



STAFF REPORT

Request Summary

Staff is requesting to amend the zoning code to remove several automotive related uses from the Community Commercial (CC) zone district. Doing so will allow existing uses to continue in CC zoning, but not to expand or allow for new facilities. Several other zone districts, such as Office, Commerce, and Technology (OCT), Planned Unit Development (PUD), Select Commercial Planned District (SCPD) and Community Service (CS), allow these uses by right or by conditional use. Auto related uses will continue to be allowed in these zone districts.

The request is being made for several reasons. The land use plan made recommendations for CC zoning which primarily focused on large format retailers, restaurants, entertainment uses, grocery stores, and office uses. It is imperative that the City maximize the development potential of available land as few properties are left for development or are likely to be redeveloped. In fact, only about 7% of all property in Gahanna is used for commercial and office uses.

Ensuring a diverse and healthy mix of uses is paramount for economic vitality. There are relatively few areas within the City where commercial uses such as retail and restaurants can successfully be located. These uses are primarily found on, or in proximity to, major thoroughfares such as Hamilton Rd, Johnstown Rd, Granville St, Morse Rd, Mill St, etc. Limiting new automotive uses such as service and repair to OCT, PUD, SCPD, and CS zone districts will allow for redevelopment more in line with the recommendations of the land use plan.

Compatibility is an additional reason for the requested code changes. Auto related uses can have negative impacts on residential development due to noise, odors, appearance, etc. Many CC zoned properties are adjacent to residential uses. Appropriately locating these uses in areas that won't negatively impact other developments is necessary to ensure the success of the business, and the high quality of life residents should expect.

Auto related uses can be unsightly because of inoperable vehicles, bay doors, and utilitarian building design. The land use plan and, most likely the zoning code rewrite, will have increased design standards that endeavor to elevate the architecture and design of developments on major roadways. These design elements are complimentary to office, retail, restaurants, and similar commercial uses. Having the right types of uses is critical to the successful implementation of design guidelines.

Please see the attached redline document for a full list of uses to be removed.

Respectfully Submitted By:
Michael Blackford, AICP
Director of Planning

1153.03 CC COMMUNITY COMMERCIAL 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 Community Commercial District.
- (1) *Retail stores.* Retail stores primarily engaged in the selling of merchandise for personal or household consumption and rendering services incidental to the sale of goods, including the buying or 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.
- 565 Family clothing stores.
- 566 Shoe stores.
- 5699 Custom tailors.
- 5632 Furriers and fur stores.
- 569 Miscellaneous apparel and accessory stores.
- Home Furnishings:
- 571 Home furniture and furnishings stores.
- 572 Household appliance stores.
- 573 Radio, television, consumer electronics and music stores.

Eating and Drinking:

581 Eating and drinking places; including pizzeria and carry-out restaurants.

Miscellaneous Retail:

591 Drug stores and proprietary stores.

592 Liquor stores.

593 Used merchandise stores.

5942 Book and stationery stores.

5941 Sporting goods stores and bicycle shops.

526 Retail nurseries and garden supply stores.

597 Jewelry stores.

5992 Florists.

5993 Tobacco stores.

5994 News dealers and news stands.

5945 Hobby, toy and game stores.

5946 Camera and photographic supply stores.

5947 Gift, novelty and souvenir shops.

5995 Optical goods stores.

5999 Miscellaneous retail stores, not elsewhere classified.

- (2) *Administrative.* Business and professional offices. Administrative offices 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.

Professional offices engaged in providing tangible and intangible services to the general public, involving persons and their possessions.

Finance:

60 Depository institutions.

61 Nondepository credit institutions.

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

Insurance:

63 Insurance carriers.

64 Insurance agents, brokers and services.

Real Estate:

65 Real estate.

67 Holding and other investment offices.

Professional:

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- 0742 Veterinary services for animal specialties.
- 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.
- 805 Nursing and personal care facilities.
- 807 Medical and dental laboratories.
- 809 Health and allied services, not elsewhere classified.
- 811 Legal services.
- 871 Engineering, architectural and surveying services.
- 872 Accounting, auditing and bookkeeping services.
- 8748 Land planners.
- 899 Services (professional), not elsewhere classified.
- (3) *Personal and consumer services.* Personal services generally involving the care of the persons or his personal effects.
- Consumer services generally involving the care and maintenance of tangible property or the provisions of intangible services for personal consumption.
- Personal:
- 722 Photographic studios, portrait.
- 723 Beauty shops.
- 724 Barber shops.
- 725 Shoe repair shops and shoe shine parlors.
- 7219 Laundry and garment services, not elsewhere classified.
- Business:
- 731 Advertising.
- 732 Consumer credit reporting agencies, mercantile reporting agencies and adjustment and collection agencies.
- 733 Mailing, reproduction, commercial art and photography and stenographic services.
- 7383 News syndicates.
- 736 Personnel supply services.
- 7389 Business services, not elsewhere classified (except 8731 Research, development and testing laboratories).
- Recreation:
- 7911 Dance studios, schools, and halls.

