**

<b>5411</b>	<b>LEGAL SERVICES</b>
<b>5412</b>	<b>ACCOUNTING, TAX PREPARATION, BOOKKEEPING, AND PAYROLL SERVICES</b>
<b>5413</b>	<b>ARCHITECTURAL, ENGINEERING, AND RELATED SERVICES</b>
<b>5414</b>	<b>SPECIALIZED DESIGN SERVICES</b>
<b>5415</b>	<b>COMPUTER SYSTEMS DESIGN AND RELATED SERVICES</b>
<b>5416</b>	<b>MANAGEMENT, SCIENTIFIC, AND TECHNICAL CONSULTING SERVICES</b>
<b>5417</b>	<b>SCIENTIFIC RESEARCH AND DEVELOPMENT SERVICES</b>
<b>5418</b>	<b>ADVERTISING, PUBLIC RELATIONS, AND RELATED SERVICES</b>
<b>5419</b>	<b>OTHER PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES</b>

**MANAGEMENT OF COMPANIES AND ENTERPRISES**

<b>5511</b>	<b>MANAGEMENT OF COMPANIES AND ENTERPRISES</b>
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**ADMINISTRATIVE AND SUPPORT AND WASTE MANAGEMENT AND REMEDIATION SERVICES**

<b>5611</b>	<b>OFFICE ADMINISTRATIVE SERVICES</b>
<b>5612</b>	<b>FACILITIES SUPPORT SERVICES</b>
<b>5613</b>	<b>EMPLOYMENT SERVICES</b>
<b>5614</b>	<b>BUSINESS SUPPORT SERVICES</b>
<b>5615</b>	<b>TRAVEL ARRANGEMENT AND RESERVATION SERVICES</b>
<b>5616</b>	<b>INVESTIGATION AND SECURITY SERVICES</b>
<b>5617</b>	<b>SERVICES TO BUILDINGS AND DWELLINGS</b>

**HEALTH CARE AND SOCIAL ASSISTANCE**

<b>6211</b>	<b>OFFICES OF PHYSICIANS</b>
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6212	OFFICES OF DENTISTS
6213	OFFICES OF OTHER PRACTITIONERS

**ARTS, ENTERTAINMENT, AND RECREATION**

712	MUSEUMS, HISTORICAL SITES, AND SIMILAR INSTITUTIONS
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**ACCOMODATIONS AND FOOD SERVICES**

7211	TRAVELER ACCOMMODATIONS
7221	FULL-SERVICE RESTAURANTS
7222	LIMITED-SERVICE EATING PLACES
7223	SPECIAL FOOD SERVICES
7224	DRINKING PLACES

**OTHER SERVICES (EXCEPT PUBLIC ADMINISTRATION)**

8112	ELECTRONIC AND PRECISION EQUIPMENT REPAIR AND MAINTENANCE
8114	PERSONAL AND HOUSEHOLD GOODS REPAIR AND MAINTENANCE
8121	PERSONAL CARE SERVICES
8123	DRYCLEANING AND LAUNDRY SERVICES
8129	OTHER PERSONAL SERVICES

**RELIGIOUS, GRANTMAKING, CIVIC, PROFESSIONAL, AND SIMILAR ORGANIZATIONS**

8132	GRANTMAKING AND GIVING SERVICES
8133	SOCIAL ADVOCACY ORGANIZATIONS
8134	CIVIC AND SOCIAL ORGANIZATIONS
8141	PRIVATE HOUSEHOLDS

<b>RESIDENTIAL</b>	<b>SINGLE FAMILY, TWO FAMILY, MULTI-FAMILY</b>
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- (b) Conditional Uses. The following may be considered, but must first be approved by Planning Commission:

<b>DRIVE-IN FACILITY</b>	<b>DRIVE-IN OR OUTDOOR SERVICE FACILITIES DEVELOPED IN ASSOCIATION WITH ANOTHER PERMITTED OR CONDITIONAL USE</b>
441	MOTOR VEHICLE AND PARTS DEALERS
447	GASOLINE STATIONS
622	HOSPITALS
623	NURSING AND RESIDENTIAL CARE FACILITIES
6241	INDIVIDUAL AND FAMILY SERVICES

8111	<b>AUTOMOTIVE REPAIR AND MAINTENANCE</b>
8131	<b>RELIGIOUS ORGANIZATIONS IF NOT PRIMARY USE</b>

(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.
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(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, 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. 19 2002. Passed 2-4-02.)

**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.
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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.~~

_____	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.
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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.
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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.
272	Periodicals; publishing or publishing and printing.
7219	Laundry and garment services, not elsewhere classified.

(5) Retail stores. Retail stores primarily engaged in selling of goods incidental to the Creekside environment.

A. General Merchandise.

5251	Hardware stores.
531	Department stores.

B. Food.

541	Grocery stores.
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C. Home Furnishings.

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

D. Eating and Drinking.

	Food Street Vendors.
	Concession Stands.

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.
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) Residential: Living quarters as an integral part of permitted use buildings in subsections (a)(1) through (6) hereof.

(8) Lodging places:

7011	Hotels and motels, but excluding tourist courts and auto courts.
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(Ord. 19-2002. Passed 2-4-02.)

**1150.06 OLDE GAHANNA DOWNTOWN RECREATIONAL DISTRICT.**

The purpose of this Downtown Recreational area **DISTRICT** is to preserve natural green spaces and to provide active and passive family-oriented recreational activities.

(a) Permitted Uses.

	Public parks.
	Public golf courses.
	Public sports fields.
	Public swimming pools.
	Public water craft.

(b) Conditional Uses.

713910	Private Golf Courses.
713940	Private Swimming Pools.
	Outdoor Theatre <b>ENTERTAINMENT SPACE.</b>
7999	Amusement and Recreation Services.

8641 813410	Civic, social and fraternal organizations.
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(Ord. 980511. Passed 12-21-98.)

