§ 153.059 USES

(A) GENERAL PROVISIONS

(1) Permitted and conditional uses available in each BSC district are shown in Table 153.059-A.

(2) Table 153-059-A - Explanation of Terms

(a) Listed uses are defined in §153.002(A).

(b) A "P" in a cell indicates a permitted use that is allowed by right in that BSC district, subject to compliance with the use-specific standards referenced in the Use Table and the applicable provisions of Chapter 153.

(c) A "U" in a cell indicates an upper floor use that is allowed by right in that BSC district on any floor of the structure other than the ground floor, subject to compliance with the use-specific standards referenced in the Use Table and the applicable provisions of Chapter 153.

(d) A "C" in a cell indicates a conditional use that is allowed in that BSC district only upon approval of a Conditional Use as described in §153.236 and compliance with any use-specific standards referenced in the Use Table and the applicable provisions of Chapter 153.

(e) An "S" in a cell indicates a size limited use that is allowed in that BSC district only if limited in size, subject to compliance with the use-specific standards referenced in the Use Table and the applicable provisions of Chapter 153.

(f) A "T" in a cell indicates a time limited use that is allowed in that BSC district for a limited period of time pursuant to a permit from the City, subject to compliance with the use-specific standards referenced in the Use Table and the applicable provisions of Chapter 153.

(g) A blank cell indicates that the use is prohibited in that district.

(3) Use Specific Standards

(a) Whether a land use is a permitted or a conditional use in a BSC district, there may be additional standards that apply to that use. These additional standards are cross-referenced in the last column of Table 153.059-A as Use Specific Standards. The cross-referenced standards are in §153.059(C).

(b) In some cases, additional restrictions on uses apply to specific building types as noted in §153.062(O) and to development in the Bridge Street Corridor neighborhood districts as noted in §153.063.

(4) Similar Use Determination

(a) When a proposed land use is not explicitly listed in Table 153.059-A, the Director shall determine whether it is reasonably included in the definition of a listed use, or that the proposed use meets the following criteria to the extent that it should be treated as a permitted or conditional use in the district.

1. The use is not specifically listed in any other BSC district.
2. The use is generally consistent with the intent of the BSC district and this chapter.
3. The use will not impair the present or potential use of other properties within the same district or bordering districts.
4. The use has no greater potential impact on surrounding properties than those listed in the district, in terms of aesthetics, traffic generated, noise, potential nuisances, and other impacts related to health, safety and welfare.
5. The use will not adversely affect the relevant elements of the Vision Report or Community Plan.

(b) This determination shall be made available to the applicant and may be appealed to the Board of Zoning Appeals.

(5) Existing Structures

Refer to §153.062(B)(2) for requirements related to Existing Structures.

(6) Existing Uses

The long range implementation of the Bridge Street Corridor Vision requires sensitive treatment of existing uses that represent significant investments in the City of Dublin. While it is the intent of the BSC districts for development to ultimately meet the building and use requirements of this chapter, it is the intent of this section to permit Existing Uses to continue and to be considered conforming to this Code, even if the use or the building type is not otherwise permitted in the district, provided that the following requirements are met.

(a) All uses that were permitted or conditional uses under the zoning of a property immediately prior to its rezoning into a BSC district shall continue to be allowed as permitted or conditional uses on the property, including any expansions of uses within Existing Structures as permitted by §153.062(B)(2), in addition to the permitted and conditional uses under the applicable BSC district, provided that at least one of the permitted or conditional uses under the prior zoning has been operated continuously in an Existing Structure and/or associated use areas on the property within the 12 months prior to the rezoning of the property into the BSC district.

(b) Once a use that complies with the BSC district is established on a lot or parcel, no non-BSC use of the prior zoning district may be re-established. For multi-tenant buildings in Existing Structures, no

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Number: 1 Author: Planning Subject: Applicants Guide Notes Date: 10/30/2004 9:23:52 PM -04'00'
DIAGRAM - ILLUSTRATE UPPER FLOOR VERSUS GROUND FLOOR USES

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 9:36:33 AM
EXPLANATION - PROVIDE DEFINITION OF 'EXISTING USES'; DISTINCTION BETWEEN EXISTING USES AND EXISTING STRUCTURES; DISTINCTION BETWEEN EXISTING AND NONCONFORMING USES.

Number: 3 Author: Planning Subject: Highlight Date: 12/2/2013 9:37:20 AM
CLARIFY: If a use was permitted or conditional under the prior (non-BSC) zoning district, but is also permitted or conditional under the BSC District, then all previous Existing Uses continue to apply.

This also applies if the use has switched from permitted (non-BSC) to conditional (BSC), or vice versa.

Number: 4 Author: Planning Subject: Applicants Guide Notes Date: 10/30/2004 9:25:14 PM -04'00'
MAP FEATURE INCLUDING PREVIOUSLY EXISTING USES.

Number: 5 Author: Planning Subject: Highlight Date: 12/2/2013 9:39:39 AM
Interpretation: If all uses in a multi-tenant Existing Structure (on a site with a single structure) meet the above criteria, then no non-BSC Existing Use from the prior zoning district may be re-established.

Existing Structures that were vacant for the 12 months prior to the BSC rezoning may not establish a non-BSC Existing Use from the prior zoning district.

Potential Amendment
Consider linking BSC-use compliance directly to complete redevelopment of the site. Should also clarify when or if new infrastructure (i.e. streets) and site improvements are triggered with reuse of an Existing Structure.

non-BSC use permitted in the prior zoning district may be re-established once the entire multi-tenant building is abandoned, or all tenant spaces have established uses under the applicable BSC district.

1 (c) Abandonment of an Existing Use

1. If an Existing Use is abandoned for any reason for a period of more than 12 months, any subsequent use shall conform to the requirements of this Code. With regard to a multi-tenant building, the term "Existing Use" shall mean all of the existing uses in that building.
2. An Existing Use shall be determined by the Director to be abandoned if one or more of the following conditions exist:
   A. Utilities, such as water, gas or electricity to the property, have been disconnected;
   B. The property, buildings, or grounds have fallen into disrepair;
   C. Signs or other indications of the presence of the use have been removed;
   D. Equipment or fixtures necessary for the operation of the use have been removed; or
   E. Other actions which, in the opinion of the Director, constitute an intention on the part of the property owner or lessee to abandon the use.

(d) Expansions of Existing Uses

An Existing Use may be enlarged, increased, or extended to occupy a greater area of buildings and lands only after a finding by the ART that the enlargement, increase or extension meets all of the following standards:

1. The expansion does not have a substantial detrimental effect on, or materially impair the use and enjoyment of, adjacent uses or lots, and does not limit the ability for adjacent lots to develop in accordance with this Chapter;
2. The buildings and area encompassing the expansion of the Existing Use complies with all parking, sign, or other regulations applicable to the area affected by the proposed enlargement, increase or extension of use area; and
3. The buildings and area encompassing the expansion of the Existing Use complies with any reasonable conditions imposed by the ART that are necessary to ensure that the proposed enlargement, increase, or extension of use area will not prove detrimental to adjacent properties or the surrounding community.

(e) Any Existing Use may be extended throughout any existing building or parts of a building which were manifestly arranged or designed for that use at the time of adoption of this amendment, but the Existing Use shall not be extended to occupy any land outside the existing building except as permitted by §153.059(A)(6)(d).

(7) 2 Existing Planned Development Districts

All planned developments that are effective on the date of adoption of the applicable BSC rezoning shall continue in effect and be considered conforming under this Code in addition to the permitted and conditional uses under the applicable BSC district. This provision shall only apply to planned developments where no construction has commenced. The procedures for the implementation of these developments, including time limits for approval of final development plans or other time limits, must conform to the requirements of Chapter 153, to the extent the approved Planned Unit Development text does not address the requirements.

3 **(B) USE TABLE**

Refer to Table 153.059-A.

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Number: 1 Author: Planning Subject: Highlight Date: 10/30/2004 9:40:12 PM -04'00'

Proposed Amendment

Clarify that once an Existing Use is abandoned, all other Existing Uses from the same zoning district are no longer permitted or conditional, unless otherwise permitted in the new BSC zoning district.

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 9:41:04 AM

EXPLANATION; LIST OF APPLICABLE EXISTING PUDs; MAP FEATURE

Number: 3 Author: Planning Subject: Highlight Date: 12/2/2013 9:41:51 AM

Interpretation/Clarification

A lot or structure may have more than one permitted principal use.

Potential Amendment

Any permitted use may also be operated as an accessory use, regardless of whether it is listed as an accessory use in Table 153.059-A. This requires a determination that the use is clearly subordinate and incidental to another permitted principal use. (Note: if determined accessory, it is not required to be parked unless otherwise noted in Table 153-065-A).

