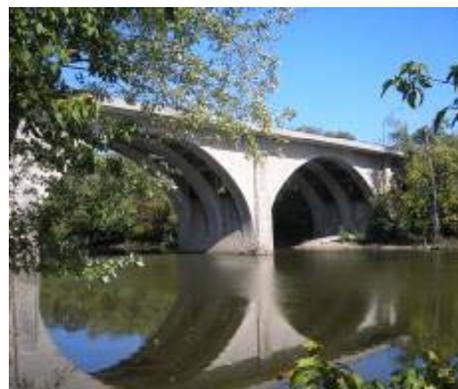




BRIDGE STREET CORRIDOR



Building Type Requirements Demonstration

Mixed Use Building Type

(9) Mixed Use Building

(a) Building Siting		(d) Façade Requirements	
1. Street Frontage		Refer to §153.062(D) through §153.062(K) for design requirements general to all buildings.	
Multiple Principal Buildings	Permitted	1. Street Façade Transparency	
Front Property Line Coverage	95% (a)	Ground Story Street Facing Transparency	Storefront with minimum 70% (n)
Occupation of Corner	Required (d)	Upper Story Transparency	Minimum 30% (o)
Front RBZ	0-10 feet with up to 25% of the front façade permitted between 10-20 feet (c)	Blank Wall Limitations	Required
Corner RBZ	0-10 feet (d)	2. Non-Street Façade Transparency	
RBZ Treatment	Patio or Streetscape.	General Transparency	Minimum 15% (p)
Right-of-Way Encroachment	Projecting signs, eaves, awnings & canopies	3. Building Entrance	
2. Buildable Area		Principal Entrance Location	Primary street façade of building (q)
Side Yard Setback	0 feet (e)	Entrance Requirements	Entrance must be recessed if located within 5 feet of front property line
Rear Yard Setback	5 feet (f)	Street Façades: Number of Entrances	1 per 75 feet of façade
Minimum Lot Width	50 feet (g)	Parking Lot Façades: Number of Entrances	Minimum of 1 (r)
Maximum Lot Width	None	3. Building Entrance	
Maximum Impervious Coverage	85%	Mid-Building Pedestrianway	In shopping corridors, 1 required for buildings greater than 250 feet in length
Additional Semi-Pervious Coverage	10%	4. Façade Divisions	
3. Parking Location, Loading & Access		Vertical Increments	No greater than 45 feet (s)
Parking Location	Rear, screened from principal frontage streets by building within building (refer to (c) Uses) (i)	Horizontal Façade Divisions	On buildings three stories or taller, required within three feet of the top of the ground story (t)
Loading Facility Location	Rear	Required Change in Roof Plane or Type	No greater than every 80 feet
Entry for Parking within Building	Rear, side, or corner façade on non-principal frontage street	5. Roof Types	
Access	Rear lane/alley, one driveway per lot (l)	Permitted Types	Parapet, Pitched Roof, Flat Roof, other types permitted with approval (refer to §153.062(C)) (u)
(b) Height		Tower	Permitted; permitted on façades only at terminal vistas, corners at two Primary Streets, adjacent to a Plaza Open Space Type, and with civic use
Minimum Height	2 stories (j)	5. Roof Types	
Maximum Height	5 stories (k)	Refer to §153.062(D) through §153.062(K) for design requirements general to all buildings.	
Ground Story: Minimum Height	16 feet	3. Building Entrance	
Ground Story: Maximum Height	24 feet	Principal Entrance Location	Primary street façade of building (q)
Upper Stories: Minimum Height	10 feet	Entrance Requirements	Entrance must be recessed if located within 5 feet of front property line
Upper Stories: Maximum Height	14 feet	Street Façades: Number of Entrances	1 per 75 feet of façade
(c) Uses (Refer to §153.059)		Parking Lot Façades: Number of Entrances	Minimum of 1 (r)
Ground Story	Residential and general office uses prohibited in shopping corridors	4. Façade Divisions	
Upper Story	No additional requirements.	Vertical Increments	No greater than 45 feet (s)
Parking within Building	Permitted in the rear of all floors and fully in any basement (l)	Horizontal Façade Divisions	On buildings three stories or taller, required within three feet of the top of the ground story (t)
Occupied Space	30 feet depth space facing principal frontage streets (m)	Required Change in Roof Plane or Type	No greater than every 80 feet

Note: Graphic figures are intended to illustrate one result of one or more of the general requirements and do not represent all requirements or actual development.

