



# City of Gahanna

200 South Hamilton  
Road  
Gahanna, Ohio 43230

## Signature

Ordinance: ORD-0071-2024

File Number: ORD-0071-2024

**AN ORDINANCE TO AMEND THE CITY OF GAHANNA CODE PART ELEVEN  
ZONING CHAPTER SECTION 1109.01 - PARKING, ACCESS, AND CIRCULATION,  
REVISING PARKING SPACE REQUIREMENTS, PARKING AREA LANDSCAPING,  
AND PARKING AREA RESTRICTIONS IN RESIDENTIAL ZONING DISTRICTS**

**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 1109.01 - Parking, Access, and Circulation be revised to require parking to be on the same lot as the principal use, amend the parking table to be consistent with previous code, clarify the size of plantings, and further define parking area restrictions with respect to inoperable vehicles and trailer parking in residential zoning districts.

**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 1109.01 - Parking, Access, and Circulation - 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

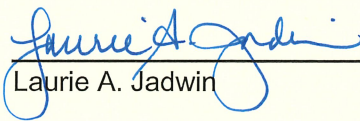
12/4/24

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

## 1109.01 PARKING, ACCESS, AND CIRCULATION.

### (a) *Location of Parking Areas.*

- (1) Except for any parking area on a through-lot or on a lot without principal structures, a parking area may not be closer to the front lot line than any front-facing exterior wall of any principal structure(s) on the same lot; however, driveways may be located closer to the front lot line than any front-facing exterior wall of any principal residential use and may serve as parking areas.
- (2) No parking area may be set back from the front lot line less than the required front setback for principal structures in the zoning district in which it is located, except in the case of driveways, which may serve as parking areas.
- (3) For any parking area on a lot without a principal structure, the parking area may not be closer to the front lot line than any front-facing exterior wall of any principal structure on any side-adjacent lot(s). For this requirement, a side-adjacent lot is a lot that abuts the lot in question and fronts the same street or streets as the lot in question.
- (4) A parking area must be set back from the side and rear lot lines by at least ten feet, except at a location where vehicular access is provided to an adjacent lot.
- (5) In Residential Zones, driveways for residential uses must be setback one foot from side lot lines, except for shared driveways.

### (b) *Parking Area Access.*

- (1) Parking area access drives shall not exceed 35 feet in width.
- (2) Pedestrian walkways. A pedestrian walkway must be provided within the vehicle use space of all parking area facilities. Pedestrian walkways must connect adjacent sidewalks on each frontage with the entrance(s) of the establishment, and pedestrian walkways must connect parking areas for the establishment's employees and visitors with the entrance(s) of the establishment. The pedestrian walkways must be at least four feet wide.

### (c) *Parking Space Requirements.*

- (1) Where two or more uses are located on the same lot, the total number of spaces required shall equal or exceed the sum of their individual requirements. For parking space requirements, fractions shall be rounded up to the nearest whole number.
- (2) Required off-street parking facilities shall be located on the same lot as the structure or use served, except that a parking facility providing the sum of parking spaces required of several uses may be provided contiguous and in common to the several structures and uses served.
- (32) For residential uses, a driveway shall fulfill the requirement of off-street parking spaces at a rate of one off-street parking space per 300 square feet of driveway ground coverage.
- (43) Public on-street parking spaces adjacent to the lot may count toward the minimum required parking requirements for non-residential uses.
- (54) The required number of parking spaces may be reduced through a Development Plan application, Section 1117.07. To evaluate the parking reduction, the application shall provide an assessment of development factors. Factors to be considered include, but are not limited to, available public, permit or shared parking; transit service and pedestrian accessibility; elimination of arterial curb cuts; hours of operation, peak use comparisons, and existing/ proposed land use(s).
- (65) The following table summarizes the minimum parking spaces, based on use, required by this Zoning Ordinance.



Table 16: Minimum Parking Space Requirements

Key:

Blank - No minimum parking requirement

GFA - Gross floor area

Use

Minimum Parking Spaces Required

AGRICULTURAL USES	
All Agricultural Uses	-
COMMERCIAL USES	
Automotive Sales	1 space per 300 sq. ft. of GFA + 1 space per 1,000 sq. ft. of outdoor display area
Automotive Services	1 space per 300 sq. ft. of GFA
Bar	1 space per 100 sq. ft. of GFA
Emergency Medical Care	1 space per 300 sq. ft. of GFA
Family Care Services	1 space per 400 sq. ft. of GFA
General Personal Services	1 space per 300 sq. ft. of GFA
Hotel or Motel	1 space per room
Large Scale Retail	1 space per 400 sq. ft. of GFA
Professional Services	1 space per <del>300</del> <u>350</u> sq. ft. of GFA
Restaurant	1 space per 100 sq. ft. of GFA
Small Scale Retail	1 space per 300 sq. ft. of GFA
Other Commercial Uses	1 space per 300 sq. ft. of GFA
DWELLING / RESIDENTIAL USES	
Live-Work Unit	Per non-residential use parking requirements
One- or Two-Unit Dwelling	2 spaces per dwelling unit
Multi-Unit Dwelling	1 space per studio or one bedroom dwelling unit + 2 spaces per two or more bedroom dwelling unit
Family Care Home	-
Residential Care Services	1 space per bedroom or dwelling unit, whichever is greater
Other Dwelling / Residential Uses	1 space per bedroom or dwelling unit, whichever is greater
INDUSTRIAL USES	
<del>Heavy Industrial</del> <u>Industrial/Warehousing</u>	<del>1 space per 1,000 sq. ft. of GFA + 1 space per 2,000 sq. ft. of outdoor operation area</del> <u>Up to 20,000 square feet: 1 space per 1,000 GFA</u> <u>20,001 to 120,000 square feet: 1 space per 5,000 GFA</u>