TABLE 153.059-A: PERMITTED AND CONDITIONAL USES IN BSC DISTRICTS

P = Permitted **U** = Permitted on upper floor(s) only **C** = Conditional **S** = Size Limited **T** = Time Limited **Use**	**BSC Districts**											**Use Specific Standards See §153.059 (C)**
	Residential	**Office Res.**	**Office**	**Commercial**	**Hist. Core**	**Hist. Res. (exist)**	**Hist. Trans.**	**Indian Run**	**Sawmill Center**	**Vert. Mixed Use**	**Public**	
PRINCIPAL USES												
Residential												
Dwelling, Single-Family	P					P						(1)(a)
Dwelling, Two-Family	P											
Dwelling, Townhouse	P	P					P	P	P			(1)(b)
Dwelling, Live-Work	C	P	P		P		P	P	P	P		(1)(c)
Dwelling, Multiple-Family	P	P	P	U	U		P	P	P	P		
Group Residence	S	P										(1)(d)
Civic/Public/Institutional												
Cemetery											P	
Community Center	C	C					P	P	P	P		(2)(a)
Community Garden	P	P	P	P	P	P	P	P	P	P	P	(2)(b)
Day Care, Adult or Child		P	P	P	P		P	P	P	P		(2)(c)
District Energy Plant	C	C	C	C	C		C	C	C		C	(2)(d)
Educational Facility		P	P	P	P		P	P	P	P	P	
Elementary or Middle School		P	P	P	P	P	P	P	P	P	P	
Government Services, Safety	C	C	C	C			C	C	C	C	P	
High School		P	P	P	P		P	P	P	P	P	
Hospital		C/ S	C/S					C/S	C/S	C/S	C/S	(2)(e)
Library, Museum, Gallery	P	P	P	P	P		P	P	P	P	P	(2)(f)
Municipal Parking Lot		P	P	P	P		P	P	P	P	P	
Religious or Public Assembly			C/S	C/S	C/S		C/S	C/S	C/S	C/S	C/S	(2)(g)
Parks and Open Space	P	P	P	P	P	P	P	P	P	P	P	
Transportation, Park & Ride			C	C				C	C	C	C	
Transportation, Transit Station			C	C				P	P	C	C	
Commercial												
Animal Care, General Services, Veterinary Offices, and Veterinary Urgent Care and Animal Hospitals			P	P	P		P	P	P	P		(3)(a)
Bank		P	P	P	P		P	P	P	P		
Bed and Breakfast					P							(3)(b)
Conference Center			C				P	P	P	U		
Eating and Drinking	C/S	P/S	P/S	P	P		P	P	P	P		(3)(c)
Entertainment / Recreation, Indoor		P/S	P/S	P/S			P/S	P	P	P	C	(3)(d)
Fueling / Service Station				C								(3)(e)
Hotel		P	P	P	P		P	P	P	P		
Office, General		P	P	P	P		P	P	P	U		
Office, Medical		P	P	P	P		P	P	P	P		
Parking, Structure		P/C	P/C	P/C	C		P/C	P/C	P/C	P/C	P/C	(3)(f)

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Number: 1 Author: Planning Subject: Applicants Guide Notes Date: 10/30/2004 9:45:13 PM -04'00'
MAP FEATURE

Allow users to query the zoning map to show them where a specific use is permitted or conditional - and where specific building types are permitted. Illustrate where use specific standards do and do not apply based on specific zoning districts.

TABLE 153.059-A: PERMITTED AND CONDITIONAL USES IN BSC DISTRICTS

P = Permitted
U = Permitted on upper floor(s) only
C = Conditional
S = Size Limited
T = Time Limited

Use	BSC Districts											Use Specific Standards See §153.059 (C)
	Residential	Office Res.	Office	Commercial	Hist. Core	Hist. Res. (exist)	Hist. Trans.	Indian Run	Sawmill Center	Vert. Mixed Use	Public	
Parking, Surface Lot		C	P	C	C			P	P	C		(3)(g)
Personal, Repair, & Rental Services	C/S	P/S	P/S	P/S	P/S		P/S	P	P	P/S		(3)(h)
Research & Development		P	P	P	P		P	P	P	U		
Retail, General	C/S	P/S	P/S	P	P/S		P/S	P	P	P		(3)(i)
Sexually Oriented Business Establishment				C								(3)(j)
Vehicle Sales, Rental and Repair				C					C			(3)(k)
Wireless Communications	Refer to Chapter 99 of Dublin Code of Ordinances											
ACCESSORY AND TEMPORARY USES	Accessory uses are permitted only in connection with a permitted or approved conditional use on the same property, and must be clearly subordinate and incidental to that use. No accessory use may be operated when a permitted or approved conditional use does not exist on the property. Temporary uses are governed by time limits as provided by this Code.											
ATM, Walk-Up	P	P	P	P	P		P	P	P	P		
Bicycle Facilities	P	P	P	P	P	P	P	P	P	P	P	
Community Activity and Special Event	T	T	T	T	T	T	T	T	T	T	T	(4)(a)
Construction Trailer/Office	T	T	T	T	T		T	T	T	T	T	(4)(b)
Day Care, Adult or Child	P	P	P	P	P	P	P	P	P	P	P	(2)(c)
Drive-in/Drive-through			C	C			C	C	C	C		(4)(c)
Dwelling, Accessory	P	P	P	P	P		P	P	P	P		(4)(d)
Dwelling Administration, Rental, or Sales Office	P	P	P	P	P		P	P	P	P		(4)(e)
Eating & Drinking		P	P	P	P		P	P	P	P	P	
Essential Utility Services	P	P	P	P	P	P	P	P	P	P	P	
Exercise and Fitness	P	P	P	P	P		P	P	P	P	P	
Farmers Market			P	P	P		P	P	P	P	P	
Helipad/Heliports			C					C	C	C	C	
Home Occupation	P	P	P		P	P	P	P	P	P		(4)(f)
Outdoor Dining and Seating	P/C	P/C	P/C	P/C	P/C		P/C	P/C	P/C	P/C	P/C	(4)(g)
Outdoor Display or Seasonal Sales	T	T	T	T	T		T	T	T	T		(4)(h)
Parking, Structure	P/C	P/C	P/C	P/C	C		P/C	P/C	P/C	P/C	P/C	3)(f)
Parking, Surface Lot	P	P	P	P	P		P	P	P	P	P	(4)(i)
Renewable Energy Equipment	P	P	P	P	P	P	P	P	P	P	P	(4)(j)
Renewable Energy Equipment, Wind	C	C	C	C				C	C	C	C	(4)(k)
Residential Model Home	T	T	T		T		T	T	T	T		(4)(l)
Retail or Personal Services		P	P	P	P		P	P	P	P		
Swimming Pool	P	P	P	P				P	P	P	P	
Transportation, Transit Stop	P	P	P	P	P		P	P	P	P	P	
Vehicle Charging Station	P	P	P	P	P		P	P	P	P	P	
Wireless Communications	Refer to Chapter 99 of Dublin Code of Ordinances											

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Number: 1 Author: Planning Subject: Sticky Note Date: 12/2/2013 9:42:51 AM

Personal, Repair, & Rental Services includes a wide variety of business types that are listed specifically in other zoning districts (example: dry cleaning and Laundromats – meet the definition of P,R, & RS but are specifically listed in the CC and NC Districts, respectively). This can create confusion when determining what is permitted across all zoning classifications.

Proposed Amendment
Clarify intent, and/or broaden the use categories for other standard zoning districts

Number: 2 Author: Planning Subject: Sticky Note Date: 10/30/2004 9:49:29 PM -04'00'

Exercise and fitness-type uses are classified under "Personal, Rental, and Repair Services," but "Exercise and Fitness" is listed specifically as a stand-alone defined use elsewhere in the Zoning Code and is also listed individually as an accessory use.

Proposed Amendment
- Add "Exercise and Fitness, Accessory" to the list of Use Definitions

- Classify the type of "Exercise and Fitness" principal use based on similarity to Entertainment/Recreation, Indoor; Educational Facility; Personal, Rental, and Repair Services; etc.

Number: 3 Author: Planning Subject: Highlight Date: 10/30/2004 9:50:02 PM -04'00'

See note re. Podium Parking Garages on page 10

(C) USE SPECIFIC STANDARDS

(1) Residential Uses

(a) Dwelling, Single-Family

1. No Development Plan or Site Plan application shall contain more than 35 detached single-family dwelling units.
2. No Development Plan or Site Plan application containing detached single-family dwelling units may be approved if any of the proposed units would be located within 400 feet of any single-family detached dwelling constructed or approved within the BSC Residential district after the effective date of this amendment.
3. No single-family detached dwelling unit may be constructed within 500 feet of the I-270 right-of-way.

(b) Dwelling, Townhouse

1. If single-family attached residential units are located across the street from existing single-family detached dwellings, no more than eight attached units may be permitted in a building.
2. Ground floor residential uses are not permitted on Bridge Street in the BSC Historic Transition Neighborhood District.

(c) Dwelling, Live-Work

1. No more than two non-resident employees are permitted in addition to the resident(s) of the dwelling. The required reviewing body may permit additional employees.
2. The non-residential use must be operated by a resident of the live-work dwelling unit.

(d) Group Residence

No more than six residents are permitted per dwelling, not including caregivers, in the BSC Residential district.

(2) Civic/Public/Institutional Uses

(a) Community Center

Incidental sales of such products as refreshments, athletic supplies for activities conducted on the premises, and similar products are permitted.

(b) Community Garden

1. Incidental sales of items grown on the premises are permitted. Areas used for sales shall be located at least 10 feet from the edge of the pavement of any street. Parking shall be located off-street or in permitted on-street locations. One, 24 square foot sign shall be permitted, located at least 10 feet from the edge of the street and not within the public street right-of-way.
2. Refuse and compost bins must be constructed to be rodent-resistant and located as far as practicable from abutting residential uses. Refuse must be removed from the site at least once a week.
3. No outdoor work activity that involves power equipment or generators may occur after 9:00 pm or prior to 7:00 am.
4. One accessory building, not exceeding 100 square feet in gross floor area, may be permitted, provided the location meets all setback requirements applicable to accessory buildings as provided in §153.074.

(c) Day Care, Adult or Child

1. The use shall at all times comply with the requirements of O.R.C. §5104.
2. Outdoor recreation areas shall be located to the side or rear of the principal structure and be enclosed with a permitted fence. The outdoor recreation area shall be screened using fencing and/or landscaping to provide a minimum 50% opaque screen.
3. All outdoor play equipment and shade structures visible from the right-of-way or adjacent properties shall use subdued, earth toned colors.
4. Adult and/or child day care uses are prohibited in civic building types as the sole principal use.

(d) District Energy Plant

Incidental sales of electrical energy to public utilities are permitted.

(e) Hospital

Hospitals shall be limited to no more than 75,000 square feet of gross floor area per structure, not including associated parking structures.

(f) Library, Museum, Gallery

Incidental sales of refreshments and items related to exhibits or activities at the facility are permitted.

(g) Religious or Public Assembly

Religious or public assembly structures shall be limited to no more than 100,000 square feet of gross floor area, not including associated parking structures.

(3) Commercial

(a) Animal Care, General Services, Veterinary Offices, and Veterinary Urgent Care and Animal Hospitals

All activities shall be conducted indoors. No outdoor animal exercise or activity areas shall be permitted.

