

Zoning Code Update

- Consultant
 - Zone Co
- What's occurred
 - Community input on design standards
 - ~ 5th draft
- What's forthcoming
 - 2nd Quarter
 - Workshop w/Council and Planning Commission
 - Community input
 - Adoption by end of year

Zoning Code Update

- Changes to current zoning code forthcoming
 - Improve permitting process
 - Low hanging fruit
 - Doesn't adversely impact zoning code rewrite

Zoning Code Update

- What to expect
 - Design standards w/teeth
 - Materials and color palettes that reflect Land Use Plan recommendations and community feedback
 - Updated zone districts
 - Zone districts with uses and development standards that reflect Land Use Plan recommendations and community feedback
 - Zone districts strategically located that promote the goals and values of the community
 - A modernized code that is more concise, easier to navigate and understand

Zoning Code Update

- What not to expect
 - Can't prevent development requests
 - Use
 - Specific companies/tenants
 - Notice requirements
 - More than zoning code
 - Charter

1153.01 - SO SUBURBAN OFFICE AND INSTITUTIONAL DISTRICT.



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

(1) *Administrative and business.* Administrative office primarily engaged in general administration, supervision, purchasing, accounting, and other management functions.

Business offices carrying on no retail trade with the general public and having no stock of goods maintained for sale to customers.

60 Depository institutions.

61 Nondepository credit institutions.

62 Security and commodity brokers, dealers, exchanges, and services.

63 Insurance carriers.

64 Insurance agents, brokers, and services.

65 Real estate.

67 Holding and other investment companies.

[731](#) Advertising.

[732](#) Consumer credit reporting agencies, mercantile reporting agencies, and adjustment and collection agencies.

7383 News syndicates.

736 Private employment agencies.

(2) *Professional.* Professional offices engaged in providing tangible and intangible services to the general public, involving both persons and their possessions.

0781 Landscape counseling and planning.

801 Offices and clinics of doctors of medicine.

802 Offices and clinics of dentists.

803 Offices and clinics of doctors of osteopathy.

804 Offices and clinics of other health practitioners.

811 Legal services.

Use	Zones										Districts	
	ER	R-1	R-2	R-3	R-4	OI	NC	RI	IM	RC	CMU	CR
LEISURE AND RECREATION												
Outdoor Entertainment Venue						C	C	C	C	C	C	C
Conservation Recreation	P	P	P	P	P	P	P	P	P	P	P	P
Recreational with Lodging	C	C	C	C	C	C	C	C	C	C	C	C
Small Scale Outdoor Recreation	P	P	P	P	P	P	P	P	P	P	P	P
Large Scale Outdoor Recreation	P	P	C	C	P	P	P	P	P	P	P	P
Restaurant or Bar						P	P	C	P	C	P	P
Large Scale Indoor Recreation						P	P	C	P	C	P	P
LODGING												
Bed and Breakfast	P	P	P	P	C	P	P	C	C	C	C	C
Hotel or Motel						P	P	C	P	C	P	P

1143.07 - 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 11,000 square feet and each lot shall have frontage of not less than 80 feet on a dedicated and improved public street, provided the street on which the lot fronts is noncurving and extends to an intersection with other public streets in both directions or is located entirely along the noncurving portion of a cul-de-sac.
- (b) When the road upon which a lot fronts is curving or at the end of a cul-de-sac, chord distance along the right-of-way may be reduced to 55 feet, provided lot width at the minimum building line is 80 feet.
- (c) For corner lots, the chord distance along the right-of-way shall not be less than 100 feet.

(Ord. 47-89. Passed 5-2-89.)

1143.08 - YARD REQUIREMENTS.



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

- (a) 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 35 feet.
- (b) The depth of rear yard shall be not less than 25 feet measured from the rear property line. A permitted unattached accessory building or structure shall be placed no closer than ten 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 15 feet to the rear property line shall be maintained from an attached accessory use building or structure.
- (c) Each side yard shall be not less than seven and one-half feet in width.
- (d) 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. 0030-2007. Passed 2-20-07.)

ER Zone-Specific Standards		Min.	Max.
	Lot Area	1 acre	-
A	Front Setback	50 ft.	-
B	Side Setback	20 ft.	-
C	Rear Setback, Principal Structure	50 ft.	-
D	Rear Setback, Accessory Structure	50 ft.	-
	Structure Height, Principal Structure	-	35 ft.
	Structure Height, Accessory Structure	-	15 ft.
	Structure Coverage Area	-	25% of lot area

Table 2: Regulatory table describing zone-specific standards.



Gahanna