	<u>Over 120,000 square feet: 1 space per 10,000 GFA</u>
<del>Large Scale Light Industrial</del>	<del>1 space per 1,000 sq. ft. of GFA</del>
Outdoor Storage Yard	1 space per 3,000 sq. ft. of outdoor storage area
Public Service Facility	-
Self Storage	1 space per 100 storage units
<del>Small Scale Light Industrial</del>	<del>1 space per 500 sq. ft. of GFA</del>
Trade <del>r</del> Contractors	1 space per 500 sq. ft. of GFA
Other Industrial Uses	1 space per 1,000 sq. ft. of GFA
INSTITUTIONAL USES	
Art, Science, and Cultural	1 space per 300 sq. ft. of GFA
Government Administration	1 space per 300 sq. ft. of GFA
Other School	1 space per 400 sq. ft. of GFA
Post-Secondary School	1 space per 600 sq. ft. of GFA
Public Safety	-
Primary School	1 space per 600 sq. ft. of GFA
Religious Place of Worship	1 space per 300 sq. ft. of GFA
Secondary School	1 space per 400 sq. ft. of GFA
Other Institutional Uses	1 space per 400 sq. ft. of GFA
RECREATIONAL USES	
Conservation Recreation	-
Indoor Recreation	1 space per 300 sq. ft. of GFA
Large Scale Outdoor Recreation	1 space per 400 sq. ft. of GFA
Outdoor Entertainment Venue	1 space per 300 sq. ft. of GFA
Small Scale Outdoor Recreation	-
Other Recreational Uses	1 space per 300 sq. ft. of GFA
OTHER USES	
Adult Use	1 space per 300 sq. ft. of GFA
Portable or Modular Structure	-
Portable Temporary Storage Unit	-
Standalone Parking Lot	-
Structured Parking	-

- (d) *Parking Space and Drive Aisle Dimensions.* Off-street parking spaces and drive aisles shall have the minimum dimensions, as described in the table below. In the case that parking spaces open directly to and are accessed only by a public alley, the width of the alley shall contribute to meeting the minimum drive aisle widths.

**Table 17: Parking Space & Aisle Dimensions**

Parking Angle (degrees) Measured from the Direction of Traffic	Minimum Drive Aisle Width (ft.)	Minimum Parking Space Dimensions (ft.)
90	17 (one-way travel)	10 x 19
90	20 (two-way travel)	9 x 19
60	15 (one-way travel)	9 x 19
60	20 (two-way travel)	9 x 19
45	13 (one-way travel)	9 x 19
45	20 (two-way travel)	9 x 19
0 (Parallel)	13 (one-way travel)	8 x 23
0 (Parallel)	25 (two-way travel)	8 x 23

(e) *Parking Area Screening.*

- (1) Parking area screening may be met through buffering requirements identified in Section 1109.04(c). If no buffering requirements are identified, then parking area screening shall be provided per Section 1109.01(e)(2).
- (2) Parking areas shall be screened from public right-of-way by a continuous three-foot-high screen consisting of opaque evergreen hedges; an opaque fence; an opaque wall; or a combination of screening types.

(f) *Parking Area Landscaping.*

- (1) For parking areas of 1,000 square feet or more or intended for five or more vehicles, interior landscaping is required.
- (2) Any parking area altered to an extent of 25 percent or more of the total square footage of the existing off-street parking area is required to comply with all regulations in 1109.01(f).
- ~~(32)~~ Five percent of the total parking area is required to be landscaped.
- ~~(43)~~ Interior landscaping in parking areas shall be dispersed throughout the parking area in landscaping peninsulas and islands.
- ~~(54)~~ The minimum landscaped peninsula size shall be 50 square feet and a minimum length or width dimension of five feet.
- ~~(65)~~ One tree per 100 square feet of required landscape area or portion thereof is required. The minimum caliper of such trees shall be three inches at planting as measured in accordance with ANSI requirements. When appropriate, the City's Designee may approve requests to plant trees less than three caliper inches.
- ~~(76)~~ Required landscaping shall be maintained within the minimum requirements of this section.

(g) *Parking Area Markings.*

- (1) The surface of any parking area containing ten or more parking spaces shall be striped, and the striping maintained in good condition to be clearly visible with lines four inches wide to indicate parking space limits.