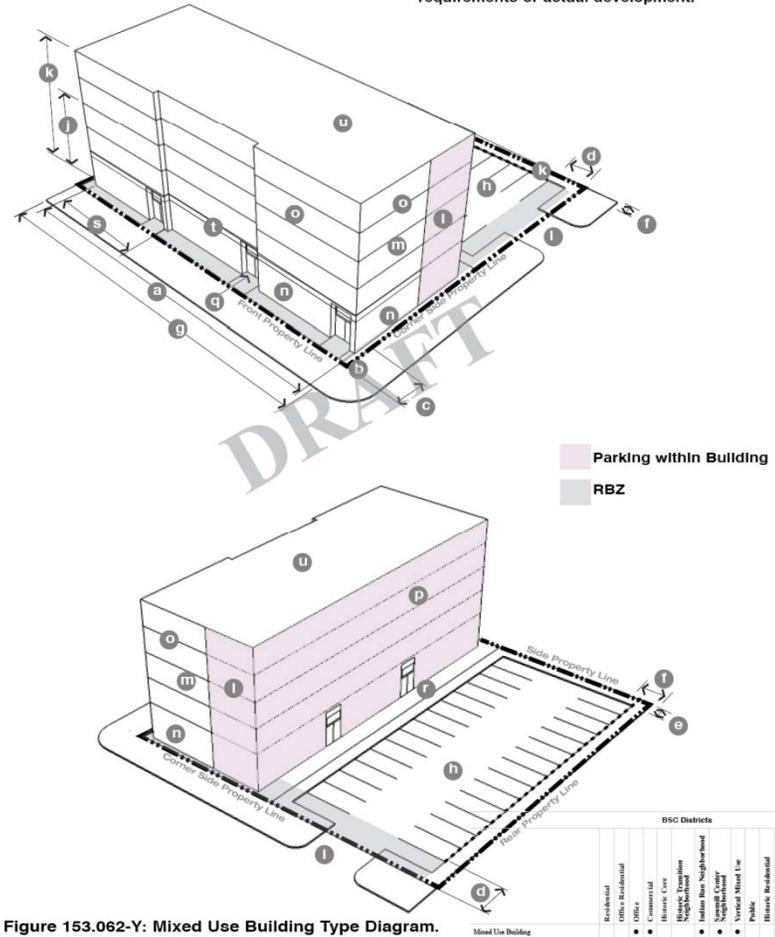


Figure 153.062-Y: Mixed Use Building Type Diagram.

Example Mixed Use Building



- 2-5 Stories
- 0-10-foot Required Build Zone (RBZ)
- High front property line coverage
- Non-residential ground floor uses
- High ground story transparency

Example Mixed Use Building



- **Mixed Use Building Type Specific Requirements (Pages 50-51)**
- **Building Type General Requirements (Pages 24-33)**