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Number: 1 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 9:43:38 AM
MAP FEATURE

This (and similar distance criteria) can be illustrated in a web map.

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM

(b) Bed and Breakfast

1. The property owner shall reside on the property and/or manage the facility. No more than eight guest units are permitted.
2. Guest accommodations are limited to short-term stays of no more than 14 days.

(c) Eating and Drinking

The indoor gross floor area of the eating and drinking facility shall be limited to no more than 10,000 square feet in single tenant buildings in the BSC Office, BSC Office Residential, and BSC Residential districts. For multi-tenant buildings in the same districts, the indoor gross floor area of the eating and drinking facility shall be limited to no more than 10,000 square feet or 20% of the ground floor of the principal structure, whichever is smaller.

(d) Entertainment or Recreation, Indoor

1. Indoor entertainment or recreation uses shall be limited to no more than 25,000 square feet of gross floor area in the BSC Office, BSC Office Residential, BSC Commercial, and BSC Vertical Mixed Use districts.
2. In the BSC Public district, the use must be owned and operated by either a public or non-profit organization.

(e) Fueling/Service Station

1. Fuel pumps shall be located on the same lot as a permitted building type.
2. Fuel pumps are not permitted between the principal structure and an adjacent principal frontage street.
3. Where pumps are facing any street type except for an alley or service street, a street wall at least three feet high shall be placed between the pumps and associated vehicular circulation area and the street. Refer to §153.065(E)(2) for street wall requirements.
4. Each fueling/service station shall be buffered from adjacent properties as required in §153.065(D)(4) and meet the applicable requirements of §153.065(D)(5).
5. Motor vehicles may be continuously stored outdoors on the property for no more than 24 hours.
6. Refer to §153.062(L) for vehicular canopy requirements.

(f) Parking, Structure

1. Parking structures that meet the building type requirements of §153.062(O)(12) are permitted uses; all other parking structures are conditional uses.
2. When constructed as a principal use, either as a public or a private parking structure, no more than 75% of the parking spaces shall be used to provide the required accessory parking for other principal uses located within 600 feet of the structure, unless otherwise approved with a parking plan in accordance with §153.065(B)(1)(f).

(g) Parking, Surface Lot

1. All surface parking lots shall meet the surface parking lot design requirements of §153.065(B)(6).
2. When constructed as a principal use, surface parking lots shall not have frontage on or have direct access from a principal frontage street unless permitted by the City Engineer.

(h) Personal, Repair, and Rental Services

1. Personal, repair, and rental service establishments shall be limited to no more than 10,000 square feet for single tenant buildings in the BSC Office, BSC Office Residential, and BSC Residential districts. For multi-tenant buildings in the same districts, the indoor gross floor area of the personal, repair, and rental services shall be limited to no more than 10,000 square feet or 20% of the gross floor area of the principal structure, whichever is smaller.
2. Personal, repair, and rental service uses shall be limited to no more than 25,000 square feet of gross floor area in all other BSC districts except the BSC Indian Run Neighborhood and BSC Sawmill Center Neighborhood.

(i) Retail, General

General retail uses shall be limited to no more than 20,000 square feet of gross floor area in all BSC districts except the BSC Indian Run Neighborhood, BSC Sawmill Center Neighborhood, BSC Commercial, and BSC Vertical Mixed Use districts.

(j) Sexually Oriented Business Establishment

1. Sexually Oriented Business Establishments shall be subject to the provisions of Chapter 120 of the Dublin Code of Ordinances.
2. No person shall operate, locate, or permit the location of a sexually oriented business establishment within 750 feet (as measured from property line to property line) of any residential use or district, school, preschool, adult or child care, religious or public assembly, or any other civic/public/institutional use (within the City of Dublin or other municipality), or another sexually oriented business establishment.

(k) Vehicle Sales, Rental, and Repair

1. There shall be not more than one full access driveway for each 100 feet of lot frontage or portion thereof.

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Number: 1 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM

Number: 2 Author: Planning Subject: Highlight Date: 12/4/2013 9:17:24 AM
Proposed Amendment
Clarify that the intent of the size limitation is to avoid large single-tenant users in the districts not listed.

Number: 3 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'

Number: 4 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM

Number: 5 Author: Planning Subject: Highlight Date: 12/2/2013 9:45:10 AM
And (O)(13) - Podium Apartment Building - also should be permitted.

Proposed Amendment
Clarify that parking structures that are entirely screened by buildings and not visible from the right-of-way or adjacent properties are also permitted.

2. Vehicular use areas are not permitted between the principal structure and a principal frontage street. In other locations where vehicular use areas are located between a principal structure and any other street type, a street wall at least three feet high shall be installed along that portion of the lot line between the vehicular use areas and the street. Refer to §153.065(E)(2) for street wall requirements.

(4) Accessory and Temporary Uses

(a) Community Activity and Special Event

1. The site of the activity or event shall be adequately served by utilities and sanitary facilities.
2. The activity or event shall not become a safety hazard or public disturbance and shall not cause substantial adverse impacts on surrounding properties or land uses by creating excessive noise, glare, heat, dust, odors, or pollutants as determined by the Director and Fire Marshal.
3. A permit shall be obtained for the Community Activity or Special Event from the City of Dublin Events Administration.

(b) Construction Trailer/Office

Construction trailers and/or offices shall comply with the setbacks applicable to principal structures on the property, but are not required to comply with street frontage requirements for building types. Construction trailers and/or offices shall comply with the provisions of §153.097.

(c) Drive-in/Drive-through

1. Drive-in/drive-throughs are conditionally permitted only for banks in the BSC Office, Vertical Mixed Use, and BSC Historic Transition Neighborhood districts.
2. Drive-in/drive-through vehicular stacking areas and associated service locations shall not be on the side of a building facing a principal frontage street. Where drive-in/drive-through access lanes are facing a non-principal frontage street, a street wall at least three feet high shall be placed between the access lanes and the street. Refer to §153.065(E)(2) for street wall requirements.
3. No menu boards, speakers, or service windows shall be located between any façade of the principal structure and a front or corner side property line.
4. Drive-in/drive-through vehicle stacking spaces shall be at least 20 feet long. Stacking spaces may not impede on-site or off-site vehicular, bicycle, or pedestrian circulation. Where five or more stacking spaces are provided, the individual stacking lanes shall be clearly delineated. The number of stacking spaces and a traffic and pedestrian circulation plan shall be submitted by the applicant with the Conditional Use application and approved by the Planning and Zoning Commission.
5. Uses with drive-in/drive-through facilities shall be buffered from adjacent properties as required in §153.065(D)(5).
6. Audible electronic devices such as loudspeakers, service order devices, and similar instruments shall not be located within 25 feet of the lot line of any residential district or use and shall be subject to §132.03(A)(6).
7. Refer to §153.062(L) for vehicular canopy location and design requirements.
8. Drive-in/drive-throughs shall not have frontage on any shopping corridor.

(d) Dwelling, Accessory

An accessory dwelling located in a single-family, two-family, or townhouse dwelling must comply with the following standards:

1. No more than one accessory dwelling unit is permitted on a lot with a single-family, two-family, or townhouse dwelling. Where townhouse dwellings do not have individual lots, no more than one accessory dwelling unit is permitted for each townhouse unit in the development.
2. An accessory dwelling unit shall be limited to no more than 800 square feet of gross floor area.
3. When accessory to a single-family dwelling, the accessory dwelling unit may be located either within the single-family dwelling structure or in a permitted accessory structure.
4. When accessory to a townhouse dwelling, the accessory dwelling unit may only be located in a permitted accessory structure or within the basement level of the principal dwelling.
5. When accessory to a single-family dwelling or two-family dwelling, the accessory dwelling unit shall have a separate entrance from the principal dwelling unit, and that entrance shall not face the front lot line and shall not be located on the same building façade as the principal building entrance closest to the street.
6. The owner of the dwelling must occupy either the principal dwelling unit or the permitted accessory dwelling unit.
7. Ownership of the accessory dwelling unit may not be separate from the ownership of the principal dwelling unit.

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Number: 1	Author: Planning	Subject: Applicants Guide Notes	Date: 12/2/2013 9:46:17 AM
LINK TO PFS; DEFINITION OF 'VUA'; DIAGRAM			
Number: 2	Author: Planning	Subject: Applicants Guide Notes	Date: 12/2/2013 9:46:31 AM
LINK TO CITY'S WEBSITE			
Number: 3	Author: Planning	Subject: Applicants Guide Notes	Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM; LINK TO PFS			
Number: 4	Author: Planning	Subject: Applicants Guide Notes	Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM			
Number: 5	Author: Planning	Subject: Applicants Guide Notes	Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM			

(e) Dwelling Administration, Rental, or Sales Office

Dwelling sales or rental offices shall comply with the setbacks applicable to principal structures on the property, but are not required to comply with street frontage requirements for building types unless the use is conducted within a permanent principal structure. Dwelling sales or rental offices shall comply with the provisions of §153.073(D).

(f) Home Occupation

All home occupations shall comply with the provisions of §153.073 in the BSC Historic Residential district. In all other BSC districts, home occupations shall comply with the following standards.

1. The use must be conducted entirely within the principal dwelling or accessory buildings.
2. No business involving retail sales of goods on the premises is permitted.
3. No person not a member of the household residing on the premises shall work on the premises.
4. Not more than 25% of the ground floor gross floor area of the principal dwelling shall be devoted to the home occupation.
5. The exterior of the structure shall not be modified to accommodate the home occupation.
6. No display or signs pertaining to the home occupation shall be visible from the street.
7. No equipment shall be used that creates noise, vibration, sound, smoke, dust, odors, heat, glare, X-Ray or electrical disturbance to radio or television that is discernable in adjacent dwelling units or at the property line.
8. All home occupations that require a license from the state or City shall maintain a valid license at all times and shall operate in compliance with the terms of that license and all applicable regulations of the state or City at all times.
9. Home occupations shall not include or involve motor vehicle or equipment repair, the sale of weapons or hazardous materials, or other activities that would constitute a nuisance in a residential area.

