



Gahanna

Zoning Code Rewrite

- What?
 - Rewriting Chapter 11 Zoning Code
 - Brand new document
- Why?
 - Challenges
 - Burdensome
 - No longer reflective of vision of community
 - Successes
 - Development standards
 - Process

Zoning Code Rewrite

- Challenges
 - Ease of use
 - Terminology
 - Formatting
 - Process improvement
 - Eliminate variances where possible
 - Administrative or Public Hearing
 - Need more architectural/design standards
 - Uses
 - More strategic
 - Reevaluate of what's appropriate

Zoning Code Rewrite

- Successes (what's not changing)
 - Process
 - No change to majority of processes
 - De minimis variance
 - Preliminary plat
 - FDP/DR
 - Uses
 - Radical change not necessary
 - Refine uses

Zoning Code Rewrite

- How?
 - Community
 - In person
 - Online
 - Stakeholders
 - Workshops/discussion items
 - Land use plan
 - Main purpose of document is to recommend zoning changes
 - Consultant
 - National trends
 - Best practices
 - Legal review
 - Much more

Zoning Code Rewrite

- Formatting
- Ease of use/simplicity

1145.03 - HEIGHT REGULATIONS.

No building shall exceed 25 feet in height, nor more than two stories.

(Ord. 11-62, Passed 4-2-62.)

1145.04 - DWELLING DIMENSION; LOT COVERAGE.

Each dwelling hereafter erected or structurally altered in an R-4 District 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 or one-third (1/3) of the total floor area as defined in [Section 1123.23](#). All dwellings and accessory buildings shall cover not more than 40 percent (40%) of any lot.

(Ord. 24-96, Passed 2-6-96.)

1145.05 - 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 7,200 square feet and each lot shall have a frontage of not less than 60 feet on a dedicated public street, provided the street on which the lot fronts is straight.

(b) 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 45 feet, provided the lot width at the minimum building line is 60 feet.

(Ord. 4-58, Passed 4-29-58.)

1145.06 - YARD REQUIREMENTS.

Amended by Ordinance No. ORD-0034-2023

Each lot shall have a front, rear and two side yards of not less than the following depths or widths:

(a) Depth of front yards shall be not less than 25 feet measured from the right-of-way line of the street or streets upon which it fronts.

(b) Depth of the rear yard shall be not less than 25 feet measured from the rear property line. A permitted unattached accessory use structure shall be located to the rear of the dwelling. An unattached accessory use structure may be placed no closer than five feet to the rear property line and shall not exceed 15 feet in height. A permitted attached accessory use structure shall be treated as an addition. However, an attached accessory use structure may project into the rear yard a distance of not more than ten feet.

(c) Each side yard width shall be not less than five feet.

(Ord. 0031-2007, Passed 2-20-07; Ord. No. 0017-2017, Exh. A, 4-3-17)

Table 5: Small Lot Residential Standards

Standard	Min.	Max.
Lot Area	6,000 sq. ft.	-
A Lot Frontage	50 ft.	-
B Front Setback	25 ft.	-
C Side Setback	7.5 ft.	-
D Rear Setback	Principal Structure: 25 ft. Accessory Structure: 10 ft.	-
Structure Height	-	Principal Structure: 35 ft. Accessory Structure: 15 ft.
Building Coverage	-	40% of lot area
Building Placement	Accessory structures must be placed to the rear of the principal structure.	

Zoning Code Rewrite

(a) *Permitted Uses.* Only the uses included under the following listed numbers or as otherwise specified in this district shall be permitted.

(1) *Retail stores.* Retail stores primarily engaged in the selling of merchandise for personal or household consumption and processing of goods for resale.

General Merchandise:

5251 Hardware stores.

[531](#) Department stores.

5961 Mail order houses.

[533](#) Variety stores.

539 Miscellaneous general merchandise stores.

Food:

[541](#) Grocery stores.

542 Meat and fish (sea food), markets including freezer provisions.

543 Fruit and vegetable markets.

544 Candy, nut and confectionery stores.

[545](#) Dairy products stores.

546 Retail bakeries.

[549](#) Miscellaneous food stores.

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.

Table 15: Comprehensive Use Table

Key: P C Blank	Zoning District												Specific Use Regulations
	ER	R-1	R-2	R-3	R-4	OF	NC	GC	RI	IM	CON	CMU	
Commercial Services								P		P			
Emergency Medical Care						P	C	P	P	P		C	
Family Care Services						P	P	P	C	C		P	
General Personal Services							P	P	C	C		P	
Ground Transport Services										P			
Hotel or Motel							P	P	C	P	C	P	C
Large Scale Retail							C	P	C	C		P	
Professional Services						P	P	P		P		P	
Restaurant						C	P	P	C	P	C	P	
Small Scale Retail							P	P	P	P		P	
Taxi and Car Rental Services								P		P			
DWELLING / RESIDENTIAL	ER	R-1	R-2	R-3	R-4	OF	NC	GC	RI	IM	CON	CMU	CR
Live-Work Unit							C	C				P	P
One-Unit Dwelling	P	P	P	P									P
Two-Unit Dwelling					P							P	P
Multi-Unit Dwelling					P			C				P	
Family Care Home	P	P	P	P	P							P	P
Residential Care Services					C							C	

