

City of Gahanna

200 South Hamilton
Road
Gahanna, Ohio 43230

Signature

Ordinance: ORD-0031-2023

File Number: ORD-0031-2023

AN ORDINANCE TO AMEND THE CITY OF GAHANNA CODE PART ELEVEN PLANNING AND ZONING CHAPTER SECTION 1139.08 - YARD REQUIREMENTS - Clarifying Setback Language for SF-1 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 1139.08 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 1139.08 - 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
Stephen A. Renner

Date

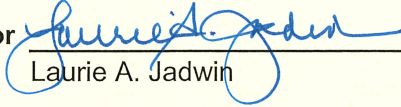
06/05/2023

Attest by

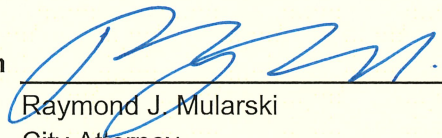
Jeremy A. VanMeter
Jeremy A. VanMeter
Clerk of Council

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

1139.08 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: 40 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 40 feet.~~
- (b) ~~Minimum rear yard setback: 40 feet. The depth of rear yard shall be not less than 40 feet measured from the rear property line. A permitted unattached accessory building or structure shall be placed no closer than 25 feet to the rear property line 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. A minimum of 30 feet to the rear property line shall be maintained from an attached accessory use building or structure.~~
- (c) ~~Minimum side yard setback: 15 feet. Each side yard shall be not less than 15 feet in width.~~
- (d) ~~Unattached accessory building or structure: Shall be located in the rear yard. Not permitted in a front yard. Minimum side yard setback: 10 feet. Minimum rear yard setback: 10 feet. Maximum height: 15 feet.~~
- (e) ~~Attached accessory building or structure: Not permitted in a front or side yard setback. Minimum rear yard setback: 30 feet.~~
- (df) 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. 0028-2007. Passed 2-20-07.)