**1150.07 OLDE GAHANNA RECREATION REQUIREMENTS.**

**ALL APPLICATIONS, WHETHER PERMITTED OR CONDITIONAL, REQUIRE APPROVAL OF A FINAL DEVELOPMENT PLAN AND CERTIFICATE OF APPROPRIATENESS. THE WIDE VARIETY OF USES WITHIN THIS DISTRICT REQUIRES INDIVIDUAL ASSESSMENT OF EACH APPLICATION.**

**1150.08 GENERAL DEVELOPMENT AND IMPROVEMENT STANDARDS**

**(A) THE FOLLOWING ARE SUBJECT TO THE REQUIREMENTS OF THIS CODE:**

- (1) NEW PLACEMENT, NEW CONSTRUCTION, OR RECONSTRUCTION OF A PRINCIPAL BUILDING AND/OR ACCESSORY BUILDING.
- (2) THE EXPANSION OF A PRINCIPAL BUILDING'S GROSS FLOOR AREA BY 25% OR MORE.
- (3) THE CONSTRUCTION OR INSTALLATION OF NEW PARKING LOTS, FENCES, LANDSCAPING AND ACCESSORY STRUCTURES ON PROPERTIES.
- (4) THE INSTALLATION OF NEW ON-SITE LIGHTING SHALL COMPLY WITH THIS CODE.
- (5) THE STANDARDS AND REQUIREMENTS MAY BE WAIVED FOR HISTORIC BUILDINGS, AS DESIGNATED BY THE NATIONAL REGISTER OF HISTORIC BUILDINGS, IF IT WOULD RESULT IN AN UNACCEPTABLE MODIFICATION OF THE ORIGINAL, HISTORIC APPEARANCE OF THE BUILDING AS DETERMINED BY THE PLANNING COMMISSION.
- (6) NEW SIGNAGE.
- (7) ORDINARY REPAIRS AND MAINTENANCE, AND IN-KIND REPLACEMENT OF MATERIALS THAT RESULT IN NO VISUAL CHANGE TO THE PROPERTY ARE EXEMPT FROM THIS CODE.

**(B) DEMOLITION OR REMOVAL OF EXISTING STRUCTURES. NO PRIMARY BUILDING OR STRUCTURE OR SIGNIFICANT ACCESSORY STRUCTURE WITHIN THE DISTRICT SHALL BE DEMOLISHED OR REMOVED UNTIL A CERTIFICATE OF APPROPRIATENESS WITH RESPECT TO SUCH DEMOLITION OR REMOVAL HAS BEEN SUBMITTED, REVIEWED AND APPROVED BY THE PLANNING COMMISSION. EVIDENCE MUST BE SUBMITTED BY THE APPLICANT THAT ONE OR MORE OF THE FOLLOWING CONDITIONS EXISTS:**

- (1) THAT THE BUILDING CONTAINS NO FEATURES OF SPECIAL ARCHITECTURE OR IS NOT A HISTORIC BUILDING OR CULTURALLY SIGNIFICANT OR IS NOT CONSISTENT IN DESIGN AND STYLE WITH OTHER STRUCTURES WITHIN THE DISTRICT.
- (2) THAT THERE EXISTS NO ECONOMIC USE FOR THE BUILDING IN ITS CURRENT STATE OR AS IT MIGHT BE RESTORED OR THAT THERE IS NOT A FEASIBLE AND

PRUDENT ALTERNATIVE TO DEMOLITION AND THAT THE APPROVAL OF THE DEMOLITION IS NECESSARY FOR THE PRESERVATION AND ENJOYMENT OF SUBSTANTIAL PROPERTY RIGHTS.

- (3) THAT THE APPLICANT HAS A DEFINITE PLAN FOR REDEVELOPMENT OF THE SITE WHICH MEETS THE STANDARDS OF THIS CODE AND THE PROPOSED REDEVELOPMENT WILL NOT MATERIALLY AFFECT ADVERSELY THE HEALTH OR SAFETY OF PERSONS RESIDING OR WORKING IN THE DISTRICT WHERE THE DEMOLITION WILL OCCUR AND WILL NOT BE MATERIALLY DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO PROPERTY OR IMPROVEMENTS IN SUCH NEIGHBORHOOD.

NO ACTION WILL BE TAKEN BY THE PLANNING COMMISSION IN SUCH CASES WHERE THE CITY'S CHIEF BUILDING OFFICIAL HAS DETERMINED THE DEMOLITION WILL ABATE A NUISANCE OR ELIMINATE AN UNSAFE BUILDING CONDITION.

#### **1150.08 DEVELOPMENT STANDARDS.**

The following standards shall be required for those zoning areas covered by this chapter with the exception of multi-family and single-family:

**(BC) ALL COMMERCIALLY USED PROPERTY WITHIN THE MIXED USE DISTRICT SHALL COMPLY WITH THE FOLLOWING STANDARDS:**

- (1a) Intensity of Use. No minimum lot size is required except where specifically required in this section; however, lot size shall be adequate to provide the yard space required by these Development Standards and, to promote redevelopment, where possible, lot aggregation is encouraged.
- (2b) Lot Width. No minimum lot width is required except where specifically required in this section; however, all lots shall abut a street, public pedestrian access, and/or right of way, and have adequate width to provide the yard space required by these Development Standards.
- (3e) Side Yard. A side yard shall be required adjacent to a residential zoning district and as otherwise required in this section. These required side yards shall be not less than one-fourth of the sum of the height and depth of the building, but in no case shall be less than fifteen feet, and such yard shall be landscaped. Parking spaces, drives or service areas shall be in addition to such yard requirements.
- (4d) Rear Yard. A rear yard shall be required adjacent to a residential zoning district and as otherwise required in this section. These required rear yards shall be not less than one-fourth of the sum of the height and width of the building except when adjacent to a dedicated alley having not less than twenty feet of right of way. A use to be serviced from the rear shall have a service court, alleyway or combination thereof, and is encouraged to be enclosed by a solid wall or fence of materials complementary to or compatible with the building construction materials.
- (5e) Height. All buildings and structures shall conform to Federal Aviation Administration and Port Columbus Airport Zoning Regulations height limitation, whichever may be more restrictive.