Specific Requirements

(9) Mixed Use Building

(a) Building Siting	
1. Street Frontage	
Multiple Principal Buildings	Permitted
Front Property Line Coverage	95% ^a
Occupation of Corner	Required ^b
Front RBZ	0-10 feet with up to 25% of the front façade permitted between 10-20 feet ^c
Corner RBZ	0-10 feet ^d
RBZ Treatment	Patio or Streetscape.
Right-of-Way Encroachment	Projecting signs, eaves, awnings & canopies
2. Buildable Area	
Side Yard Setback	0 feet ^e
Rear Yard Setback	5 feet ^f
Minimum Lot Width	50 feet ^g
Maximum Lot Width	None
Maximum Impervious Coverage	85%
Additional Semi-Pervious Coverage	10%
3. Parking Location, Loading & Access	
Parking Location	Rear, screened from principal frontage streets by building within building (refer to (c) Uses) ^h
Loading Facility Location	Rear
Entry for Parking within Building	Rear, side, or corner façade on non-principal frontage street
Access	Rear lane/alley, one driveway per lot ⁱ
(b) Height	
Minimum Height	2 stories ^j
Maximum Height	5 stories ^k
Ground Story: Minimum Height	16 feet
Ground Story: Maximum Height	24 feet
Upper Stories: Minimum Height	10 feet
Upper Stories: Maximum Height	14 feet

(c) Uses (Refer to §153.059)	
Ground Story	Residential and general office uses prohibited in shopping corridors
Upper Story	No additional requirements.
Parking within Building	Permitted in the rear of all floors and fully in any basement ^l
Occupied Space	30 feet depth space facing principal frontage streets ^m

(d) Façade Requirements	
Refer to §153.062(D) through §153.062(K) for design requirements general to all buildings.	
1. Street Façade Transparency	
Ground Story Street Facing Transparency	Storefront with minimum 70% ⁿ
Upper Story Transparency	Minimum 30% ^o
Blank Wall Limitations	Required
2. Non-Street Façade Transparency	
General Transparency	Minimum 15% ^p
General Blank Wall Limitations	Required
3. Building Entrance	
Principal Entrance Location	Primary street façade of building ^q
Entrance Requirements	Entrance must be recessed if located within 5 feet of front property line
Street Façades: Number of Entrances	1 per 75 feet of façade
Parking Lot Façades: Number of Entrances	Minimum of 1 ^r
Mid-Building Pedestrianway	In shopping corridors, 1 required for buildings greater than 250 feet in length
4. Façade Divisions	
Vertical Increments	No greater than 45 feet ^s
Horizontal Façade Divisions	On buildings three stories or taller, required within three feet of the top of the ground story ^t
Required Change in Roof Plane or Type	No greater than every 80 feet
5. Roof Types	
Permitted Types	Parapet, Pitched Roof, Flat Roof, other types permitted with approval (refer to §153.062(C)) ^u
Tower	Permitted; permitted on façades only at terminal vistas, corners at two Primary Streets, adjacent to a Plaza Open Space Type, and with civic use



Upper Story Height
Min: 10 feet
Max: 14 feet

Ground Story Height
Min: 16 feet
Max: 24 feet

Min/Max Story Height

Page 31
153.062(M)(2)



Minimum and
Maximum Story
Height

Ground Story Street Façade Transparency



Measured between 2 and 8
feet above the sidewalk elevation;
70% required for storefronts

Page 32
153.062(M)(4)(a)



Ground Story
Street Façade
Transparency

Upper Story Façade Transparency



Measured per story;
Minimum 30%
Required

Page 32
153.062(M)(4)(a)



Upper Story
Façade Transparency

Blank Wall Limitation



Measured per story;
Cumulative area not to exceed 30% of story facade;
Horizontal distance not to exceed 15 feet

Page 32
153.062(M)(4)(a)



Blank Wall
Limitation

Principal Entrance Location



Required on primary street facade of building; Requires two or more of the following: entrance roof, sidelight windows, transom windows, additional moldings or expression lines, or a raised stoop.

Page 33
153.062(M)(4)(b)



Principal Entrance Location



Vertical Façade Divisions

Created by recesses or projections along the building facade a minimum of 18 inches; Required every 45 feet

Page 33
153.062(M)(4)(c)



Vertical
Façade
Divisions

Horizontal Façade Divisions



Created by recesses or projections
along the building facade a minimum
of 18 inches; Required on buildings
3 stories or greater within 3 feet
of the top of the ground story

Page 33
153.062(M)(4)(c)



Horizontal
Façade
Divisions

Change in Roof Plane



Divides roof mass into increments; Required every 80 feet or less

Page 33
153.062(M)(4)(c)



Change in
Roof Plane

General Requirements

§ 153.062 BUILDING TYPES

(A) INTENT

The building types detailed in this section outline the required building forms for new construction and renovated structures within the BSC districts. The intent of these building types is to provide a range of high quality residential, commercial, mixed-use and civic building options to reinforce the character of each district.

