



City of Gahanna

200 South Hamilton
Road
Gahanna, Ohio 43230

Signature

Ordinance: ORD-0101-2017

File Number: ORD-0101-2017

**TO AMEND PART ELEVEN - PLANNING AND ZONING CODE, CHAPTER 1154,
RESTRICTED INSTITUTIONAL DISTRICT, OF THE CODIFIED ORDINANCES OF
THE CITY OF GAHANNA.**

reference Planning Commission File No. CC-0002-2017

WHEREAS, the Department of Planning and Development have recommended a revision to Chapter 1154, Restricted Institutional District of the Planning and Zoning Code; and

WHEREAS, Planning Commission held a public hearing on November 15, 2017, and recommended the revision to Council for approval.

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

Section 1. That Part Eleven, Planning and Zoning Code, Chapter 1154, Restricted Institutional District, of the Codified Ordinances of the City of Gahanna, is hereby amended as set forth in EXHIBIT A, attached hereto and made a part herein.

Section 2. That the existing Part Eleven, Planning and Zoning Code, or any Ordinances or parts of Ordinances in conflict herewith, are hereby repealed.

Section 3. That this Ordinance shall be in full force and effect after passage by this Council and 30 days after date of signature approval by the Mayor.

At a meeting of the City Council on 1/2/2018, a motion was made by Michael Schnetzer, seconded by Jamie Leeseberg, that this Ordinance be Adopted. The motion passed.

Yes: 7 Angelou, Leeseberg, Renner, Schnetzer, Larick, Metzbower and McGregor

President

Brian D. Larick

Date

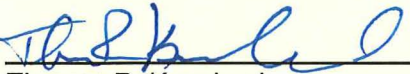
1/2/2018

Attest by

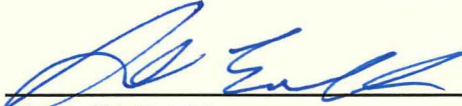
Kayla Holbrook
Deputy Clerk of Council

Date

1/3/2018

Approved by the Mayor 
Thomas R. Kneeland

Date 1/3/2018

Approved as to Form 
Shane W. Ewald
City Attorney

Date 1/3/18

CHAPTER 1154 - Restricted Institutional District

1154.01 - PURPOSE AND INTENT.

It is recognized that institutions such as schools, churches, ~~and~~ public administration buildings, and public parks have special needs and land use requirements. The aforementioned institutions form an integral part of the community and it is the intent of the Restricted Institutional District to provide for the protection and where necessary, the continued growth of these institutions, and to protect and enhance compatibility and relationships to adjacent uses. A primary intent shall be to ensure compatibility of use between the institutions and surrounding uses. Specific attention shall be focused in such institutional development that may significantly affect present traffic or parking activity within the City of Gahanna.

(Ord. 10-2002. Passed 2-4-02.)

1154.02 - PERMITTED AND CONDITIONAL USES.

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

(1) *Institutions.*

821 Elementary and secondary schools.

822 Colleges, universities, professional schools and junior colleges.

(2) *Organizations and associations.*

866 Religious organizations.

(3) *Public administration.*

91 Executive, legislative and general government, except finance.

9211 Courts.

9221 Police protection.

9222 Legal counsel and prosecution.

9223 Fire protection.

9229 Public order and safety, not elsewhere classified.

(4) *Public parks, public playgrounds and recreation areas which are publicly owned.*

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(b) *Conditional Uses.* The following uses shall be allowed in the Restricted Institutional Districts subject to approval in accordance with Chapter 1169.

(1) *Institutions.*

842 Arboreta and botanical or zoological gardens.

(2) Accessory uses such as maintenance shops and storage areas to service an institution, if added after initial construction.

(Ord. 10-2002. Passed 2-4-02.)

1154.03 - DEVELOPMENT STANDARDS.

(a) *Lot Requirements.*

- (1) Minimum lot area: none.
- (2) Minimum lot width: none.
- (3) Maximum lot coverage: 75 percent.
- (4) Minimum front yard: 60 feet, unless there is an existing adopted plan that specifies greater requirements.
- (5) The minimum side yard setback shall be 25 feet, and when abutting a residential zoning district, the minimum side yard setback, shall be 30 feet.
- (6) Minimum rear yard: 40 feet.
- (7) Parking setbacks shall be a minimum of 15 feet from side and rear lot lines, and 36 feet from any public right-of-way.

(b) *Building Requirements.*

- (1) Maximum building height: All buildings and structures shall conform to Federal Aviation Administration and Port Columbus Airport Zoning Regulations height limitation.

(c) *Site Development Requirements.*

- (1) All applicable requirements of Chapter 1108, Final Development Plan and Chapter 1197, Design Review shall be met.

(Ord. 10-2002. Passed 2-4-02.)