- (6f) Building Line. No building may be placed closer than ten feet to the street curb in order to provide for a minimum ten feet wide pedestrian walkway; or project further toward the street than the established building line, whichever is greater except for an upper story, which may project beyond the building line a distance of no greater than fifty percent (50%) of the sidewalk width, provided there is a minimum clear space of ten feet above an established sidewalk elevation.

**(CD) ALL PROPERTY WITH A TWO FAMILY USE SHALL COMPLY WITH THE STANDARDS HEREIN:** ~~Development Standards. The following Development Standards shall be applicable to multiple family units where they are not part of another structure:~~

- (1) **HEIGHT REGULATIONS.**  
**NO BUILDING SHALL EXCEED THIRTY (30) FEET IN HEIGHT AS MEASURED FROM THE FIRST FLOOR LEVEL TO THE TOP OF THE HIGHEST RIDGE, NOR MORE THAN TWO STORIES**
- (2) **DWELLING DIMENSION AND LOT COVERAGE.**
  - (a) **EACH SINGLE STORY TWO-FAMILY DWELLING ERECTED SHALL HAVE A GROUND FLOOR AREA, EXCLUSIVE OF OPEN PORCHES AND GARAGE AREAS, OF NOT LESS THAN ONE THOUSAND ONE HUNDRED (1,100) FEET PER DWELLING UNIT.**
  - (b) **EACH MULTI-STORY TWO-FAMILY DWELLING ERECTED SHALL HAVE A GROUND FLOOR AREA OF NOT LESS THAN SIX HUNDRED (600) SQUARE FEET OF LIVING AREA PER DWELLING UNIT, AND A TOTAL LIVING AREA OF NOT LESS THAN TWELVE HUNDRED (1,200) SQUARE FEET PER DWELLING UNIT, BOTH EXCLUSIVE OF OPEN PORCHES AND GARAGE AREAS.**
  - (c) **ALL DWELLINGS AND ACCESSORY BUILDINGS SHALL COVER NOT MORE THAN THIRTY PERCENT (30%) OF ANY LOT.**
- (3) **REQUIRED LOT AREA.**
  - (a) **EACH DWELLING STRUCTURE OR OTHER BUILDING PERMITTED HEREIN SHALL BE LOCATED ON A LOT HAVING AN AREA OF NOT LESS THAN 9,000 SQUARE FEET, AND EACH LOT SHALL CONTAIN A FRONTAGE AND A WIDTH OF NOT LESS THAN SEVENTY-FIVE FEET FOR EACH TWO-FAMILY DWELLING STRUCTURE.**
  - (b) **WHEN THE ROAD UPON WHICH A LOT FRONTS IS CURVING OR AT THE END OF A CUL-DE-SAC, THE CHORD DISTANCES ALONG THE RIGHT OF WAY MAY BE REDUCED TO FIFTY-FIVE FEET, PROVIDED THE LOT WIDTH AT THE MINIMUM BUILDING LINE IS SEVENTY-FIVE FEET.**
  - (c) **FOR CORNER LOTS, THE CHORD DISTANCE ALONG THE RIGHT-OF-WAY SHALL NOT BE LESS THAN ONE HUNDRED FEET.**
- (4) **YARD REQUIREMENTS. EACH LOT SHALL HAVE A FRONT, REAR AND TWO SIDE YARDS OF NOT LESS THAN THE FOLLOWING DEPTHS OR WIDTHS:**

- (a) 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 THIRTY FEET (30').
  - (b) THE REAR YARD DEPTH SHALL BE NOT LESS THAN THIRTY FEET (30') MEASURED FROM THE REAR PROPERTY LINE. A PERMITTED UNATTACHED ACCESSORY BUILDING OR STRUCTURE SHALL BE PLACED NO CLOSER THAN TWENTY FEET (20') TO THE REAR PROPERTY LINE AND SHALL NOT EXCEED FIFTEEN FEET (15') 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 (10'). A MINIMUM OF TWENTY FEET (20') TO THE REAR PROPERTY LINE SHALL BE MAINTAINED FROM AN ATTACHED ACCESSORY BUILDING OR STRUCTURE.
  - (c) EACH SIDE YARD SHALL BE NOT LESS THAN TEN FEET (10') IN WIDTH.
- (5) OFF-STREET PARKING.
- (a) EACH DWELLING UNIT IN A TWO-FAMILY RESIDENTIAL STRUCTURE SHALL HAVE A MINIMUM OF TWO OFF-STREET PARKING SPACES, ONE OF WHICH SHALL BE IN A GARAGE LOCATED ON THE SAME LOT AS THE DWELLING AND SIZED TO ACCOMMODATE A MINIMUM OF ONE AUTOMOBILE. SUCH FACILITY SHALL NOT BE GREATER IN SQUARE FOOTAGE THAN 400 SQUARE FEET. FOR DRIVEWAY WIDTH, REFER TO CHAPTER 1163.
  - (b) EACH SINGLE CAR GARAGE IN A TWO-FAMILY RESIDENTIAL STRUCTURE SHALL HAVE A DRIVEWAY FROM THE STREET TO THE GARAGE WHICH HAS A MINIMUM WIDTH OF TEN FEET. IF A TWO CAR GARAGE IS PROVIDED, OR IF TWO SINGLE CAR GARAGES ARE IMMEDIATELY ADJACENT SEPARATED ONLY BY A COMMON WALL, THE MINIMUM DRIVE WIDTH SHALL BE EIGHTEEN FEET. THE DRIVEWAY SURFACE AREA LOCATED BETWEEN THE STREET RIGHT-OF-WAY AND THE GARAGE ENTRY SHALL NOT BE USED FOR ONE OF THE REQUIRED PARKING SPACES.