Zoning Code Rewrite

- Architecture/Design
 - Current code
 - “Universal harmony”, “high quality materials”, “harmonious relationship”
 - Proposed code
 - Permitted/prohibited materials
 - Limited number of colors
 - Requirements for windows
 - Requirements for secondary facades to somewhat match primary façade
 - Standards are more stringent in Olde Gahanna than industrial

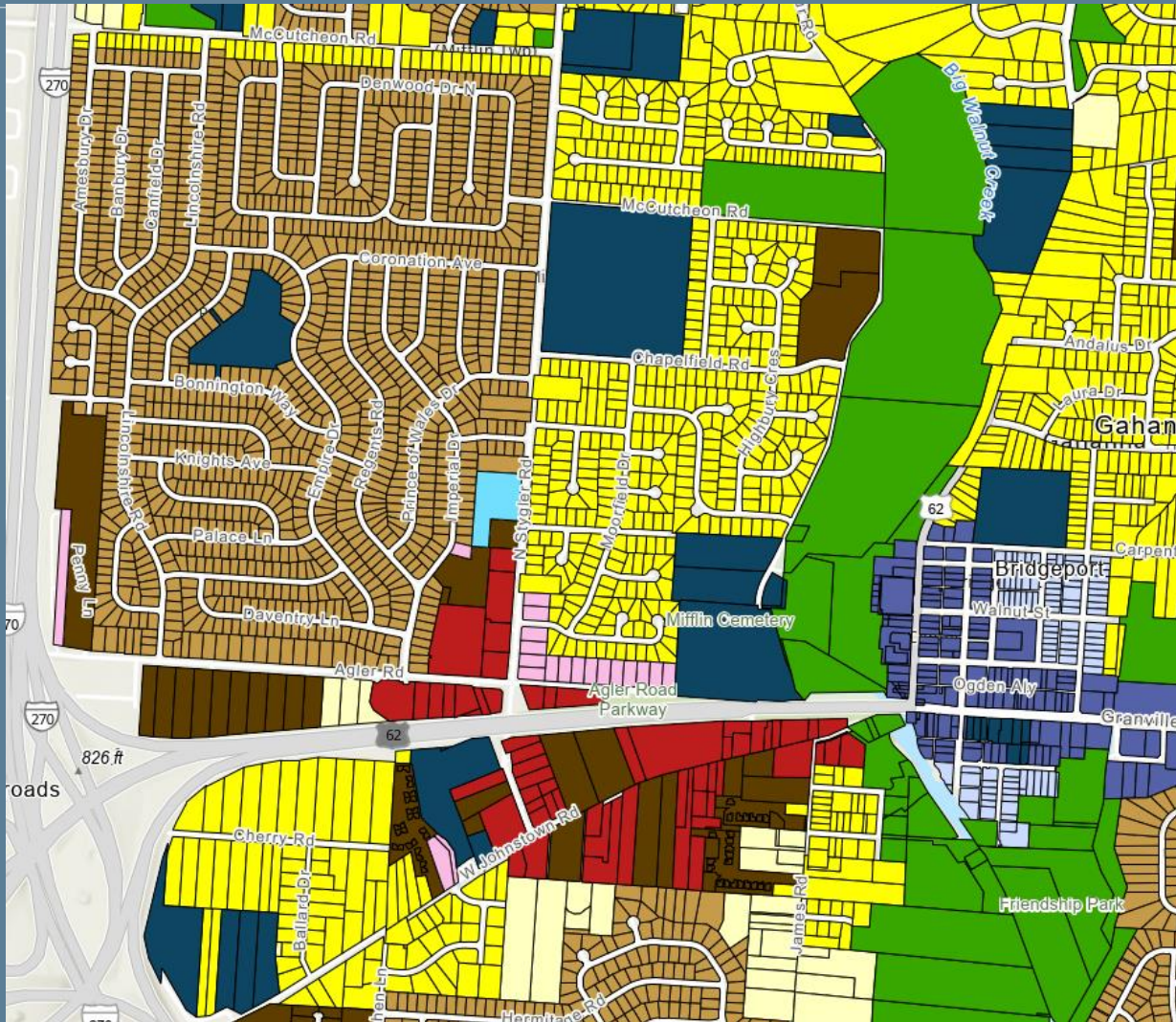
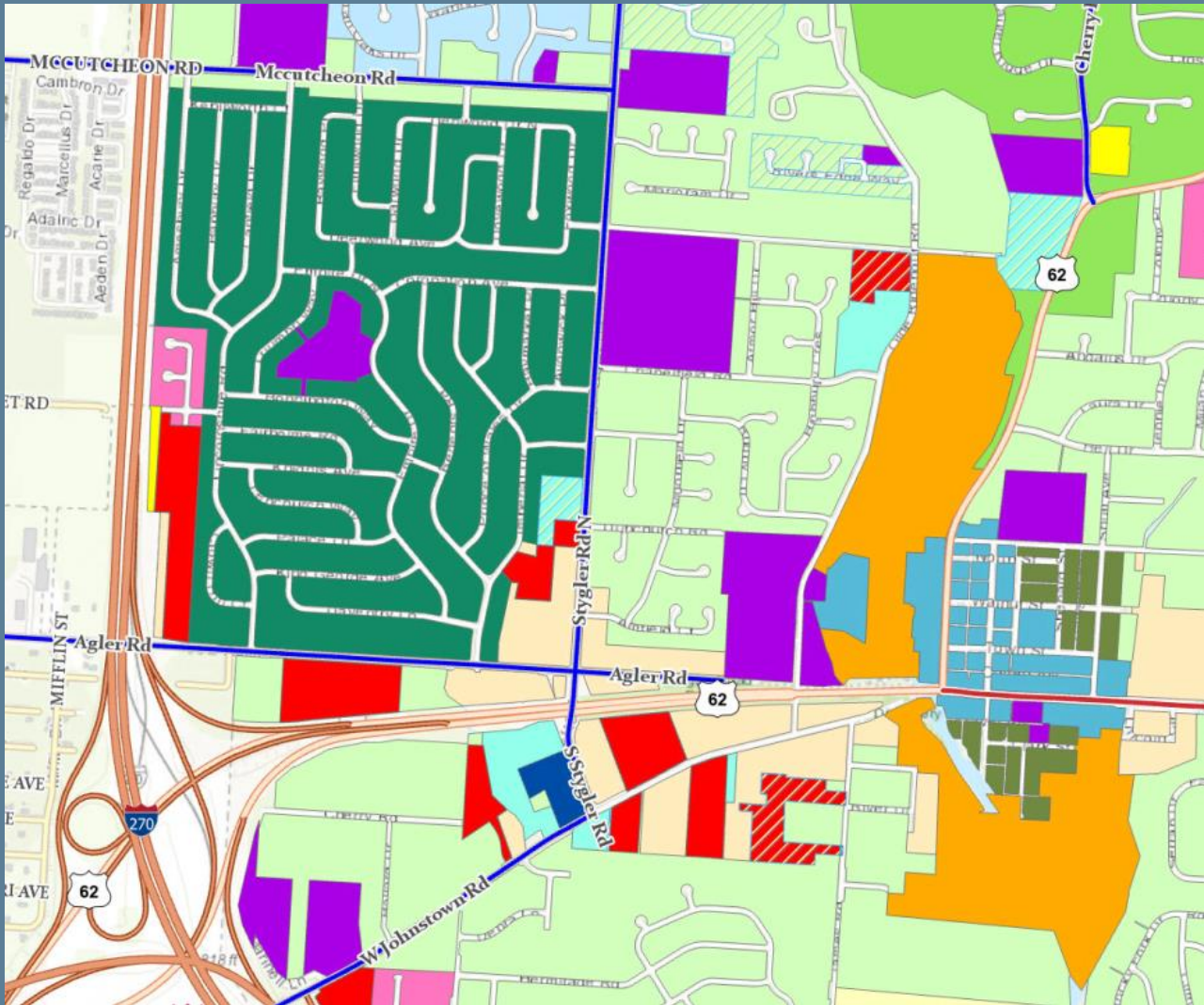
Zoning Code Rewrite