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- 7991 Physical fitness facilities.
- 7997 Membership sports and recreation clubs.
- 7999 Amusement and recreation services, not elsewhere classified.
- (4) *Day care centers.*
- 8322 Day care centers, adult and handicapped.
- 8351 Day care centers, child.
- (b) *Conditional Uses.* The following uses shall be allowed in the Community Commercial District, subject to the approval in accordance with Chapter 1169.
- (1) *Drive-in facility or open display.* Drive-in or outdoor service, or open display facility, developed in association with a permitted use, except for 554 Gasoline service stations when all of its lot lines are 25 feet or more from a residential zoning district.
- A. The following standards shall apply to requests for open display.
1. Open display shall be accessory to the main use of the property.
 2. Open display shall not include the storage of landscaping and/or construction materials or similar goods and materials.
 3. Height of materials shall not exceed six feet.
 4. Open display shall not be permitted in any required yard.
- (2) *Residential.* Living quarters as an integral part of a permitted use building.
- (3) *Consumer services.* Consumer services generally involving the care and maintenance of tangible property or the provision of intangible service for personal consumption.
- Services:
- 726 Funeral service and crematories.
- 729 Miscellaneous personal services, except 7299, massage parlors, employing no State Medical Board of Ohio licensed therapists, which shall be prohibited.
- Recreation:
- 783 Motion picture theaters.
- 792 Theatrical producers (except motion picture), bands, orchestras, and entertainers.
- 793 Bowling centers.
- 7993 Coin operated amusement devices.
- Automotive and other sales:
- ~~551 Motor vehicle dealers (new and used).~~
- ~~552 Motor vehicle dealers (used cars only).~~
- 553 Auto and home supply stores.
- 554 Gasoline service stations.
- ~~555 Boat dealers.~~
- ~~556 Recreational vehicle dealers.~~

~~559 Automotive dealers, not elsewhere classified.~~

751 Automotive rentals and leasing, without drivers.

752 Automobile parking.

~~753 Automotive repair shops.~~

~~754 Automobile services, except repair.~~

- (c) *Development Standards.* In addition to the provisions of Chapter 1167, General Development Standards, Additional Use, Height and Area Regulations, the following standards for arrangement and development of land and buildings are required in the Community Commercial District.
- (1) *Intensity of use.* No minimum lot size is required; however, lot size shall be adequate to provide the yard space required by these Development Standards and the following provisions.
 - (2) *Lot width.* No minimum lot width is required; however, all lots shall abut a street and have adequate width to provide the yard space required by these Development Standards.
 - (3) *Front yard.* A front yard of 60 feet shall be required.
 - (4) *Side yard.* A side yard of ten feet shall be required. However, lots adjacent to a residential zoning district shall have a side yard setback of not less than one-fourth of the sum of the height and depth of the building, but in no case shall be less than 15 feet and such yard shall be landscaped. Parking spaces, drives or service areas shall be in addition to such yard requirements.
 - (5) *Rear yard.* A rear yard of ten feet shall be required. However, lots adjacent to a residential zoning district shall have a rear yard setback of not less than one-fourth of the sum of the height and width of the building, except when adjacent to a dedicated alley having not less than 20 feet of right-of-way.

A use to be serviced from the rear shall have a service court, alleyway or combination thereof not less than 40 feet wide, and shall be enclosed by a solid wall or fence except when adjacent to a dedicated alley. If a structure or series of structures contains more than one facility, the service court, alleyway or combination thereof shall be not less than 60 feet wide.
 - (6) *Height.* All buildings and structures shall conform to Federal Aviation Administration and Port Columbus Airport Zoning Regulations height limitation, whichever may be greater.
 - (7) *Parking.* See 1167.15(b) for parking setback requirements. Parking standards and requirements, as specified in Chapter 1163, shall be met for all uses in this district.
 - (8) *Lot coverage.* Principal buildings and associated buildings shall not exceed 50 percent of total lot coverage. An additional 25 percent of lot coverage may be used for driveways and parking areas. This provides a maximum lot coverage allowance of 75 percent.

(Ord. 27-93. Passed 2-2-93; Ord. No. 0017-2017 , Exh. A, 4-3-17; Ord. No. 0051-2017, § 1(Exh. A), 9-18-17 ; Ord. No. 0042-2019, § 1(Exh. A), 6-17-19)