(g) Outdoor Dining and Seating

1. Outdoor dining and seating areas, furniture, and enclosures shall be set back at least five feet from the curb and at least five feet from all street trees and street furniture.
2. The use of outdoor speakers shall require Conditional Use approval. Outdoor speakers shall comply with the provisions of §132.03(A)(6) of the Dublin City Code.
3. Advertising is not permitted on dining furniture, accessories, or other similar amenities.
4. Dining furniture shall be of the same design, material and color for all furniture associated with the use. When not in regular use, outdoor furniture shall be stored in a location that is not visible to the public, unless the patio furniture is all-weather material, set up for use and not covered in any way, and weather conditions make the use of furniture possible.

(h) Outdoor Display or Seasonal Sales

1. Outdoor seasonal plant display shall comply with the provisions of §153.099.
2. Outdoor sale of merchandise is permitted, and shall comply with the provisions of §153.099(C)(2). Merchandise shall only be displayed during the hours of operation for the principal use. No permit is required.
3. Outdoor sales of Christmas trees and pumpkins shall comply with the provisions of Chapter 116 of the Dublin City Code.

(i) Parking, Surface (Accessory)

1. Where the non-residential gross floor area of the principal structure is 100,000 square feet or more and the principal structure is on a lot that is four acres or less, surface parking shall not be used to provide required parking. However, surface parking may be used for a maximum of 5% of the required spaces provided the parking lot is located to the side or rear of the principal structure and not fronting on a public street.
2. This requirement applies only to principal structures constructed after the effective date of this amendment.

(j) Renewable Energy Equipment

1. In the BSC Historic Core and BSC Historic Residential districts, only equipment for the collection of solar and geothermal energy is permitted.
2. Ground-mounted equipment for the collection of geothermal energy is permitted only to the rear of and within five feet of the principal structure.
3. Ground-mounted equipment for the collection of solar energy is permitted to the side or rear of the principal structure, but not within five feet of a side or rear property line. Rooftop equipment for the collection of solar energy is permitted provided it extends no more than 18 inches beyond the maximum permitted height of the principal structure.

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DIAGRAM

4. Building-mounted renewable energy equipment shall be integrated into the architectural character of the principal structure.
5. Ground-mounted renewable energy equipment shall be sited to minimize view from the public right-of-way and adjacent properties, and shall be camouflaged to the extent that the equipment can function normally.

(k) Renewable Energy Equipment, Wind

1. Ground-mounted equipment for the collection of wind energy is permitted to the rear of the principal structure, may not exceed the maximum permitted height of the principal structure by more than 40 feet, and must be set back from each property line a distance equal to the height of the equipment that exceeds the height of the principal structure.
2. As an exception, within 200 feet of the I-270 right-of-way, ground-mounted wind energy equipment shall be limited to 150 feet, and must be set back from each property line a distance equal to the height of the equipment.
3. Height of the equipment is measured to the farthest extent of any part of the equipment.
4. Building-mounted equipment for the collection of wind energy must be integrated into the architectural character of the principal structure.
5. Rooftop-mounted equipment for the collection of wind energy shall be permitted to exceed the maximum permitted height of the principal structure by no more than 15 feet.

(l) Residential Model Home

Residential model homes shall comply with the provisions of §153.073(D).

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ILLUSTRATIVE EXAMPLES

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DIAGRAM AND/OR ILLUSTRATIVE EXAMPLES

Number: 3 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM

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ILLUSTRATIVE EXAMPLES

§ 153.060 LOTS AND BLOCKS

(A) INTENT

The intent of §153.060 is to establish a network of interconnected streets with walkable block sizes, organized to accommodate multiple modes of transportation. The street network includes certain streets designated as principal frontage streets to create continuous, pedestrian-oriented block faces of front building façades and limited driveway interruptions.

(B) APPLICABILITY

The requirements of this section apply to all new developments within all BSC districts.

(C) GENERAL BLOCK AND LOT LAYOUT

(1) Interconnected Street Pattern

The network of streets within the Bridge Street Corridor is intended to form an interconnected pattern with multiple intersections and resulting block sizes as designated in §153.060(C)(2).

(a) Where practicable, the arrangement of streets shall provide for the continuation of existing or planned streets from adjoining areas into new developments. This provision shall not be construed as prohibiting the termination of streets at public street intersections where appropriate, provided that the overall connectivity of the street network is maintained, and intersections are adequately spaced as determined by the City Engineer.

(b) Cul-de-sac and dead end streets are not permitted, except as specified in §153.060(C)(1)(f).

(c) Wherever practicable, streets should be designed to follow natural features rather than interrupting or dead-ending at the feature.

(d) Streets shall terminate at either an open space type or a front or corner side building façade. Refer to §153.062(J) for building requirements at these locations.

(e) Refer to §153.061 for the general locations and configurations of existing and planned streets within the Bridge Street Corridor.

(f) Exceptions

Where an existing barrier limits the extension of the street network, streets shall be created to match the above requirements to the maximum extent practicable. Existing barriers include such features as a highway, waterway, open space, utility line, roadways with limited access restrictions, or development that is expected to remain.

(2) Maximum Block Size

(a) Required Subdivision

Developments meeting any of the following criteria shall subdivide to meet the maximum block sizes as required by Table 153.060-A, Maximum Block Dimensions:

1. All developments within the BSC Sawmill Center Neighborhood District, BSC Indian Run Neighborhood District, or BSC Historic Transition Neighborhood District;
2. Any developments requiring approval of a Development Plan as required in §153.066(E).

TABLE 153.060-A. MAXIMUM BLOCK DIMENSIONS

BSC Districts	Length (ft)	Perimeter (ft)
Residential	500	1,750
Office Residential	500	1,750
Office	500	1,750
Commercial	500	1,750
Historic Residential	200	800
Historic Core	200	800
Historic Transition Neighborhood	300	1,000
Indian Run Neighborhood	500	1,750
Sawmill Center Neighborhood	500	1,750
Vertical Mixed Use	500	1,750
Public	300	1,000

(b) Measurement

1. Block length shall be the distance along one side of a block measured between two parallel or approximately parallel property lines on the opposite sides of the block.
2. Block perimeter shall be the aggregate block length along all sides of a block measured along the property lines.

(c) Shopping Corridors

Additional block requirements for shopping corridors are noted in §153.063, Neighborhood Standards.

(d) Exception

When existing barriers limit extension of the street network, blocks shall be created to match the above requirements to the maximum extent practicable. Barriers may include such features as a highway, waterway, open space, utility line,

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Review Subdivision Regulations and revise if necessary to ensure these Code sections are properly coordinated.

Number: 2 Author: Planning Subject: Highlight Date: 12/2/2013 11:12:32 AM
Clarification
Note that this does not apply to Existing Structures for which there is no expansion to the building footprint and/or no expansion exceeding 50% of the GFA. Reference 153.062(B).

Number: 3 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM

Expand/improve upon block diagrams already included in this section. Perhaps include a non-rectangular example as well.

Number: 4 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
ILLUSTRATIVE EXAMPLES

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roadways with limited access restrictions, or development that is expected to remain.

(3) Block Configuration

Refer to Figure 153.060-A for an illustration of typical block elements.

(a) The shape of a block shall be generally rectangular, but may vary due to natural features or other site constraints.

(b) Blocks shall be arranged with front property lines along at least two sides.

(4) Principal Frontage Streets

Principal frontage streets are designated to ensure certain streets are lined with continuous, pedestrian-oriented block faces of front building façades or public open space, with limited conflicts between pedestrians and vehicular traffic.

(a) Principal frontage streets are as designated in §153.061, Street Types. Additional principal frontage streets may be designated as development progresses within the neighborhood districts as described in §153.063, Neighborhood Standards.

(b) Where a principal frontage street is designated, access to blocks shall be located to comply with principal frontage street requirements as described in §153.060(C)(5).

(c) Where a principal frontage street is designated, the principal frontage street shall be used to determine lot frontage orientation, as described in §153.060(C)(9).

(5) Block Access Configurations

(a) Vehicular access shall not be permitted from a principal frontage street, unless the City Engineer determines that access from any other street is impracticable as described in §153.061(D). The determination shall be based on locations of existing and proposed vehicular access points of other developments along the principal frontage street and the number of principal frontage streets for the property.

(b) Blocks may include alleys/service streets or driveway entrances with the following recommended configurations. See Figure 153.060-B, Typical Block Access Configurations.

1. Mid-Block Access. This configuration includes an alley or drive running through or near the center of the block.

2. "T" Configuration. This configuration includes two perpendicular alleys or drives within a block, forming a "T," allowing development to front on three block faces.

3. "H" Configuration. Similar to the "T" configuration, this configuration allows development to front on all four block faces.

FIGURE 153.060-A. TYPICAL BLOCK ELEMENTS

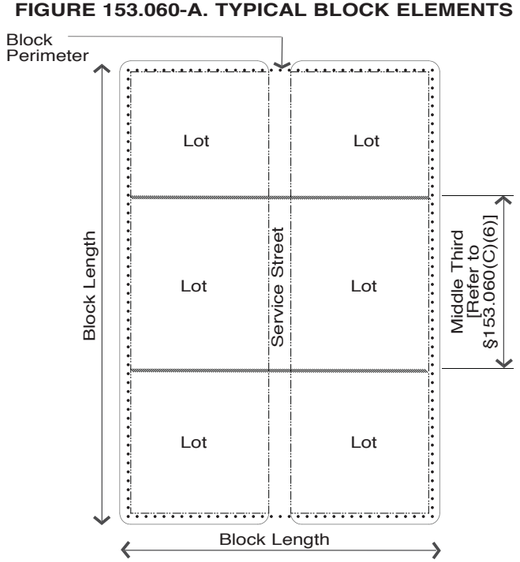
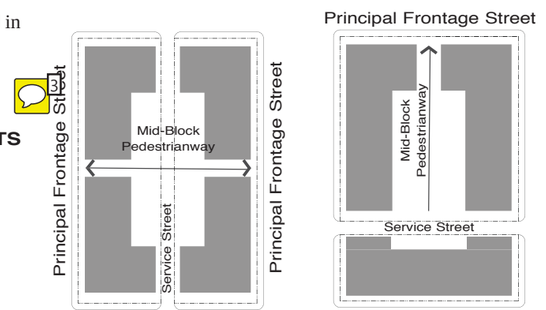
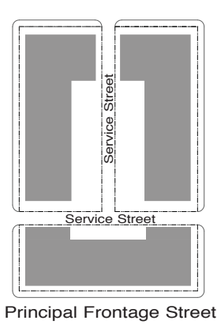


FIGURE 153.060-B. TYPICAL BLOCK ACCESS CONFIGURATIONS

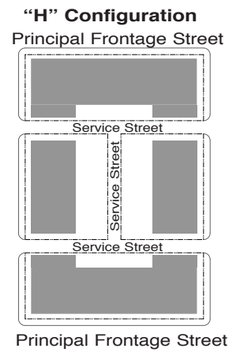
Mid-Block Access



"T" Configuration



"H" Configuration



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Number: 1 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM

Can expand on the block diagrams already included in this section.