(6E) ALL PROPERTY WITH A MULTI-FAMILY USE SHALL COMPLY WITH THE STANDARDS HEREIN:

- (1) LOT AREA. FOR EACH MULTI-FAMILY BUILDING, THERE SHALL BE A LOT AREA NOT LESS THAN EIGHT THOUSAND (8,000) SQUARE FEET PER MULTI-FAMILY BUILDING. FOR EACH DWELLING UNIT MORE THAN TWO IN A BUILDING, THERE SHALL BE NOT LESS THAN TWELVE HUNDRED

- (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 (75') 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 (5') 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 (25') FOOT FRONT YARD EXCEPT WHERE IT FRONTS ON A STREET RIGHT OF WAY IN WHICH CASE IT SHALL BE A MINIMUM OF TEN (10') FEET.
- (5) SIDE YARD. FOR DWELLINGS OR ASSOCIATED ACCESSORY BUILDINGS, THERE SHALL BE A TOTAL OF SIDE YARDS OF FIFTEEN (15') FEET OR MORE WITH A MINIMUM OF EIGHT (8') 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 (25') FEET OR MORE.
- (7) DENSITY. ANY DENSITY MORE THAN EIGHTEEN (18) UNITS PER ACRE OR WHICH EXCEEDS THIS AVERAGE MAXIMUM DENSITY OF EIGHTEEN (18) UNITS PER ACRE SHALL REQUIRE A CONDITIONAL USE.
- (8) DWELLING DIMENSIONS. EACH SINGLE-STORY, TWO-FAMILY DWELLING HEREAFTER ERRECTED OR STRUCTURALLY ALTERED SHALL HAVE A GROUND FLOOR AREA, EXCLUSIVE OF OPEN PORCHES AND GARAGES, OF NOT LESS THAN EIGHT HUNDRED (800) SQUARE FEET OF LIVING AREA PER DWELLING UNIT. EACH MULTI-STORY, TWO-FAMILY DWELLING HEREAFTER ERRECTED OR STRUCTURALLY ALTERED SHALL HAVE A GROUND FLOOR AREA, EXCLUSIVE OF OPEN PORCHES AND GARAGES, OF NOT LESS THAN FIVE HUNDRED (500) SQUARE FEET OF LIVING AREA PER DWELLING UNIT, AND A TOTAL LIVING AREA OF NOT LESS THAN NINE HUNDRED (900) SQUARE FEET PER DWELLING UNIT.  
EACH MULTI-FAMILY BUILDING CONTAINING MORE THAN TWO RESIDENTIAL UNITS SHALL CONTAIN NOT LESS THAN SIX HUNDRED (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 ONE HUNDRED (100) SQUARE FEET ADDED FOR EACH SEPARATE BEDROOM. IF A DWELLING UNIT IS ON MORE THAN ONE FLOOR, IT SHALL CONTAIN A MINIMUM OF ONE HUNDRED (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 (20') FEET IF THERE ARE WINDOWS IN THE ENDS OF THE BUILDINGS. THIS DISTANCE MAY BE REDUCED TO SIXTEEN (16') 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 (15') FEET.**

#### **1150.09 NEW CONSTRUCTION.**

Any new construction in these special downtown zoning districts shall emphasize urban design in context with pedestrian amenities and natural features. It shall conform to community development goals and recommendations directed in Chapter 1197 of the Codified Ordinances of Gahanna. Buildings, projected uses, and landscaping shall integrate with the surrounding natural features. Project plans shall contribute to a creative, eclectic architectural style that expands Olde Gahanna's unique character and sense of place.

New building projects shall be sensitive to historic preservation and have similar massing and building form as that of neighboring buildings. Projects shall have good context by successfully relating to and enhancing adjacent structures and open spaces. Projects shall encourage pedestrian safety, activities, and accessibility. All potentially visible building facades shall be addressed architecturally and functionally. For creekside projects, special emphasis shall be placed on creating functional, people-oriented facades along Big Walnut Creek. (Ord. 0093-2002. Passed 5-20-02.)

#### **~~1150.10 RESTRICTIONS.~~**

~~(a) Alterations, Style, and Architecture. All work performed on the exterior of any building within these special downtown zoning districts shall follow the guidelines in Sections 1150.09 and 1150.11 herein.~~

~~(b) Encroachment. No construction, improvements or structures, will be undertaken in any area of the Olde Gahanna Downtown Zoning Districts without a Certificate of Appropriateness from the Planning Commission.~~

~~No removal, damage to, change or addition to trees, plants, or landscaping shall be done without prior written approval by the Planning Commission. (Ord. 0093-2002. Passed 5-20-02.)~~

#### **1150.10 SITE PLANNING.**

~~Design recommendations encourage and direct a form of development and redevelopment that achieves the physical qualities necessary to maintain and enhance Olde Gahanna's economic vitality and its unique character. Design shall maintain this character by emphasizing historic character, building size and scale relationships, and valued landmarks while encouraging an eclectic creative mix of architecture, outdoor pedestrian spaces, and landscaped areas.~~

~~Within and adjacent to the Creekside area, development shall be encouraged to recognize a significant visual relationship with Big Walnut Creek, pedestrian access to and from Creekside Park, multiple facades toward both Creekside Park and the street or public right of way.~~

~~(a) Design recommendations shall be as directed in Chapter 1197 of the Codified Ordinances of Gahanna and in the applicable adopted design guidelines document.~~

~~(b) Design Review. All structures in the Olde Gahanna Downtown District, excepting those in Downtown Single Family Residential, are subject to design review and shall be subject to approval by Planning Commission for all alteration, renovations, additions, reconstruction, or new construction.~~