(B) GENERAL BUILDING TYPE REQUIREMENTS

(1) Applicability

The building type standards shall be applied to all new construction and exterior renovation of existing structures.

(a) Existing Structures

1. Where a lawful structure exists at the effective date of this amendment that does not comply with the requirements of this

Code because of restrictions such as front property line occupation, lot coverage, required build zone, buildable area, height, or other requirements related to the structure, that structure may be continued as an existing structure as long as it meets the requirements of this section.

2. Existing structures may be extended, enlarged, altered, remodeled or modernized after approval by the Administrative Review Team (ART) upon finding that all of the following conditions are met:

- A. That the existing structure meets all height, area, and/or parking and loading provisions that were applicable immediately prior to the rezoning of the

property on which it is located into a BSC district.

- B. That the enlargement or extension is limited to the same parcel on which the existing structure was located on at the time of the adoption of this amendment.
 - C. That the improvement does not interfere with the use of other properties in the vicinity.
 - D. That the enlargement or extension does not exceed 50% of the GFA of the existing structure at the time of the adoption of this amendment.
3. Any existing structure which does not have the minimum number of parking or loading areas required by this Code, and which thereafter provides additional parking and/or loading spaces in conjunction with an improvement as permitted in Section 153.059(A)(11), shall be required to meet the minimum number of parking spaces as required by the District in which it is located.
 4. Reconstruction or Movement
 - A. Should an existing structure be destroyed by an act of God, or other action outside the control of the owner/lessee that existing structure may reconstructed as it existed prior to the action causing its destruction.
 - B. Any permitted reconstruction shall be started within 12 months of destruction and be continued until completed.
 - C. Should the property/building owner or lessee demolish more than 50% of the gross square footage of an existing structure, then all of the improvements on the property must be constructed and/or brought into conformance with the requirements of this Code.
 5. Refer to §153.059(A)(12) for Existing Uses.
- (b) Exceptions**
1. For existing structures within the Historic Core district, the Architectural Review Board shall determine if the building type requirements apply to specific buildings. All new construction within this district shall meet the requirements of §153.062, §153.170 and the Historic Dublin Design Guidelines.
 2. For existing structure within the Historic Residential district, the Architectural Review Board shall determine if the building type requirements apply to specific buildings. All new construction within this district shall meet the requirements of §153.063(A),

153.170 and the Historic Dublin Design Guidelines.

3. The Residential Appearance Standards of §153.190 shall apply to Single Family Detached buildings unless required by §153.062(B) through §153.062(M).

(2) General Requirements

All building types shall meet the following requirements.

(a) Zoning Districts

Each building type shall be constructed only within its designated BSC district as depicted by Table 153.062-A. Permitted building types in Each BSC District outlines which building types are permitted in which BSC districts. Refer to §153.058 BSC Districts Intent for a description of each district.

(b) Uses

Each building type can house the uses allowed in the district in which it is located. Refer to §153.059 Permitted and Conditional Uses in BSC Districts. Additional use restrictions may apply based on the specific building type requirements.

(c) No Other Building Types

All principal buildings constructed shall meet requirements of one of the building types permitted within the zoning district of the lot.

(d) Permanent Structures

All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted.

(C) GENERAL BUILDING TYPE LAYOUT AND RELATIONSHIPS The following outlines how BSC districts and building types shall relate to one another (see Figure 153.062-A).

- (1) All BSC Districts. The following applies to buildings within all BSC districts.