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 9:48:38 AM
ILLUSTRATIVE EXAMPLES

Include photo(s) of an existing, walkable urban street to help illustrate the type of environment intended by the PFS.

Number: 3 Author: Planning Subject: Applicants Guide Notes Date: 10/30/2004 9:59:08 PM -04'00'
3D versions of these graphics would provide more context, especially for the mid-block pedestrianway.

(c) Wherever practicable, as determined by the City Engineer, [1] vehicular access to blocks shall be aligned with other access points on opposite sides of the same block as well as aligned across the street from vehicular access points to other blocks.

(6) Mid-Block Pedestrianways

Mid-block pedestrianways are required on all blocks exceeding 400 feet in length, unless otherwise required for exempted by §153.063, Neighborhood Standards.

(a) [3] When combined with mid-block street crossings, pedestrianways shall align as nearly as practicable to facilitate continuous pedestrian pathways.

(b) [5] Mid-block pedestrianways shall be publicly accessible at all times and shall be located within the middle third of a block with access from the sides of a block exceeding 400 feet. Refer to Figure 153.060-A, Typical Block Elements, for an illustration of the middle third of a block.

(c) Design

1. [6] Mid-block pedestrianways shall be a minimum of 14 feet in width, with a minimum five foot sidewalk, and designed as a continuation of the streetscape, including materials and furnishings.

2. [7] The mid-block pedestrianway shall be lighted using footlights, bollard lights, building lights, and/or adjacent street lights to provide for safety and visibility.

3. [8] The mid-block pedestrianway shall be landscaped and include shade trees spaced at 30 to 35 feet on center. Trees may be staggered, except as required by §153.060(C)(6)(d).

(d) [9] A mid-building pedestrianway, as described in §153.062(F), may serve as a mid-block pedestrianway provided it meets the applicable design and location requirements of mid-block pedestrianways described in this section in addition to other applicable requirements for mid-building pedestrianways; however, landscaping shall not be required.

(e) Alternatively, the pedestrianway requirement may be fulfilled by a permitted alley when located in the middle third of a block and when a minimum five foot sidewalk is provided. Design requirements shall be based on the applicable street type specifications, as described in §153.061, Street Types.

(7) Typical Lot Dimensions

(a) Any lot shall be created to meet the requirements of one or more of the building types permitted by the district in which it is located, as provided in §153.062, Building Types.

(b) Minimum lot width shall be measured at the front property line.

(8) Typical Lot Configuration

(a) To avoid creating irregular lots, interior side lot lines shall be perpendicular to the street right-of-way to the extent practicable.

(b) Flag lots are prohibited.

(9) [2] Street Frontage

All lots shall have at least one lot frontage along a public street.

(a) Front Property Line

1. A lot line bordering a single street right-of-way shall be [4] the front property line.

2. A lot line bordering a principal frontage street shall be the front property line unless otherwise specified in this section.

(b) Corner Side Property Lines

1. For corner lots occupied by a single building, one lot line shall be the front property line and one lot line shall be the corner side property line.

2. For corner lots occupied by multiple buildings, lot lines shall be designated as front or corner side property lines as necessary to meet the building type street frontage requirements along both frontages.

(c) Lots bordering more than two principal frontage streets shall meet the street frontage requirements as provided in §153.062(N) along at least two of the streets. Subject to approval by the required reviewing body, the street frontage requirements shall be maximized to the extent practicable along the other principal frontage streets.

(d) Lot lines along alleys or service streets or I-270 are not permitted to be designated as front or corner side property lines.

(e) Alleys or service streets shall not be considered street frontage and shall not be subject to street frontage requirements described elsewhere in §§153.059 through 153.065.

[10] (f) Where lot lines cannot be determined by the requirements of this section, the required reviewing body shall designate which lot lines shall serve as the front and corner side property lines. To designate lot lines, the required reviewing body may consider all relevant factors and information, including but not limited to:

1. The street types and the intended character of existing or proposed streets on which the lot has, or is proposed to have, frontage;

2. The proximity of existing or proposed principal frontage streets; and

[11] 3. The locations of front and corner side property lines on adjacent lots or lots located on the opposite side of the street.

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DIAGRAM

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 9:50:49 AM
DIAGRAM(S)

Should illustrate each property line scenario described below, showing the relationship between a front building elevation and property line.

Number: 3 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 9:49:23 AM
ILLUSTRATIVE EXAMPLES

Show specific examples of for different street type/development contexts, min. width, design, lighting standards, etc. Different types for different levels of anticipated pedestrian activity.

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Number: 5 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM AND ILLUSTRATIVE EXAMPLES

Number: 6 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM OR ILLUSTRATIVE EXAMPLES

Number: 7 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 9:49:52 AM
DIAGRAM OR ILLUSTRATIVE EXAMPLES

Number: 8 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 9:50:03 AM
DIAGRAM OR ILLUSTRATIVE EXAMPLES

Number: 9 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM OR ILLUSTRATIVE EXAMPLE

Number: 10 Author: Planning Subject: Highlight Date: 12/2/2013 9:52:32 AM
CLARIFICATION
Consider whether a street frontage may be designated as a rear lot line in some circumstances, such as a through-lot or single lot/block containing a single building. Could also be considered another Corner Side Property Line.

Note: This approach conflicts with 153.060(C)(3)(b) "Blocks shall be arranged with front property lines along at least two sides." The intent of that requirement was that a typical block would be divided by an alley, with rear lot lines along the alley, and front property lines on opposite sides of the block.

Number: 11 Author: Planning Subject: Highlight Date: 10/30/2004 10:06:17 PM -04'00'
Consider adding 4. Adjacency to proposed shopping corridors.

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§ 153.061 STREET TYPES

(A) INTENT

The intent of §153.061 is to develop a comprehensive network of streets throughout the Bridge Street Corridor that are configured to accommodate multiple modes of transportation, organized by a hierarchy of street character families, and consistent with the placemaking principles of the Bridge Street Corridor Vision Report.

(B) APPLICABILITY

The requirements of §153.061 apply to all new and existing streets and alleys or parts thereof as developed or reconfigured in the Bridge Street Corridor, whether public or private.

(C) STREET NETWORK

Streets shall form an interconnected street pattern with walkable block sizes as required in §153.060, Lots and Blocks.

(1) Street Families

Existing and planned streets within the Bridge Street Corridor are classified by street families. The intent of the street family designation is to provide a wide range of street configurations to accommodate different land use contexts and transportation needs while establishing a broader framework of street character throughout the area. The purpose and intended application of each street family is described below.

(a) Corridor Connector Streets

The corridor connector street family provides a series of street types that balance non-motorized and vehicular travel options along high-capacity thoroughfares. This street family serves multiple types of development and provides crosstown connections, while accommodating various transitions in land use and street character.

(b) District Connector Streets

The district connector street family provides a series of high to medium capacity street types that serve a wide variety of uses and development densities. District connector streets provide connections between districts throughout the Bridge Street Corridor along high-visibility frontages, and typically serve as prime locations for destination-oriented development such as shopping corridors.

(c) Neighborhood Streets

The neighborhood street family provides a series of low to medium capacity street types applicable to a wide variety of land use contexts, but often to residential areas or neighborhood-serving commercial uses. Neighborhood streets provide a finer-grained network of street connections that allow for multiple, interconnected travel routes, but typically serve more localized destinations rather than cross-corridor travel.

(d) Alleys and Service Streets

Alleys and service streets are very low capacity, low speed streets located to the rear of lots that minimize driveway interruptions in the pedestrian realm. Alleys and service streets provide access to parking facilities, loading facilities, and service areas for refuse and utilities. Alleys may also serve as mid-block pedestrianways if designed according to the requirements of §153.060(C)(6).

(2) Street Types

Street Families are comprised of multiple street types, each configured to accommodate specific transportation needs while reinforcing the intended character and function of the applicable street family. New streets shall be designed using the principles and characteristics defined by each street type. The City Engineer may require additional right-of-way, pavement width, or additional street infrastructure elements depending on unique site characteristics. Options for available street type configurations shall be reviewed with the applicant during the Pre-Application Review process, as described in §153.066. Appropriate street types shall be determined by the required reviewing body during the Development Plan or Site Plan Review process, as may be applicable.

(3) Existing Streets

Where existing streets are planned to be realigned, relocated or removed, the City shall reserve the right to maintain those rights-of-way and to incorporate them into the planned street network. The City Engineer shall designate the street family and street type(s) appropriate for these streets.

(4) Street Network Map

Refer to Figure 153.061-A for a map of the planned Bridge Street Corridor street network and street family designations. The Street Network Map shall be used as a guide in determining the appropriate locations and alignments of new streets during the Development Plan approval process as required in §153.066. As noted below, actual alignments and locations will be determined as individual properties are developed.

(a) Graphic Intent

The street network depicted Figure 153.061-A is intended to illustrate one result of the block size and connectivity requirements in §153.060 and is representative of a general development pattern for the Bridge Street Corridor. Figure 153.061-A is not intended to represent all requirements or actual development, nor is it intended to designate the precise locations for specific street types.