~~(Ord. 0093-2002. Passed 5-20-02.)~~

**THE FOLLOWING ARE SITE PLAN REQUIREMENTS FOR THE OLDE GAHANNA DISTRICT, EXCLUDING SINGLE FAMILY:**

- (A) BUILDING SETBACKS:**

  - (1) THE BUILDING SETBACK IS FIFTEEN (15) FEET FROM THE RIGHT OF WAY LINE. A MINIMUM OF FIFTY (50%) PERCENT OF THE BUILDING FRONTAGE MUST BE SITED AT THE BUILDING SETBACK LINE.**
  - (2) BUILDING SIDE YARD SETBACK SHALL BE FIVE (5) FEET FROM THE PROPERTY LINE. THIS INCLUDES ACCESSORY STRUCTURES OR ANY BUILDING ADDITION.**
- (B) PARKING SETBACKS:**

  - (1) PARKING, STACKING AND CIRCULATION AISLES ARE NOT PERMITTED BETWEEN THE PRINCIPAL BUILDING AND A STREET RIGHT OF WAY LINE. PARKING SHALL BE LOCATED TO THE SIDE OR REAR OF THE BUILDING.**
  - (2) REAR AND SIDE YARD SETBACKS FOR ALL PARKING LOTS ARE FIVE (5) FEET FROM EDGE OF PAVEMENT TO PROPERTY LINE UNLESS THERE IS A CROSS ACCESS AGREEMENT WITH ADJOINING PROPERTY.**
- (C) DRIVEWAYS, CURB CUTS, ACCESS POINTS:**

  - (1) A DRIVEWAY SHALL BE DESIGNED SO THAT VEHICLES ARE NOT REQUIRED TO BACK OUT INTO TRAFFIC.**
  - (2) ALL DRIVEWAYS AND DRIVE AISLES SHALL BE IN COMPLIANCE WITH CHAPTER 1163.**
  - (3) DRIVEWAYS AND ENTRANCES TO PARKING LOTS SHALL BE PERPENDICULAR TO THE RIGHT OF WAY. IF PLANNING COMMISSION WOULD DETERMINE THAT A RIGHT IN RIGHT OUT DRIVE IS NECESSARY, NO VARIANCE IS REQUIRED BUT SHALL BE MADE A PART OF ANY FINAL DEVELOPMENT PLAN.**
  - (4) SIDEWALK MATERIALS SHALL BE CONTINUED ACROSS ACCESS DRIVES TO DEFINE PEDESTRIAN AREAS OR PROVIDE A VISUAL CUE FOR DRIVERS CROSSING A PEDESTRIAN ZONE.**
  - (5) MORE THAN ONE CURB CUT ON A DEVELOPMENT WILL NOT BE PERMITTED UNLESS THE CITY ENGINEER DETERMINES THAT AN ADDITIONAL CURB CUT PROVIDES FOR THE APPROPRIATE TRAFFIC FLOW. CORNER LOTS MAY HAVE ONE CURB CUT PER FRONTAGE.**
- (D) PARKING LOTS AND INTERIOR CIRCULATION:**

  - (1) A PARKING LOT SHALL BE DESIGNED SO THAT PEDESTRIAN CIRCULATION IS TAKEN INTO CONSIDERATION. PEDESTRIAN PATHWAYS SHALL BE DELINEATED WITH MARKINGS, CROSSWALKS AND/OR DIFFERENT MATERIALS, SO AS TO DIRECT FOOT TRAFFIC AND SEPARATE IT FROM PRIMARY ACCESS DRIVES.**
  - (2) THE REQUIRED NUMBER OF OFF STREET PARKING SPACES MAY BE REDUCED BY UP TO FIFTY (50%) PERCENT BY THE PLANNING COMMISSION AS PART OF THE FINAL DEVELOPMENT PLAN. FACTORS TO BE CONSIDERED INCLUDE, BUT ARE NOT LIMITED TO, PUBLIC, PERMIT OR SHARED PARKING; TRANSIT SERVICE, PEDESTRIAN**

**TRAFFIC AND ACCESSIBILITY; ELIMINATION OF ARTERIAL CURB CUTS; HOURS OF OPERATION, PEAK USE COMPARISONS, AND EXISTING/PROPOSED LAND USE.**

**(3) AN ADEQUATE AREA TO PARK ONE BICYCLE FOR EACH TEN (10) VEHICULAR PARKING SPACES IS REQUIRED. HOWEVER, A MINIMUM OF ONE (1) SPACE SHALL BE REQUIRED. A SECURE LOCKING POST OR MECHANISM MUST BE PROVIDED.**

**(E) DRIVE THRU FACILITIES:**

- (1) DRIVE THRU PICKUP WINDOWS AND COVERINGS ARE PROHIBITED ON PRIMARY BUILDING FRONTAGES AND SHALL BE LOCATED TO THE REAR OR SIDE OF THE PRINCIPAL BUILDING.**
- (2) DRIVE THRU WINDOWS SHALL BE DESIGNED AS AN INTEGRAL PART OF THE STRUCTURE THEY SERVE AND BUILDING MATERIALS INCLUDING CANOPIES, AWNINGS, SUPPORT POSTS, SHALL MATCH THE MATERIALS AND COLOR SCHEME OF THE BUILDING.**