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- (2) Any off-street parking area shall be marked or posted with such traffic control devices as may be determined necessary by the City's Designee for the protection of operators and pedestrians, including directional arrows, one-way signs, no parking signs and fire lane signs.
- (h) *Parking Area Surfaces.*
- (1) Parking areas including spaces, driveways, aisles and circulation drives must have surfaces that are improved with all-weather, dustless materials such as concrete, asphalt, or other material as approved by the City's Designee.
- (2) Stormwater retention requirements shall be provided as required by Sections 1113.02.
- (i) *ADA Parking Requirements.*
- (1) Nothing in this Zoning Ordinance shall be construed to conflict with the regulations set forth by the Americans with Disabilities Act.
- (2) Parking spaces designated and designed for people with disabilities shall be in compliance with the universal parking space design set forth in the Americans with Disabilities Act Accessibility Standards, Section 208 and Section 502, which can be reviewed at the following website: <https://www.access-board.gov/ada/>.
- (3) All such spaces shall be designated by free-standing signs pursuant to the Ohio Secretary of State guidelines.
- (j) *Electric Vehicle Charging.*
- (1) For lots that contain 50 parking spaces or more: at least one parking space per 25 parking spaces on a lot must be equipped with an electric vehicle charging station. For the purposes of calculating the number of required electric vehicle charging stations, if the number of parking spaces on a lot is not divisible by 25, then the number of parking spaces on the lot shall be rounded up to the nearest multiple of 25.
- (k) *Parking Area Restrictions in Residential Zoning Districts.*
- (1) *Inoperable vehicles.* Not more than one wrecked ~~motor vehicle, or~~ motor vehicle with flat tires, missing plates or expired validation sticker, or with excessive body damage, or a broken or shattered windshield shall be allowed per one dwelling unit. Such vehicles may be parked only for a period not to exceed 72 hours. The vehicle shall be covered with a product specifically designed for vehicles so that the vehicle cannot be seen from an adjacent lot or public right-of-way.
- (2) *Commercial vehicles.* No commercial vehicle weighing 6,501 pounds or more shall be stored, parked, or allowed. However, one commercial vehicle, weighing 6,500 pounds or less, limited to a two-axle construction which has operating characteristics similar to those of a passenger car and/or does not infringe upon the residential character of the zoning district may be permitted. Infrequent short-term parking of a commercial or commercial-type vehicle for conveying tools and materials to premises where labor using such tools and materials is being performed, delivering goods to a residence, or moving furniture to or from a residence, all only during the time such parking is actually necessary, is hereby excepted from this section. For purposes of this section "commercial vehicle" means any vehicle used or designed to be used for business or commercial purposes which infringes on the residential character of a residential district and includes, but is not necessarily limited to: a bus, cement truck, commercial tree trimming equipment, construction equipment, dump truck, garbage truck, panel truck, box truck, semitractor, semitrailer, stage bed truck, step van, tank truck, tar truck, tow truck and/or commercial trailers.

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- (3) *Trailer parking.* Only one trailer, [utility trailer, camper trailer, recreational trailer, travel trailer, or similar trailer](#) shall be parked on a residential lot. The trailer shall be parked on a sealed surface such as concrete, asphalt, or other material as approved by the City's Designee. Tires on such trailer shall be kept inflated as required by code. Such trailer shall be limited to a two-axle design.

(l) *Bicycle Parking.*

- (1) *Applicability.* Bicycle parking facilities are required for any structure of more than 10,000 square feet of gross floor area (GFA) on a lot.
- (2) *Bicycle Parking Count.* Bicycle parking spaces shall be provided at a rate of one bicycle parking space per 5,000 square feet of GFA. Where the number of square feet of GFA is not evenly divisible by 5,000 square feet, round up to the nearest multiple of 5,000.
- (3) *Bicycle Parking Location.* Bicycle parking spaces shall be located not more than 200 feet from the main entryway into the principal structure. Alternatively, bicycle parking spaces may be located inside the principal structure if information about the structure's hours of public access are clearly posted at the location of the indoor bicycle parking spaces.

(m) *Off-street Loading.*

- (1) The location of areas for loading and unloading of inventory, waste, and other products from all land uses must not require loading/unloading vehicles to back into or maneuver within a street right-of-way or overhang an adjacent property. Maneuvering within a public alleyway is permissible.
- (2) Loading or unloading may not interfere with, block access to, or encroach on fire and emergency vehicle lanes, parking areas, sidewalks, bike lanes, drive aisles or queuing areas.
- (3) Dedicated loading and unloading areas must be screened from view from the street right-of-way but may be visible from public alleyways, see Section 1109.04.
- (4) Loading areas must be located to the side or the rear of the building and may not be placed between the street and the building or any front façade of a building.

(n) *Drive-thrus.* The following standards apply to all new or expanded drive-thru facilities, and the addition of drive-thru facilities on existing properties:

- (1) All establishments with drive-thrus must provide a ten-foot-wide by-pass lane whereby vehicles may exit the lot at any point without proceeding through the drive-through lane.
- (2) Menu boards. All menu boards must be oriented toward the drive-thru aisle that they are serving and must use hoods, shields, or directional lenses to ensure that the illuminated sign elements do not cause glare on adjacent properties.

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