(b) Illustrated Corridor Connector Streets

Corridor connector streets illustrated in Figure 153.061-A include existing high-capacity

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ILLUSTRATIVE EXAMPLES

Accompany all of the intent statements with a representative photo or rendering.

Number: 2 Author: Planning Subject: Highlight Date: 12/2/2013 9:53:58 AM
Clarification
Clarify how/when this applies to Existing Structures/Uses.

Number: 3 Author: Planning Subject: Applicants Guide Notes Date: 10/30/2004 10:08:06 PM -04'00'
ILLUSTRATIVE EXAMPLES

Representative photos for each street family

Number: 4 Author: Planning Subject: Applicants Guide Notes Date: 10/30/2004 10:08:36 PM -04'00'
DIAGRAMS

Street Sections "Palette" using typical section diagrams.

Number: 5 Author: Planning Subject: Applicants Guide Notes Date: 10/30/2004 10:08:52 PM -04'00'
INTERACTIVE MAP

Incorporate each of the 'graphic intent' descriptions.

thoroughfares in existing and potentially realigned configurations. These alignments may be subject to change pending further engineering analysis and land use programming. Actual locations of realigned corridor connector streets will be determined through the Development Plan Review and the City's capital improvements program process, as applicable. Where existing alignments are shown to remain, these streets may be subject to improvements necessary to bring them into conformance with a permitted street type.

(c) Illustrated District Connector Streets

District connector streets illustrated in Figure 153.061-A include existing, realigned and potential new streets representing major street connections necessary to ensure connectivity throughout the Bridge Street Corridor. These alignments, including the locations of future bridge crossings over the Scioto River, may be subject to change pending further engineering analysis and land use programming. Actual locations of realigned district connector streets will be determined through the Development Plan Review and the City's capital improvements program process, as applicable. Where existing alignments are shown to remain, these streets may be subject to improvements necessary to bring them into conformance with a permitted street type.

(d) Illustrated Neighborhood Streets

Neighborhood streets illustrated in Figure 153.061-A include existing and potential new street connections generally consistent with the block size requirements of §153.060. Actual locations of new neighborhood streets will be determined through the Development Plan Review process. Where existing neighborhood streets are shown to remain, these streets may be subject to improvements necessary to bring them into conformance with a permitted street type.

(e) Alleys and Service Streets

The locations of new alleys and service streets are subject to the block access requirements of §153.060 and are not illustrated on Figure 153.061-A. Actual locations of new alleys and service streets will be determined through the Development Plan and Site Plan Review processes.

(D) PRINCIPAL FRONTAGE STREETS

Principal frontage streets are designated to ensure certain street types are lined with continuous, pedestrian-oriented block faces of front building façades, and to limit conflicts between pedestrians and vehicular traffic. Refer to Figure 153.061-A for principal frontage street designations in the planned Bridge Street Corridor street network.

(1) Street Frontage Requirements

(a) All lots and blocks with frontage along a principal frontage street shall meet the requirements of §153.060(C)(4) and all development requirements associated with principal frontage streets described elsewhere in this Chapter, as may be applicable.

(b) In addition to the principal frontage streets depicted in Figure 153.061-A, all lots, blocks and associated development with frontage along a street or street segment which also has any open space type frontage as listed in §153.064, Open Space Types, with the exception of pocket park and pocket plaza open space types, shall meet all applicable principal frontage street requirements.

(c) Alleys and service streets shall not be designated as principal frontage streets.

(2) Vehicular Access

(a) Vehicular access shall not be permitted from a principal frontage street, unless the City Engineer determines that access from any other street is impracticable. Where this determination is made, all other applicable principal frontage street requirements described elsewhere in this Code shall continue to apply.

(b) Vehicular access refers to private driveways or lanes and to alleys or service streets whether public or private. Other public street intersections are not restricted by principal frontage street designations, but may be subject to access management limitations as determined by the City Engineer.

(c) Alleys and service streets are the preferred means of vehicular access to lots and blocks. If utilized, alleys and service streets shall provide access from a non-principal frontage street wherever practicable. Refer to §153.060(C)(5) for block access configurations.

(3) Multiple Principal Frontage Streets

Where a lot or block is fronted by multiple principal frontage streets, and where access from a principal frontage street is determined to be necessary as permitted by §153.061(D)(2), the following street family hierarchy shall be considered by the required reviewing body in determining permitted vehicular access locations to the maximum extent practicable:

(a) Neighborhood streets shall be the preferred means of providing vehicular access for alleys, or for driveways where no alley is present. Where a neighborhood street is designated as a principal frontage street, any other neighborhood street shall be used to provide vehicular access wherever practicable.

(b) District connector streets shall take precedence over neighborhood streets in maintaining the principal frontage street character. Vehicular

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Number: 1 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 9:54:26 AM
LINKS

Include list and links to all PFS requirements throughout Code.

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM

Number: 3 Author: Planning Subject: Applicants Guide Notes Date: 10/30/2004 10:10:21 PM -04'00'
DIAGRAM(S)

Illustrate access hierarchy. As with others in this section, these should show general building frames in addition to streets/blocks to help convey context.

access shall not be permitted from a district connector street if suitable alternative access from a neighborhood street is available.

(c) Corridor connector streets shall take precedence above all other street types in maintaining the principal frontage street character. Vehicular access shall not be permitted from a corridor connector street if a suitable alternative access location is available.

(E) TYPICAL STREET ELEMENTS

Typical elements of a street right-of-way are divided into the vehicular and pedestrian realm. Each street type outlines which facilities are applicable and provides typical design specifications. Options for the required types and configurations of street elements for specific street types shall be reviewed with the applicant during the Pre-Application Review process, as described in §153.066. Appropriate street elements shall be determined by the required reviewing body during the Development Plan or Site Plan Review process, as may be applicable.

(1) Bicycle Facilities

A variety of bicycle accommodations are permitted in the street right-of-way, including cycletracks, bicycle lanes, and shared lanes. Appropriate bicycle facilities for specific street types shall be determined during the application review process.

(2) Vehicular On-Street Parking

On-street parking may be permitted or required on designated street types. The appropriate configuration and dimensions of on-street parking for specific street types shall be determined during the application review process.

(a) On-street parking spaces may be counted toward the minimum required parking for a parcel, subject to the requirements of §153.065(B)(2).

(b) On-street parking spaces may be used for loading and delivery, subject to the requirements of §153.065(B)(7).

(3) Crosswalks

Crosswalks shall be required at the stop-controlled legs of unsignalized intersections and all legs of signalized intersections. Crosswalks may be permitted at mid-block locations for areas where heavy pedestrian traffic is anticipated, such as shopping corridors, at the determination of the City Engineer. The locations of mid-block crosswalks should be aligned with the locations of mid-block pedestrianways where practicable.

(a) Crosswalks shall be a minimum of eight feet in width, measured from mid-stripe to mid-stripe.

(b) Crosswalks shall be appropriately indicated on the finished street surface with painted markings and/or textured or colored pavement or pavers. All signs and markings shall meet the requirements of the Ohio Manual on Uniform Traffic Control Devices.

(c) To encourage pedestrian activity, typical crosswalks shall not exceed 38 feet in length without a landscape median, curb extension and/or other pedestrian refuge to mitigate the effects of vehicular traffic on crossing and increase pedestrian safety and comfort. These design measures shall be implemented wherever practicable, as determined by the City Engineer.

(d) Crosswalks shall be constructed of asphalt, concrete or concrete pavers rated for truck traffic. The City Engineer may require alternate materials to better distinguish the crosswalk from the street where deemed necessary for safety and convenience.

(F) CURB RADII AT INTERSECTIONS

Curb radii at intersections shall be minimized to the greatest extent practicable to shorten pedestrian crossing distances, reduce vehicle turning speeds, and improve sight distance between pedestrians and motorists, balancing the ease of vehicular and pedestrian travel.

(1) Typical Design Vehicle

Intersections shall be designed for the typical design vehicle as opposed to the maximum design vehicle, as determined by the City Engineer. When the design vehicle requires a larger curb radius, approval of the City Engineer is required.

(2) Permitted Radii

The maximum curb radius for intersections along West Dublin-Granville Road, Riverside Drive, and Sawmill Road is 35 feet. Curb radii at all other intersections may range between 15 and 25 feet, as approved by the City Engineer.

(G) FIRE ACCESS

Street configurations have been calculated to provide appropriate fire truck access. Where applicable, the following fire access accommodations shall also be required:

(1) Room to Pass

Where the total width of all travel lanes is narrower than 22 feet, the following shall apply:

(a) Unless otherwise required by the Fire Chief, each block shall provide at least one 22-foot opening in the on-street parking or a 22-foot dedicated pull-off space on each side of the street to allow vehicles to pull over for a fire truck to pass.

(b) A driveway, alley entrance, bus stop, building access zone or fire hydrant zone may be used to fulfill this requirement.

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DIAGRAM and/or ILLUSTRATIVE EXAMPLES

Number: 2	Author: Planning	Subject: Applicants Guide Notes	Date: 10/30/2004 10:10:58 PM -04'00'

DIAGRAM(S)

Number: 3	Author: Planning	Subject: Applicants Guide Notes	Date: 10/30/2004 10:11:15 PM -04'00'

DIAGRAM and/or ILLUSTRATIVE EXAMPLES

Number: 4	Author: Planning	Subject: Applicants Guide Notes	Date: 10/15/2013 2:48:02 PM -04'00'

DIAGRAM

Coordinated with other street design diagrams and fire access diagrams

(2) Building Access Zone

Building access zones provide dedicated space within the street right-of-way for fire trucks and other emergency vehicles to position necessary equipment and to access adjacent buildings.

(a) 1 A building access zone of 40 feet in length shall be provided for buildings with a height of 30 feet or greater, unless this requirement is waived by the Fire Chief where sufficient alternate access is available.

(b) Building access zones should be located as close as practicable to the structure's principal entrance. Where possible, building access zones should be located to provide access to multiple buildings.

