



City of Gahanna

200 South Hamilton
Road
Gahanna, Ohio 43230

Signature

Ordinance: ORD-0072-2024

File Number: ORD-0072-2024

AN ORDINANCE TO AMEND THE CITY OF GAHANNA CODE PART ELEVEN ZONING CHAPTER SECTION 1109.02- SETBACKS AND STRUCTURE PLACEMENT, REQUIRING ACCESSORY STRUCTURES TO BE LOCATED ON THE SAME LOT AS THE PRINCIPAL STRUCTURE AND SUBJECTING POOLS TO ACCESSORY STRUCTURE SETBACKS

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 1109.02 - Setbacks and Structure Placement be revised to require accessory structures to be located on the same lot as the principal structure and require pools to be subject to accessory structure setbacks.

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 1109.02 - Setbacks and Structure Placement - 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

1109.02 SETBACKS AND STRUCTURE PLACEMENT.

- (a) No principal structure shall be located from a lot line less than the minimum setback as required for the zoning district in which the principal structure is located, as set forth in Chapter 1103.
- (b) Accessory structures shall be located on the same lot as the principal structure and meet setbacks for the zoning district in which the structure is located, as set forth in Chapter 1103.
- (bc) Fences may be installed with a zero-foot setback from all lot lines but must comply with Section 1109.05.
- (ed) Any pool must be set back from the side and rear lot lines the minimum distance as required for a n accessory ~~principal~~ structure in that zoning district as set forth in Chapter 1103. A pool may not be located in the front yard.
- (de) All dumpsters and other refuse storage areas must be set back the minimum distance required for parking areas as set forth in Section 1109.01(a) and located to the rear of the principal structure.

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