



City of Gahanna

200 South Hamilton
Road
Gahanna, Ohio 43230

Signature

Ordinance: ORD-0080-2024

File Number: ORD-0080-2024

AN ORDINANCE TO AMEND THE CITY OF GAHANNA CODE PART ELEVEN ZONING CHAPTER SECTION 1107.01 - CITY-WIDE DESIGN STANDARDS, CLARIFYING APPLICABILITY TO BUILDINGS AND ALLOWING METAL AS PRIMARY BUILDING MATERIAL

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, the Zoning Code rewrite produced many new standards and provisions for the City of Gahanna, which upon review, requires additional revisions to ensure code language is as clear and effective as possible; and

WHEREAS, it is recommended that Chapter Section 1107.01 - City-wide Design Standards be revised to reflect minor revisions to new code language, clarifying applicability of standards to "buildings" and not "structures" (structures, such as gazebos or car ports do not have walls), and allowing metal as a primary building material.

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 1107.01 - City-wide Design Standards - 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 K. Bowers

Merisa K. Bowers

Date

12/4/24

Attest by

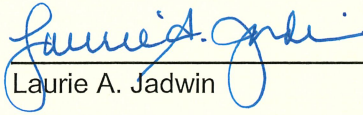
Jeremy A. VanMeter

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

1107.01 CITY-WIDE DESIGN STANDARDS.

- (a) *Purpose.* The establishment of design standards is intended to improve the aesthetic and structural quality of Gahanna and its structures, for the promotion of property values, sustainability, and pedestrian experience. This purpose may be accomplished through quality façade materials, interesting building massing and visual order, and a more enjoyable pedestrian experience through the reduction of streetside parking areas, visible building equipment, curb-cuts, and other nuisances.
- (b) *Applicability.*
- (1) The design standards set forth in this section apply to all ~~structures-buildings~~ in all zoning districts, except for those ~~structures-buildings~~ in which the principal use is: (1) one-unit dwelling or (2) two-unit dwelling.
 - (2) If a design regulation is not identified for the Creekside Districts, Sections 1107.02 and 1107.03, then the applicable regulations of Section 1107.01 shall apply.
- (c) *Architectural style.* Architectural elements must include:
- (1) Variations in façade elements on all sides of the principal structure to reduce perceived mass and scale;
 - (2) Variations in height, mass, roof forms, and wall planes to mitigate linear appearance of strip development;
 - (3) Compositional rhythms using windows, columns, trellises, articulation, arcades, materials, awnings, canopies, clerestories, or other features;
 - (4) Architectural features, such as windows, columns, trellises, articulation, arcades, materials, canopies, clerestories, pilasters, porticos, awnings, brackets, arches, or other similar features; and,
 - (5) Entrances along the front elevations that are articulated as significant public entrances; entrances may be emphasized with canopies or similar features ~~which should provide a minimum clearance of nine feet above the sidewalk.~~
- (d) *Materials.*
- (1) Side and rear elevations shall be of the same or similar materials as the front elevation.
 - (2) Permitted primary façade materials include: brick, stone veneer (cultured or natural), insulated glazing and framing systems, architectural pre-cast concrete, and preapproved newly developed materials.
 - (3) Vinyl and highly reflective materials, such as bright aluminum or metal, are not permitted as the primary building material, but may be included on any elevation if not more than 20 percent of the total materials, as measured in surface area coverage.
 - ~~(4) Architectural metal and aluminum are prohibited, except where used as a storefront trim or accent material.~~
 - ~~(5)~~ Smooth faced concrete block, tilt-up concrete panels, or metal siding is prohibited, except in Innovation & Manufacturing (IM), on any elevation, except that smooth faced concrete block, tilt-up concrete panels, and metal siding are allowable materials on up to 25 percent of the rear elevation. Finished face concrete masonry is permitted when used at ground-level service areas.
- (e) *Colors.*
- (1) Exterior colors should be neutral tones of light brown, tan, beige, white, creams, gray, black, and other similar colors. Other colors can be approved through the Development Plan process, Section 1117.07.

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- (2) Not more than a total of four colors are allowed on any elevation. For the purpose of this regulation, the roof shall be considered its own elevation.

(f) *Roofs.*

- (1) "Green" or planted roofs are encouraged.

(g) *Windows.*

- (1) The ground floor of the primary façade shall be not less than 25 percent transparent glass; however, for all institutional, ~~and~~ industrial, and multi-unit uses the primary facade shall not be less than ten percent transparent.

- (2) Reflective glass is not permitted.

(h) *Awnings and Canopies.*

- (1) Awning materials shall be limited to canvas, glass, aluminum, or other finished architectural metal.
- (2) An awning or canopy may extend over the sidewalk but must maintain a two-foot setback from the curb.
- (3) An awning or canopy may not have a clearance above a pedestrian use area, such as a sidewalk, of less than eight feet.

(Ord. No. 0007-2024, § 2(Exh. A), 4-1-24)