

CHAPTER 1135  
Districts and Zoning Map

- 1135.01 Districts established.
- 1135.02 Zoning Map adopted.
- 1135.03 Compliance with district regulations.
- 1135.04 Rules for interpretation of district boundaries.

CROSS REFERENCES

- Basis of districts - see Ohio R.C. 713.10
- Compliance with district regulations required - see P. & Z. 1127.02
- Listing of Zoning Map changes - see PRELIM.

1135.01 DISTRICTS ESTABLISHED.

For the purpose of regulating and restricting the general location of buildings and other structures and of premises to be used for trade, industry, residence and other specified uses within the Municipality; for the purpose of regulating the height of buildings and other structures hereafter erected or altered; for the purpose of regulating the bulk and location of buildings and other structures hereafter erected or altered, including the percentage of lot occupancy, setback building lines, and the area of yards, courts and other open spaces, the Municipality is hereby divided into zoning districts as follows, and as shown on the Zoning Map on file with the Clerk of Council:

- ER-1 District - Estate Residential District
- ER-2 District - Estate Residential District
- SF-1 District - Single Family Residential District
- SF-2 District - Single Family Residential District
- SF-3 District - Single Family Residential District
- R-4 District - Single Family Residential District
- MR-1 District - Two-Family Residential District
- AR District - Multi-Family Residential District
- PRD District - Planned Residential District
- SCPD District - Select Commercial Planned District
- PCD District - Planned Corporate Mixed Use District
- PID District - Planned Industrial District
- PRCD - Planned Residential Commercial Mixed Use District

**EXHIBIT A**

ROD District - Residential Overlay District  
 L District - Limited Overlay District  
 SO District - Suburban Office and Institutional District  
 NC District - Neighborhood Commercial District  
 CC District - Community Commercial District  
 CC-2 District - Community Commercial (Modified) District  
 CS District - Community Service District  
 PCC District - Planned Commercial Center District  
 OG District - Olde Gahanna Downtown District  
     OG-1 Olde Gahanna Downtown Single Family Residential  
     OG-2 Olde Gahanna Multi Family Residential or Suburban Office  
     OG-3 Olde Gahanna General Commercial  
     OG-4 Olde Gahanna Creekside  
     OG-5 Olde Gahanna Recreation  
 M-1 District - Manufacturing District  
 PIPD District - Planned Industrial Park District.

**RI DISTRICT – RESTRICTED INSTITUTIONAL DISTRICT.**

(Ord. 990144. Passed 4-5-99.)

1135.02 ZONING MAP ADOPTED.

Such districts as are bounded and described on a “Zoning Map of the City of Gahanna, Ohio” dated June 30, 1996, certified by the Clerk of Council and which is on file in the office of the Clerk of Council is adopted and is hereby made a part of this Zoning Code. Furthermore, the Clerk of Council shall from time to time, whenever the zoning is changed in the City, amend the Map accordingly, correct the same and so certify.

(Ord. 198-96. Passed 11-19-96.)

1135.03 COMPLIANCE WITH DISTRICT REGULATIONS.

Use, height, location, area and other regulations permitted under Ohio R.C. 713.06 to 713.15, shall be as set forth in this Zoning Ordinance as regulations for each district or zone or as hereinafter set forth in this Zoning Ordinance.

(Ord. 198-96. Passed 11-19-96.)

1135.04 RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES.

Where uncertainty exists with respect to the boundaries of any of the districts as shown on the Zoning Map, the following rules shall apply:

- (a) Where district boundaries are indicated as approximately following the center lines of streets or highways, street lines or highway right-of-way lines, such center lines, street lines or highway right-of-way lines shall be construed to be such boundaries.
- (b) Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be such boundaries.
- (c) Where district boundaries are so indicated that they are approximately parallel to the center lines or street lines of streets, or the center lines or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the Zoning Map. If no distance is

given, such dimension shall be determined by the use of the scale shown on the Zoning Map.

- (d) Where the boundary of a district follows a stream, lake, or other body of water, the boundary line shall be deemed to be at the limit of the jurisdiction of the Municipality, unless otherwise indicated.
- (e) In unsubdivided property, the district boundary lines on the maps accompanying and made a part of this Zoning Ordinance shall be determined by dimensions, notes on the maps or by the use of the scale appearing on the maps.  
(Ord. 198-96. Passed 11-19-96.)