(a) Relationships to adjacent developments

1. Within any zoning district, similar building types shall face each other across the street as illustrated in Figure 153.062-A. Refer to Table 153.062-B for building types considered to be incompatible.
2. Incompatible building types are not permitted directly across the street from one another or on the same block face, unless otherwise permitted by the approving body.

(2) Shopping Corridors

Applicants in the BSC Indian Run and BSC Sawmill Center neighborhood districts may designate streets or street segments as shopping corridors. Shopping corridors shall generally have Mixed Use, Large Format Commercial, Loft, Corridor, or other building types that permit retail uses on ground floors.

Permitted Building Types	BSC Districts										
	Residential	Office Residential	Office	Commercial	Historic Core	Historic Transition Neighborhood	Indian Run Neighborhood	Sawmill Center Neighborhood	Vertical Mixed Use	Public	Historic Residential
Single Family Detached	●										●
Single Family Attached	●	●				●	●				
Apartment Building	●	●	●			●	●	●			
Corridor Building		●	●				●	●	●		
Loft Building	●	●	●			●	●	●			
Commercial Center				●			●	●			
Historic Cottage Commercial					●						
Historic Mixed Use Building					●	●					
Mixed Use Building			●	●			●	●	●		
Large Format Commercial Building				●			●	●	●		
Civic Building	●	●	●	●	●	●	●	●	●		●
Parking Structure	●	●	●	●	●	●	●	●	●	●	●

* Building Types do not apply to the Historic Residential District. Refer to §153.063(B).

Table 153.062-A. Permitted Building Types In Each BSC District Table

Roof Type Requirements – Parapet Roof

Pages 26-27
153.062(D)(1)



Parapet Height
Min: 2 feet
Max: 6 feet

Horizontal Shadow Lines
An expression line is required to define the parapet from the upper stories



Roof Type Requirements - Parapet Roof

Materials – Primary, Secondary, Transitions, Color



Primary Facade Materials:
80% of each facade shall be constructed of primary materials;
More than 1 material type required for facades over 1,000 square feet

Secondary Facade Materials:
Limited to details and accents

Color:
Historic palette; other colors may be used for details & accents

Page 28
153.062(E)



Building Material Requirements

Transitions shall occur at inside corners; where more than one material is used, the “heavier” material shall be below the “lighter” material

Primary Materials: High quality, durable, natural materials; stone; brick; glass; wood or fiber cement siding (min 1/2 inch thick); other high quality synthetic materials may be approved.

Secondary Materials: Gypsum reinforced fiber concrete; metal; exterior architectural metal; EIFS



Windows:
 Highly reflective glass is prohibited;
 frames may be wood, anodized aluminum, metal or vinyl clad wood, or steel;
 Windows shall be recessed a minimum of three inches;
 must have vertical proportions & may be grouped or ganged;
 shall have appropriate lintels and sills

Windows, Shutters, Awnings, Canopies

**Pages 29-30
 153.062(H)**



Window, Shutters, Awning, & Canopy Requirements

Tinted or spandrel glass prohibited on the ground floor of any building type

Awnings & Canopies Must be functional; shall be a minimum of 8 feet above the sidewalk

Balconies & Building Variety



Balconies:
Minimum 6 feet deep
and 5 feet wide;
Must be independently
secured if not integral
to the facade

Page 30
153.062(I) & (K)



Balconies & Building Variety

Balconies may cover up to 40% of the front and corner side facades

Building designs shall vary from adjacent buildings

Mixed Use Building Requirements

SPECIFIC REQUIREMENTS

- Story Height
- Ground Story Street Façade Transparency
- Upper Story Street Façade Transparency
- Blank Wall Limitations
- Principal Entrance Location
- Vertical Façade Divisions
- Horizontal Façade Divisions
- Change in Roof Plane

GENERAL REQUIREMENTS

- Roof Type – Parapet
- Materials – Primary, Secondary, Transitions, Color
- Windows, Shutters, Awnings, Canopies
- Balconies
- Building Variety