- Uses
 - Feedback indicated minor changes; major overhaul not necessary
 - Residential should stay residential
 - Less 24/7 operations in and around neighborhoods
 - More residential opportunities in commercial areas
 - Biggest changes
 - Consolidation of districts
 - Permitted uses in NC reduced
 - Focus on day time uses; uses that serve the immediate area, not regional
 - Residential permitted in CG via conditional use

Zoning Code Rewrite

- Zoning map (current)
 - 26 districts
 - Very little difference between districts
 - CC and CC-2
 - Same uses, same standards
 - 2 zone districts that no properties are zoned; 3 zone districts with 3 or fewer properties
- Zoning map (proposed)
 - 13 districts
 - 6 residential, 6 non-residential, 1 mixed use

Zoning Code Rewrite



Zoning Code Rewrite

- Other important changes
 - Green initiatives
 - ADUs
 - Temporary signage
 - Administrative approvals
 - Minor changes
 - Parking lot modification, site lighting, additions 5,000 sf or less

Zoning Code Rewrite

- Discussed but not implemented
 - Green infrastructure
 - Short term rentals
 - Housing trends
 - No minimum parking requirements

Zoning Code Rewrite

- Expectations
 - What can we expect when adopted
 - Fewer PC apps
 - Consolidated applications
 - Fewer variances
 - Many of the benefits are subtle
 - What we shouldn't expect
 - Code can't stop development
 - Radical change to where uses are allowed
 - Rapid change

Zoning Code Rewrite

- Changes since last discussion
 - Secondary schools as Conditional Use
 - Temporary signs
- Direction
 - Clarification of de minimis
 - Hotels in Neighborhood Commercial
 - Traffic circulation signage



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