**(F) LANDSCAPING AND SCREENING:**

- (1) ARTIFICIAL PLANT MATERIAL SHALL NOT BE PERMITTED TO MEET THE MINIMUM LANDSCAPING REQUIREMENTS AS SET FORTH HEREIN.**
- (2) TREE PLANTINGS, LANDSCAPING, AND SCREENING ARE REQUIRED ALONG STREET FRONTAGES AND IN THE INTERIOR OF PARKING LOTS.**
- (3) DECIDUOUS TREES SHALL BE A MINIMUM OF TWO (2") INCHES IN CALIPER, AS MEASURED FOUR (4') FEET FROM TOP OF SOIL LEVEL. ALL DECIDUOUS TREES SHALL HAVE A CLEAR BRANCHLESS ZONE FROM GROUND TO CANOPY OF SIX (6') FEET AT MATURITY. ORNAMENTAL TREES SHALL BE A MINIMUM OF ONE AND A HALF (1.5") INCHES IN CALIPER, AS MEASURED FOUR (4') FEET FROM TOP OF SOIL LEVEL.**
- (4) HEDGES AND SHRUBS MAY BE DECIDUOUS OR EVERGREEN BUT SHALL BE INSTALLED AT A MINIMUM OF TWENTY FOUR (24") INCHES IN HEIGHT WITH AN EXPECTED HEIGHT OF THIRTY (30") INCHES WITHIN THREE (3) YEARS WHEN USED AS SCREENING.**
- (5) INTERIOR LANDSCAPE ISLANDS IN PARKING LOTS SHALL COMPLY WITH CHAPTER 1163.**
- (6) ALL OFF STREET PARKING SHALL BE SCREENED TO A MINIMUM HEIGHT OF THIRTY (30") INCHES WITH A CONTINUOUS ROW OF SHRUBS OR MASONRY WALL. SHRUBS SHALL ACHIEVE AN OVERALL OPACITY OF SEVENTY-FIVE (75%) PERCENT WHEN IN LEAF WITHIN THREE (3) YEARS OF BEING PLANTED. SUCH ROW OF SHRUBS CANNOT EXCEED TWO HUNDRED (200') LINEAL FEET WITHOUT INCORPORATING ONE OR MORE OF THE FOLLOWING CHANGES IN TREATMENT:**
  - (A) A MASONRY PIER/COLUMN WITH A MINIMUM HEIGHT OF FORTY-TWO (42") INCHES.**
  - (B) ACCESS DRIVE, WHICH IS COMPLIANT WITH ALL STANDARDS HEREIN**

- (C) A THIRTY (30") INCH HIGH SOLID MASONRY OR STONE WALL.
  - (D) A FORTY TWO (42") INCH HIGH DECORATIVE METAL TUBE OR SOLID METAL BAR FENCE LOCATED BEHIND THE STREET RIGHT OF WAY LINE WITH OR WITHOUT MASONRY PIER SUPPORTS.
- (7) SHADE TREES SHALL NOT BE PLANTED WITHIN FIFTEEN (15') FEET OF PARKING LOT LIGHT FIXTURES.
- (8) ALL PLANTS AND LANDSCAPED AREAS SHALL BE MAINTAINED IN A HEALTHY CONDITION. ALL DEAD PLANT MATERIAL SHALL BE REPLACED NO LATER THAN THE NEXT PLANTING SEASON AND SHALL BE REPLACED IN KIND.
- (9) GROUNDS ARE TO BE MAINTAINED IN A HEALTHY CONDITION FREE OF RUBBISH AND WEEDS. LAWNS MUST BE KEPT IN A MOWED CONDITION.
- (G) PATIOS AND OUTDOOR ACTIVITY AREAS:
  - (1) CHAIN LINK FENCING IS NOT PERMITTED. FENCES OR WALLS THAT EXCEED TWO HUNDRED (200') FEET IN LENGTH SHALL INCORPORATE COLUMNS, INSETS, LANDSCAPE POCKETS OR CHANGES IN MATERIALS.
  - (2) WALLS AND FENCES SHALL BE CONSTRUCTED FROM DURABLE MATERIALS SUCH AS STONE, BRICK, WOOD, OR METAL WITH NATURAL FINISHES, OR A COMBINATION OF THESE MATERIALS.
  - (3) WALLS OR FENCES MAY NOT EXCEED A HEIGHT OF FORTY TWO (42") INCHES. ACCENT COLUMNS OR OTHER WALL ARTICULATIONS ARE PERMITTED PROVIDED THAT THESE ELEMENTS DO NOT FALL WITHIN SIGHT TRIANGLES FOR BOTH PEDESTRIAN AND VEHICULAR CIRCULATION.
- (H) SERVICE/STORAGE AREAS/DUMPSTERS:
  - (1) ALL SERVICE AREAS SUCH AS DUMPSTERS AND LOADING AREAS SHALL BE LOCATED TO THE REAR OF THE PRINCIPAL STRUCTURE.
  - (2) THE MATERIALS AND COLORS SELECTED FOR THE ENCLOSURE'S SCREENING SHALL COMPLEMENT THOSE ON THE PRINCIPAL BUILDINGS STRUCTURE.
- (I) SITE LIGHTING:
  - (1) SITE LIGHTING FIXTURES SHALL NOT EXCEED TWENTY (20') FEET ABOVE GRADE.
  - (2) IN PARKING LOTS, LIGHTS SHALL BE PLACED IN LANDSCAPED PARKING LOT ISLANDS OR ON A SOLID BASE TO PROTECT BOTH LIGHTS AND VEHICLES,
  - (3) THE AVERAGE FOOT CANDLE SHALL BE ONE (1) FOOT. THE AVERAGE HORIZONTAL ILLUMINATION LEVEL ON THE GROUND SHALL NOT EXCEED TWO (2) FOOT. THE LIGHT LEVEL ALONG A PROPERTY LINE ADJACENT TO A RESIDENTIALLY ZONED OR USED PROPERTY SHALL NOT EXCEED AN AVERAGE INTENSITY OF ONE QUARTER (1/4) FOOT CANDLE.
  - (4) EXTERIOR BUILDING ILLUMINATION SHALL BE FROM CONCEALED SOURCES. STROBE OR FLASHING LIGHTS ARE NOT PERMITTED. THE MAXIMUM ILLUMINATION OF ANY

VERTICAL SURFACE SHALL NOT EXCEED FOUR (4') FOOT CANDLES. HOLIDAY LIGHT DISPLAYS ARE NOT SUBJECT TO THE STANDARDS HEREIN.