(c) Where present, fire hydrant zones may be included within the building access zone.

(d) A building access zone shall be striped and signed as a fire lane to restrict on-street parking within the zone.

(e) Where on-street parking is provided, building access zones should be designed and located to minimize the reduction of parking spaces to the greatest extent practicable by co-locating with other zones or facilities in the street right-of-way, such as intersection visibility triangles and dedicated bus stops.

(f) 2 All or portions of a building access zone are encouraged to be designed as a curb bump-out, expanding the width of the street buffer into the on-street parking lane. This design should be co-located with mid-block pedestrian crossings where present.

(g) Hardscape areas within building access zones shall be 3 designed and constructed to provide sufficient physical support for emergency vehicles as required by the Fire Chief.

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Number: 1 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM

Coordinated with other street design diagrams and fire access diagrams.

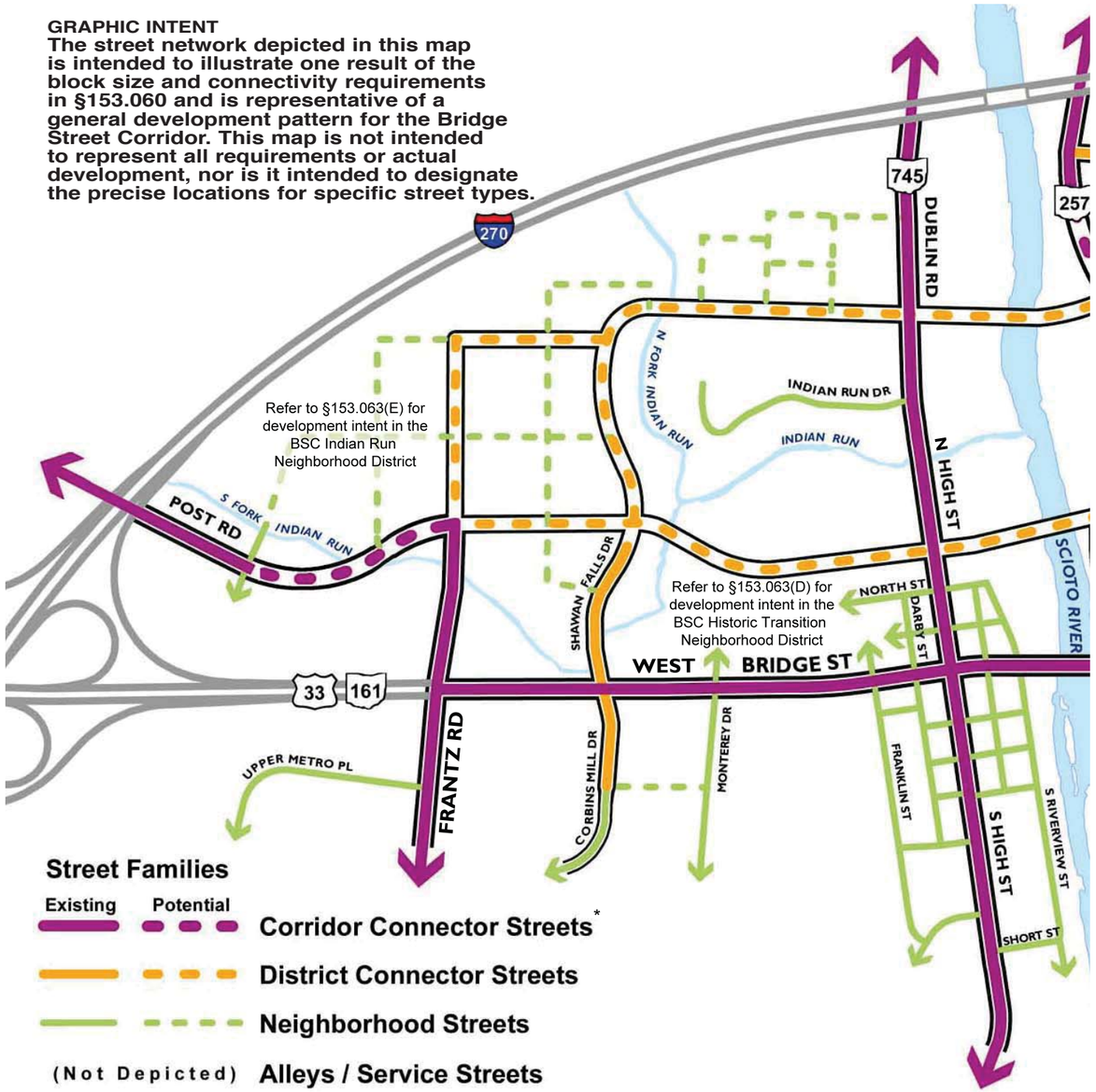
Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 9:55:51 AM
DIAGRAM

Number: 3 Author: Planning Subject: Applicants Guide Notes Date: 10/30/2004 10:12:06 PM -04'00'
DIAGRAM/SPECIFICATIONS

1

FIGURE 153.061-A. BRIDGE STREET CORRIDOR STREET NETWORK

GRAPHIC INTENT
The street network depicted in this map is intended to illustrate one result of the block size and connectivity requirements in §153.060 and is representative of a general development pattern for the Bridge Street Corridor. This map is not intended to represent all requirements or actual development, nor is it intended to designate the precise locations for specific street types.



Refer to §153.061(C) for a description of the purpose and intended application of each street family.

Principal Frontage Streets

Refer to §153.060(C)(4) and §153.061(D) for principal frontage street requirements.

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Number: 1 Author: Planning Subject: Applicants Guide Notes Date: 10/30/2004 10:12:17 PM -04'00'
INTERACTIVE MAP

270
TULLER RD
TULLER RD
257
TULLER
RIDGE DR
RIVERSIDE DR
Refer to §153.063(C) for development intent in the BSC Sawmill Center Neighborhood District
VILLAGE PKWY
DUBLIN CENTER DR
SCIOTO RIVER
DALE DR
SHAMROCK BLVD
VILLAGE
PKWY
BANKER DR
W DUBLIN-GRANVILLE RD
161
STONERIDGE LN
DUBLIN CENTER DR
SAWMILL RD
33
RIVERVIEW ST
* Intersections with Corridor Connector Streets may be subject to access restrictions as determined by the City Engineer.
N
0 500 1,000
Feet

§ 153.062 BUILDING TYPES

(A) INTENT

The building types detailed in §153.062 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

(a) As provided in §153.062, the building type standards shall be applied to all new development within the Bridge Street Corridor.

(b) Structures constructed after the date of this amendment that are subsequently made nonconforming by an amendment to this Chapter shall meet the requirements of §153.004(C).

(2) Existing Structures

(a) At the effective date of this amendment, where one or more lawful structures exist on a site that do not comply with the requirements of this Code because of restrictions such as front property line occupation, lot coverage, required building zone or setback, buildable area, height, or other requirements related to siting, the structure(s) may be continued as existing at the effective date of this amendment if the requirements of §153.062(B)(2) are met.

(b) 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:

1. 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 into a BSC district.
2. That the enlargement or extension is limited to the same parcel on which the Existing Structure was located at the time of the adoption of this amendment.
3. That the improvement does not interfere with the use of other properties located contiguous to or directly across the street from the parcel on which the Existing Structure is located.
4. That the enlargement or extension does not exceed 50% of the gross floor area of the Existing Structure at the time of the adoption of this amendment.

(c) Parking for Existing Structures is governed by §153.065(B)(1)(a).

(d) Reconstruction or Movement

1. Should an Existing Structure be damaged or destroyed by an act of God, or other action outside the control of the owner/lessee, that Existing Structure may be repaired or reconstructed as it existed prior to the action causing it to be damaged or destroyed.
2. Any permitted reconstruction shall be started within 12 months of the time of damage and shall be continued until completed. If this requirement is not met, the structure shall either be removed or reconstructed to meet the requirements of a new building.

(e) Should the property/building owner or lessee demolish more than 50% of the gross floor area of an Existing Structure, then all of the improvements on the property associated with the Existing Structure must be constructed and/or brought into conformance with the requirements of this Code for the building types required for the district.

(e) Determination of Building Type

The ART may designate an Existing Structure as a specific building type upon a finding that the structure is substantially similar in character and form to one of the permitted building types for the district in which the structure is located.

(f) Exceptions

1. Where subsequent modifications bring the Existing Structure into compliance with specific building type requirements for the designated building type, the Existing Structure shall not be modified in a manner that brings the Existing Structure out of compliance with those specific requirements.
2. 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 through 153.180, and the Historic Dublin Design Guidelines.
3. For Existing Structures within the BSC 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(B), §§153.170 through 153.180 and the Historic Dublin Design Guidelines.

(g) Refer to §153.059(A)(6) for requirements for Existing Uses.

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Number: 1 Author: Planning Subject: Highlight Date: 12/2/2013 9:56:44 AM

Interpretation

For properties with multiple Existing Structures, in which only one is demolished by more than 50%, the phrase 'all of the improvements on the property associated with the Existing Structure' should be interpreted as requiring BSC conformance for only those improvements directly related to that specific Structure; it does not require conformance for all remaining Existing Structures.

Potential Amendment

Clarify to the maximum extent practicable

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 10/30/2004 10:13:51 PM -04'00'

INTENT LANGUAGE/GRAPHIC EXAMPLE

Number: 3 Author: Planning Subject: Highlight Date: 10/30/2004 10:17:15 PM -04'00'

The definition of Existing Structures is not intended to include signs or other site improvements that may meet the strict definition of "structure," but not the definition of an "Existing Structure."

Potential Amendment

Clarify the definition of Existing Structure – limited to buildings. Also clarify how this relates to Existing Uses, both within the Existing Structure and on the property in general (i.e. in a separate building).

