



Legislation Details (With Text)

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**Title:** AN ORDINANCE TO REPEAL AND REPLACE PART ELEVEN - PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Planning Commission Recommendation to Council 1.24.2024, 2. PUBLIC NOTICE 1.29.2024 Issued for Zoning Code Repeal and Replace Public Hearings March 4 and March 18, 2024, 3. Draft Zoning Ordinance 1.26.2024, 4. Proposed Changes 2.26.2024 - ADU Code Language - CLEAN VERSION, 5. Proposed Changes 2.26.2024 - ADU Code Language - REDLINED, 6. Zoning Ordinance Revised Draft as Introduced 3.4.2024, 7. Zoning Code Revisions - Administration Requested 3.18.2024, 8. 2024\_01\_26\_Draft\_clean - Administration Amendments Requested 3.18.2024 and adopted 4.1.2024, 9. 2024\_01\_26\_Draft\_redline - Administration Amendments Requested 3.18.2024 and adopted 4.1.2024, 10. ORD-0007-2024 EXHIBIT A FINAL SUBSTITUTE - Zoning Ordinance Draft Redline 4.1.2024, 11. ORD-0007-2024 EXHIBIT A FINAL SUBSTITUTE - Zoning Ordinance Draft CLEAN 4.1.2024, 12. ORD-0007-2024 EXHIBIT B - Zoning Map as introduced 3.4.2024 and adopted 4.1.2024, 13. ORD-0007-2024 SIGNED - Repeal and Replace Part Eleven - Planning and Zoning Code of the Codified Ordinances of the City of Gahanna, 14. 2024-04-01 City of Gahanna Certified Zoning Map - Effective 2024-05-01

Date	Ver.	Action By	Action	Result
4/1/2024	1	City Council	Amended	Pass
4/1/2024	1	City Council	Amended by Substitution	Pass
4/1/2024	1	City Council	Adopted as Amended	Pass
3/25/2024	1	Committee of the Whole	Recommended for Substitution and Adoption	
3/18/2024	1	City Council	Postponed to Date Certain	Pass
3/4/2024	1	City Council	Introduced	
2/26/2024	1	Committee of the Whole	Recommended for Introduction/First Reading	
2/12/2024	1	Committee of the Whole	Held in Committee	

AN ORDINANCE TO REPEAL AND REPLACE PART ELEVEN - PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA

WHEREAS, the Zoning Code of the City of Gahanna first established in the late 1950s no longer suits the current vision and aspirations of the Gahanna community; and

WHEREAS, modernization of the Zoning Code is necessary to address not only the accessibility and ease of use of the code both in terms of terminology and visual representations for resident and business stakeholders, but to advance the developmental, architectural, and design standards, improve the administrative and public hearing processes, and consolidate underutilized zoning districts from 26 to 13, which includes six residential, six non-residential, and one mixed-use district; and

WHEREAS, other important policy changes to the Zoning Code to address green initiatives, accessory dwelling units, temporary signage, and administrative approvals are required; and

WHEREAS, after diligent consultation and consideration, which included numerous public engagement opportunities by the Department of Planning and a joint workshop session between the Planning Commission and City Council, on January 24, 2024, the Gahanna Planning Commission unanimously recommended to Council their approval for the repeal and replacement of Part Eleven - Planning and Zoning Code of the Codified Ordinances of the City of Gahanna; and

WHEREAS, pursuant to City Charter, the City Council held public hearings on March 4, 2024 and March 18, 2024 for additional community feedback on the repeal and replacement of Part Eleven - Planning and Zoning Code.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO:

Section 1. That the existing Part Eleven - Planning and Zoning Code, and any Ordinances or parts of Ordinances in conflict herewith, are hereby repealed.

Section 2. That Part Eleven - Zoning Code, attached hereto as EXHIBIT A, and made a part herein, is hereby enacted.

Section 3. That the Official Zoning Map of the City of Gahanna as certified by the Clerk of Council is hereby replaced as EXHIBIT B and made a part herein.

Section 4. That the Clerk of Council is hereby directed to file this ordinance with the city's codifier to ensure its inclusion with the entirety of the Codified Ordinances of the City of Gahanna.

Section 5. That this Ordinance shall be in full force and effect after passage by this Council and 30

days after signature of approval by the Mayor.