- (5) SECURITY LIGHTING SHALL BE FROM FULL CUTOFF TYPE FIXTURES, SHIELDED AND AIMED SO THAT ILLUMINATION IS DIRECTED TO THE DESIGNATED AREAS WITH THE LOWEST POSSIBLE ILLUMINATION LEVEL TO EFFECTIVELY ALLOW SURVEILLANCE.
- (6) HIGH PRESSURE SODIUM FIXTURES SHALL NOT BE PERMITTED FOR PARKING LOT LIGHTING.

(J) MAINTENANCE:

- (1) OWNERS SHALL MAINTAIN THEIR BUILDINGS, DRIVE, PARKING LOTS, FENCING AND SCREENING AND OTHER STRUCTURES LOCATED UPON THEIR PROPERTY IN GOOD AND SUFFICIENT REPAIR AND SHALL KEEP SUCH PREMISES PAINTED, WINDOWS GLAZED, PAVEMENT SWEEPED AND TRUE TO LINE AND GRATE IN GOOD REPAIR. DRAINAGE AREAS AND INTAKES ARE TO BE KEPT CLEAN, AND FREE OF DUMPSTERS.
- (2) BUILDINGS THAT ARE VACANT FOR ANY REASON MUST BE KEPT SECURED IN ORDER TO PREVENT ENTRY BY VANDALS AND MUST MEET ALL OTHER MAINTENANCE REQUIREMENTS.
- (3) OBSOLETE POLES AND OR/WIRING SHALL BE REMOVED WITHIN SIX MONTHS OF THE TIME THEIR USE IS DISCONTINUED. POLES SHALL BE MAINTAINED IN A VERTICAL POSITION.

1150.11 SIGNS.

- (a) ~~A-FRAME, Menu Boards, OR SANDWICH BOARDS. Permitted in Creekside-Downtown Only.~~ **A-FRAME MENU BOARDS OR SANDWICH BOARDS ARE PERMITTED IN ADDITION TO A PRIMARY SIGN.** ~~Each establishment serving food and/or beverages, where proceeds from sale of such food and/or beverages represents 75% or more of their gross receipts, may have one erasable style, two-sided menu board. A-FRAME, menu boards OR SANDWICH BOARDS will be permitted for each front facade of the building that the establishment occupies. Such menu board shall contain only the establishment's actual menu, and shall not exceed fifteen square feet per side. Menu boards shall be displayed only during hours of operation.~~

(B) All signs shall be governed by the existing regulations of Chapter 1165, including the following **PLUS THESE ADDITIONAL STANDARDS:**

- (1) **SIGNS SHALL NOT COVER WINDOWS, ROOF SHAPES, OR DOMINATE TRIM. STOREFRONTS SHALL NOT HAVE MORE THAN THREE TYPES OF SIGNAGE AND NOT MORE THAN ONE OF EACH OF THE FOLLOWING TYPES: A WALL SIGN, A MONUMENT SIGN AND A PROJECTING SIGN.**
- (2) **NO HOMEMADE LETTERED SIGNS SHALL BE PERMITTED, WITH THE EXCEPTION OF A-FRAMES, MENU BOARDS OR SANDWICH BOARDS.**
- (3) ~~(e)-Materials.~~ Signs should be made of wood, materials that resemble wood, or iron. Metal supports may be used as long as they are encased in wood, stone, brick or materials that resemble same for appearance

purposes. **HANDCRAFTED** Sand-blasted signs are encouraged. **SIGN MATERIALS SHALL COORDINATE AND COMPLEMENT THOSE OF THE BUILDING.**

- (4) **PLASTIC PANELS AND VINYL ARE NOT PERMITTED.**
- (5) **CREATIVE USE OF NEON IS ENCOURAGED.**
- (6) **SIGNS MAY BE LIT FROM EXTERIOR SOURCES, PROVIDED THAT THE LIGHT SOURCE IS CUT-OFF SO AS TO ONLY ILLUMINATE THE SIGN FACE. GROUND-MOUNTED LIGHT SOURCES MUST BE SCREENED FROM PUBLIC VIEW, PREFERABLY WITH LANDSCAPING.**
- (7) **WALL MOUNTED LIGHT SOURCES SHALL BE ARCHITECTURALLY DECORATIVE.**
- (8) **INTERNAL ILLUMINATION IS ACCEPTABLE WHEN THE LETTERS THEMSELVES OR THE BACKGROUND IS LIT.**
- (9) **UMBRELLA SIGNS ARE ALLOWED ON OUTDOOR PATIOS AND MAY INCLUDE SIGNAGE. GRAPHICS AND COLOR ON ANY UMBRELLA SIGNAGE SHALL BE UNIFORM.**
- (10) **PROHIBITED SIGNS ARE THOSE LISTED IN CHAPTER 1165.**
- (11b) **Directory Signs.** Directory signs are encouraged in those instances where there is more than one business on any one property in the Creekside area. Such directory sign shall be approved by the Planning Commission.
  - (c) ~~**Illuminated Sign Restrictions.**~~
    - (1) ~~**No flashing lights permitted.**~~
    - (2) ~~**Light source shall be a steady light concealed by a hood or any other method of indirect lighting approved by the Planning Commission.**~~
    - (3) ~~**Exterior neon is allowed in small quantities.**~~
    - (4) ~~**All lighting installed by property owners or tenants shall be kept in good and safe repair. All burned out bulbs shall be promptly replaced.**~~
  - (d) ~~**Prohibited Signs.**~~
    - ~~**On-premises ground signs are prohibited in the Downtown Creekside area only.**~~
- (12) **MONUMENT SIGNS:**
  - (A) **ONE (1) MONUMENT SIGN IS ALLOWED PER PARCEL AND SHOULD BE PLACED PERPENDICULAR TO THE STREET.**
  - (B) **THE OVERALL SIGN AREA MUST NOT EXCEED TWENTY-FIVE (25) SQUARE FEET.**
  - (C) **GROUND-MOUNTED MONUMENT SIGNS SHALL BE PLACED AT LEAST FIVE (5') FEET BACK FROM THE RIGHT-OF-WAY LINE TO ENSURE CLEAR VISIBILITY FOR VEHICLES AND PEDESTRIANS.**
  - (D) **THE SIGN HEIGHT MUST NOT EXCEED FIVE (5') FEET ABOVE AVERAGE GRADE.**
  - (E) **THE BACKGROUND MATERIALS SHALL BE OPAQUE AND NON-REFLECTIVE.**
  - (F) **THE BASE OF THE MONUMENT SIGN SHALL BE CONSTRUCTED OF NATURAL MATERIALS.**
- (13) **WALL SIGNS:**
  - (A) **ONLY ONE (1) WALL SIGN IS PERMITTED PER STOREFRONT PER TENANT.**
  - (B) **FOR MULTIPLE STOREFRONT BUILDINGS, A CONSISTENT THEME SHALL BE CREATED FOR THE ENTIRE BUILDING SO THAT SIGNS OF SIMILAR SIZE,**

