



City of Gahanna

200 South Hamilton
Road
Gahanna, Ohio 43230

Signature

Ordinance: ORD-0082-2024

File Number: ORD-0082-2024

**AN ORDINANCE TO AMEND THE CITY OF GAHANNA CODE PART ELEVEN
ZONING CHAPTER SECTIONS 1121.01 - ENFORCEMENT AND 1121.03 -
MAINTENANCE STANDARDS, IMPROVING THE ENFORCEABILITY OF THE
ZONING CODE AND CLARIFYING LANDSCAPING MAINTENANCE
REQUIREMENTS**

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 1121.01 - Enforcement be revised to improve Code Enforcement Division's ability to enforce the zoning code to include enforcement of applications and permits; and Chapter Section 1121.03 - Maintenance Standards to clarify where landscaping maintenance standards apply (all uses, except for one or two-family dwellings).

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 Sections 1121.01 - Enforcement and 1121.03 - Maintenance Standards - are 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

Laurie A. Jadwin

Date

12-3-24

Approved as to Form

PDTZ

Priya D. Tamilarasan
City Attorney

Date

12/2/24

1121.01 ENFORCEMENT.

- (a) The City's Designee shall enforce this Zoning Ordinance, including any applications, permits, or similar approvals associated with this Ordinance. It shall be the duty of all officials and employees of the City of Gahanna to assist the City's Designee by reporting to them any new construction, reconstruction, land uses, or apparent violations.
- (b) In case any structure is or is proposed to be located, erected, constructed, reconstructed, enlarged, changed, maintained, or used, or any land is or is proposed to be used in violation of this chapter or any amendment or supplement thereto, the City's Designee, the legal representative of the municipality, or any party in interest who would be specially damaged by such violation, in addition to other remedies provided by law, may institute injunction, mandamus, abatement, on any other appropriate action, actions, proceeding, or proceedings to prevent, enjoin, abate, or remove such unlawful location, erection, construction, reconstruction, enlargement, change, maintenance, or use.

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

1121.03 MAINTENANCE STANDARDS.

- (a) *Building and Structures.* All buildings and structures shall be maintained in a safe, clean, attractive, and sound structural condition at all times in compliance with all requirements of the City of Gahanna, Ohio Codified Ordinances.
- (b) *Landscaping.* The following shall apply to grounds and landscaping:
 - (1) For all zoning districts, grounds and landscaped areas are to be maintained in a healthy condition free of excessive rubbish, overgrowth, and weeds. Lawns must be in a mowed condition during all seasons.
 - (2) For ~~commercial zoning districts~~ all uses, except for one or two-family dwellings, 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.
- (c) *Signs.* All signs, permanent or temporary, shall be maintained in a safe, clean and attractive, and sound structural condition at all times free from peeling or missing paint, burned out light bulbs, holes, or broken, cracked, bent, warped, rotted, discolored, sagging, worn, torn, rusted, defective, or missing material parts. If the face of the sign is removed, a blank opaque panel must be installed until such time that new graphics are approved and installed.
- (d) *Fences.* Fences shall be maintained in good condition, be structurally sound, safe, and attractively finished at all times. Any repairs or replacement ordered by the City shall be made within 30 days of the date of the order. Grounds between fences and property lines shall be maintained at all times. Any fence shall be designed, constructed and finished so the supporting members face the property of the owner of the fence. If a fence does not meet these standards, the owner of the property with the fence shall be subject to the penalty.
- (e) *Off-Street Parking Areas.* All off-street parking areas including spaces, driveways, aisles and circulation drives shall be graded and maintained so that water does not drain onto adjacent property. All such surfaced areas shall be kept in a proper state of repair and free of potholes, litter, glass, nails or other hazardous or dangerous materials.

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