Gahanna

DEPARTMENT OF PLANNING

STAFF REPORT

Request Summary

4/4/2023 Update

The following changes were made as a result of feedback from the March 22nd Planning Commission meeting.

- Chapter 1139/1141/1143/1147 – Yard requirements
  - Rear yard setback for unattached accessory structures modified to match side yard setback

- Chapter 1155 – Office, Commerce, and Technology
  - Removed elementary and secondary schools from conditional use. Keeping as a prohibited use
  - Administratively approvable storage tank limited to 2,000 gallons.

Staff is requesting amendments to Chapter 914, Chapter 11, and Chapter 1311. The changes clarify code requirements and streamline the permitting experience for internal and external customers. Below is a summary of each change.

- Chapter 914 – Tree Preservation, Planting and Replacement
  - Add definition of "hazardous tree"
  - Allow for removal of hazardous tree without permit

- Chapter 1106 – Subdivision without Plat
  - Allow for all subdivisions without plat applications, that meet code, to be approved administratively
  - Code currently requires Planning Commission action if the lots are less than 5 acres in size
  - Change to an administrative process has been requested by Planning Commission and applicants

- Chapter 1123 – Definitions
  - Add a definition of "Planning and Zoning Administrator"

- Chapter 1136, 1137, 1139, 1141, 1143, 1145, 1147 – Yard Requirements
  - Clarify setback language for all single family residential zone districts
  - Allow for a reduced side yard setback for unattached accessory structures (i.e., sheds)
    - Example – SF -2 – Current code requires 10' side yard for all structures; revised code allows for 5' side yard for unattached accessory structures
    - Reduces the need for variances

- Chapter 1155 – Office, Commerce, and Technology
  - Remove elementary and secondary schools moved from prohibited to conditional use
  - Outdoor storage moved from conditional use to permitted use
  - Increase administratively approvable storage tank size

- Chapter 1163 – Parking Regulations
  - Revise landscape requirements to require screening adjacent to right-of-way
    - Already required in OCT and Olde Gahanna; code change makes this a requirement for all parking areas, regardless of zoning
  - Eliminate requirement to have landscaping in between two rows of parking
    - Frequent variance request

- Chapter 1165.07 – Temporary Signs
  - Remove the word "consecutive" from the useful life span section of code
  - Clarify sign placement is from right-of-way
  - Cardboard/posterboard/paper signs only permitted in residential areas
  - Duration for plastic signs increased from 30 days in a six month period to 30 days in a four month period

- Chapter 1165.11 – Permit Requirements (Signs)
  - Allow multi-tenant signage (wall and window signs) without requiring a master sign plan (MSP)
  - Sign size is similar, but less than the size of signs typically permitted within a MSP
  - MSP is still an option for multi-tenant buildings that want larger or different sign types than what is enumerated in the code

- Chapter 1169.05 – Conditional Use Approval
  - Extend permit timeframe for which the permit is valid from one year to two years
  - Change allows for additional time to construct project without requiring additional approvals

- Chapter 1311 – Contractor Registration
  - Request to delete requirement that certain contractors register with the City
  - Registration process does not protect the property owner, contractor, nor the City
  - Registration process slows down permit
  - Registration process does not guarantee quality of work
    - Not a test of ability
  - State has licensing requirements for contractors
    - Licensing process certifies the ability of individuals to perform work
    - State licensing process was not around when Gahanna code was written to require contractor registration

The zoning code (Chapter 11) rewrite is ongoing. It is anticipated that the draft code will be worked shopped in the second quarter of 2023 with adoption prior to the end of 2023.

Respectfully Submitted By:
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