- PROPORTION, AND MATERIALS ARE USED FOR EACH STORE.
- (C) THE TOP EDGE OF THE SIGN SHALL NOT PROJECT ABOVE THE EAVES OF THE BUILDING.
  - (D) THE SIGN MUST NOT COVER OR OBSCURE ANY ARCHITECTURAL FEATURE OR DETAIL OF THE BUILDING ON TO WHICH IT IS PLACED. ARCHITECTURAL FEATURES OR DETAILS MAY NOT BE REMOVED FROM THE BUILDING TO ACCOMMODATE A SIGN WITHOUT THE PERMISSION OF PLANNING COMMISSION.
- (14) PROJECTING SIGNS:
- (A) A MAXIMUM OF ONE (1) PROJECTING SIGN IS ALLOWED PER TENANT SPACE FRONTAGE AT THE GROUND LEVEL OF A BUILDING.
  - (B) FOR MULTIPLE STOREFRONT BUILDINGS, A CONSISTENT SIGN THEME SHALL BE CREATED FOR THE ENTIRE BUILDING SO THAT SIGNS OF SIMILAR SIZE, PROPORTION, AND MATERIALS ARE USED FOR EACH STORE.
- (15) AWNING SIGNS:
- (A) THE MAXIMUM LETTER HEIGHT SHALL NOT EXCEED SEVENTY-FIVE (75%) PERCENT OF THE HEIGHT OF THE VALANCE FLAP/SHED AREA.
  - (B) THE SHAPE OF THE AWNING SHOULD RELATE TO THE WINDOW OR DOOR OPENING; BARREL SHAPED AWNINGS SHOULD BE USED WITH ARCHED WINDOWS WHILE RECTANGULAR AWNINGS SHOULD BE USED TO COMPLEMENT RECTANGULAR WINDOWS.
  - (C) AWNING COLOR SHOULD COMPLEMENT THE COLOR AND MATERIAL OF THE BUILDING TO WHICH IT IS ATTACHED.

#### **1150.12 VARIANCES REQUIRED.**

(A) AN APPLICATION PURSUANT TO THIS CHAPTER IN WHICH THE DESIGN UNDER CONSIDERATION WOULD REQUIRE A VARIANCE GRANTED BY THE PLANNING COMMISSION PRIOR TO CONSTRUCTION SHALL NOT BE CONSIDERED UNTIL A FINAL DETERMINATION HAS BEEN MADE ON ALL REQUIRED OR REQUESTED VARIANCES UNDER THE PROCEDURES ESTABLISHED IN CHAPTER 1103 OR 1131. IF, DURING THE COURSE OF A REVIEW, THE COMMISSION DETERMINES THAT A VARIANCE WILL BE REQUIRED IN ORDER TO IMPLEMENT THE PROPOSAL UNDER CONSIDERATION, IT SHALL SUSPEND FURTHER ACTION ON THE APPLICATION UNTIL SUCH TIME AS THE VARIANCE HAS BEEN APPROVED BY THE PLANNING COMMISSION OR THE APPLICATION HAS BEEN AMENDED TO ELIMINATE THE NEED FOR THE VARIANCE.

(B) THE PLANNING COMMISSION SHALL NOT HAVE THE AUTHORITY OR POWER TO GRANT AN EXCEPTION TO ANY SECTION OF THE OHIO BASIC BUILDING CODE DURING THE COURSE OF ANY REVIEW CONDUCTED UNDER THE PROVISIONS OF THIS CHAPTER.

#### **1150.13 ACTION ON APPLICATIONS TO BE RECORDED.**

THE PLANNING COMMISSION SHALL MAINTAIN A RECORD OF ALL APPLICATIONS FOR A CERTIFICATE OF APPROPRIATENESS INCLUDING ALL ACTION TAKEN ON EACH APPLICATION.

**1150.14 APPEAL OF DENIED APPLICATIONS.**

**IN THE EVENT AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS IS DENIED BY THE PLANNING COMMISSION, THE APPLICANT MAY, WITHIN TWENTY CALENDAR DAYS OF DATE OF DENIAL, FILE A WRITTEN APPEAL WITH THE CLERK OF COUNCIL. SUCH APPEAL SHALL BE HEARD BY THE BOARD OF ZONING AND BUILDING APPEALS AS PRESCRIBED UNDER CHAPTER 147, BOARD OF ZONING AND BUILDING APPEALS OF THE CODIFIED ORDINANCES.**

**1150.99 PENALTY.**

**ANY PERSON, FIRM, PARTNERSHIP, CORPORATION, OR SYNDICATE IN VIOLATION OF THIS CHAPTER OR FAILING TO OBEY ANY LAWFUL ORDER OF THE PLANNING AND ZONING ADMINISTRATOR ISSUED IN PURSUANCE THEREOF SHALL BE DEEMED GUILTY OF A MINOR MISDEMEANOR. EACH DAY THE VIOLATION CONTINUES OR OCCURS MAY BE CONSIDERED A SEPARATE AND NEW OFFENSE.**