Number: 4 Author: Planning Subject: Applicants Guide Notes Date: 10/30/2004 10:14:14 PM -04'00'

DEFINITTION/INTENT LANGUAGE

Similar to Existing Uses, include a "layman's" explanation of Existing Structures

Number: 5 Author: Planning Subject: Highlight Date: 12/2/2013 10:39:18 PM

Number: 6 Author: Planning Subject: Highlight Date: 12/2/2013 10:06:40 AM

CLARIFICATION

Once this determination is made, consider whether this means the building is no longer subject to the Existing Structure provisions (e.g 50% enlargement restriction), and that all subsequent building modifications must conform to the specific building type requirements. If so, this should stated more clearly. This is similar to (f)(1) below, except it isn't related to subsequent modifications, but to pre-existing conditions.

If a building type determination is made, also need to consider whether this mean that those aspects of the site/building that don't meet BSC requirements are now considered nonconforming (in the official sense).

Number: 7 Author: Planning Subject: Highlight Date: 10/30/2004 10:20:26 PM -04'00'

This provision depends on a building type determination under (e) above. Consider linking the provisions more directly.

Number: 8 Author: Planning Subject: Highlight Date: 10/30/2004 10:25:23 PM -04'00'

See interpretations related to review procedures for Existing Structures under 153.066

Proposed Amendment

Modifications to Existing Structures are encouraged to/should bring the structure closer to compliance with applicable BSC building type requirements, to the greatest extent practicable.

At a minimum, should address materials and color palletes. These requirements should strike a balance in terms of the level of reinvestment required in an Existing Structure that does not meet building siting requirements and should be encouraged to redevelop over time.

Number: 9 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'

Number: 10 Author: Planning Subject: Applicants Guide Notes Date: 10/30/2004 10:20:47 PM -04'00'

INTENT/GRAPHIC EXAMPLES

Number: 11 Author: Planning Subject: Highlight Date: 12/2/2013 10:11:39 AM

Proposed Amendment

The "or" should be deleted from "and/or parking and loading provisions..."

Existing Structures should meet all of these provisions.

Comments from page 24 continued on next page

§ 153.062 BUILDING TYPES

(A) INTENT

The building types detailed in §153.062 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

(a) As provided in §153.062, the building type standards shall be applied to all new development within the Bridge Street Corridor.

(b) Structures constructed after the date of this amendment that are subsequently made nonconforming by an amendment to this Chapter shall meet the requirements of §153.004(C).

(2) Existing Structures

(a) At the effective date of this amendment, where one or more lawful structures exist on a site that do not comply with the requirements of this Code because of restrictions such as front property line occupation, lot coverage, required building zone or setback, buildable area, height, or other requirements related to siting, the structure(s) may be continued as existing at the effective date of this amendment if the requirements of §153.062(B)(2) are met.

(b) 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:

1. 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 into a BSC district.

2. That the enlargement or extension is limited to the same parcel on which the Existing Structure was located at the time of the adoption of this amendment.

3. That the improvement does not interfere with the use of other properties located contiguous to or directly across the street from the parcel on which the Existing Structure is located.

4. That the enlargement or extension does not exceed 50% of the gross floor area of the Existing Structure at the time of the adoption of this amendment.

(c) Parking for Existing Structures is governed by §153.065(B)(1)(a).

(d) Reconstruction or Movement

1. Should an Existing Structure be damaged or destroyed by an act of God, or other action outside the control of the owner/lessee, that Existing Structure may be repaired or reconstructed as it existed prior to the action causing it to be damaged or destroyed.

2. Any permitted reconstruction shall be started within 12 months of the time of damage and shall be continued until completed. If this requirement is not met, the structure shall either be removed or reconstructed to meet the requirements of a new building.

3. Should the property/building owner or lessee demolish more than 50% of the gross floor area of an Existing Structure, then all of the improvements on the property associated with the Existing Structure must be constructed and/or brought into conformance with the requirements of this Code for the building types required for the district.

(e) Determination of Building Type

The ART may designate an Existing Structure as a specific building type upon a finding that the structure is substantially similar in character and form to one of the permitted building types for the district in which the structure is located.

(f) Exceptions

1. Where subsequent modifications bring the Existing Structure into compliance with specific building type requirements for the designated building type, the Existing Structure shall not be modified in a manner that brings the Existing Structure out of compliance with those specific requirements.

2. 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 through 153.180, and the Historic Dublin Design Guidelines.

3. For Existing Structures within the BSC 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(B), §§153.170 through 153.180 and the Historic Dublin Design Guidelines.

(g) Refer to §153.059(A)(6) for requirements for Existing Uses.

Number: 12 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 10:12:02 AM
LINK to CODE

This information should be made accessible along with the previous zoning classification.

Number: 13 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
Link

Number: 14 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 10:12:11 AM
LINK TO MAP/TABLE

Number: 15 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'

(3) 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. 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 Scope and Intent, for a description of each district.

(b) Uses

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

(c) No Other Building Types

Principal buildings shall meet the requirements of the building types permitted within the appropriate BSC district.

(d) Permanent Structures

All buildings constructed, including principal structures and accessory structures, shall be permanent constructions without a chassis, hitch, wheels, or other features that would make the structure mobile.

(e) Accessory Structures

Accessory structures shall be permitted to be constructed in the buildable area of the lot in locations not required to be occupied by a principal structure. Accessory structures shall be constructed to comply with §153.062(E), or as otherwise approved by the required reviewing

TABLE 153.062-A. PERMITTED BUILDING TYPES IN EACH BSC DISTRICT

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	●	●	●			●	●	●			
Loft Building	●	●	●			●	●	●			
Corridor Building		●	●				●	●	●		
Mixed Use Building		●	●	●			●	●	●		
Commercial Center				●			●	●			
Large Format Commercial Building				●			●	●	●		
Historic Mixed Use Building					●	●					
Historic Cottage Commercial					●						
Civic Building	●	●	●	●	●	●	●	●		●	
Parking Structure	●	●	●	●	●	●	●	●	●	●	
Podium Apartment Building						●	●	●			

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

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Number: 1 Author: Planning Subject: Highlight Date: 12/2/2013 10:13:13 AM

Clarification

Review this provision for consistency with proposed Food Truck Zoning Code amendment.

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'

DIAGRAM

Number: 3 Author: Planning Subject: Applicants Guide Notes Date: 10/30/2004 10:29:18 PM -04'00'

MAP

As BSC Building Types are constructed, and determinations are made for Existing Structures, that information could be mapped to help illustrate where Building Type conflicts might exist.

Number: 4 Author: Planning Subject: Highlight Date: 12/2/2013 10:13:52 AM

Proposed Amendment/Clarification

BSC Historic Residential projects – use broad Guidelines as basis; apply specific building type requirements of 153.062 secondarily

body, except that more than one primary façade material is not required. All other applicable provisions of §153.074, Accessory Uses and Structures, shall be met.

(C) GENERAL BUILDING TYPE LAYOUT AND RELATIONSHIPS

The following outlines how BSC districts and building types shall relate to one another.

(1) Incompatible Building Types

Incompatible building types are not permitted directly across the street from one another or on the same block face, unless otherwise permitted by the required reviewing body. Refer to Table 153.062-B for building types considered to be incompatible.

(2) Shopping Corridors

At least one street or street segment shall be designated as a shopping corridor in the BSC Indian Run and BSC Sawmill Center neighborhood districts, meeting the requirements of §153.063, Neighborhood Standards. Shopping corridors shall include building types that accommodate retail uses on ground floors, such as mixed use, large format commercial, loft, or corridor buildings.

(a) These building types shall be clustered into street frontages uninterrupted by other building types for a minimum of 300 linear feet, as measured along the sidewalk. Street frontages may turn the corner and continue along an intersecting street.

(b) The required shopping corridor shall be designated along a principal frontage street.

(D) ROOF TYPE REQUIREMENTS

All buildings shall utilize one or a combination of the following roof types as permitted per building type. Refer to §153.062(O) for specific building type requirements.

(1) Parapet Roof Type (Refer to Figure 153.062-A)

(a) Parapet Height

1. Parapet height is measured from the highest point of the roof deck adjacent to the parapet to top of the parapet.

2. Parapets shall be high enough to screen the roof and any roof appurtenances from view from the street(s) and any adjacent building of similar height or lower, provided that parapets shall be no less than two feet and no more than six feet high. Where a six-foot parapet is insufficient to screen rooftop mechanical equipment a screening structure shall be required as provided in §153.065(E)(3).

(b) Parapets shall wrap the building along all facades.

(c) Horizontal Shadow Lines

1. Expression lines are encouraged to define the parapet from the upper stories of the building and to define the top of the parapet.

2. In the BSC Historic Core district, a projecting cornice is required.

(d) Occupied space or a half story shall not be incorporated within this roof type.

FIGURE 153.062-A. PARAPET.

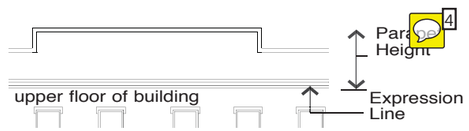

TABLE 153.062-B. INCOMPATIBLE BUILDING TYPES

NP = Not Permitted
NP¹= Not Permitted unless accessory to the residential buildings, wrapped by occupied space, or otherwise permitted by the required reviewing body.

Building Type being developed	Existing Building Type: Single Family Detached	Single Family Attached	Apartment Building	Loft Building	Corridor Building	Mixed Use	Commercial Center	Large Format Commercial	Historic Mixed Use	Historic Cottage Commercial	Civic Building	Parking Structure	Podium Apartment Building
Single Family Detached													
Single Family Attached													
Apartment Building													
Loft Building													
Corridor Building	NP	NP								NP			
Mixed Use	NP									NP			
Commercial Center	NP	NP	NP							NP			
Large Format Commercial	NP	NP								NP			
Historic Mixed Use													
Historic Cottage Commercial													
Civic Building													
Parking Structure	NP¹	NP¹	NP¹										
Podium Apartment Bldg.	NP¹												

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Number: 1 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
ILLUSTRATIVE EXAMPLE

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
ILLUSTRATIVE EXAMPLE

Number: 3 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM

Number: 4 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 10:14:40 AM
Recreate the figures in this Section for better illustration, using diagrams and illustrative images.

Number: 5 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM

(2) Pitched Roof (Refer to Figures 153.062-B through 153.062-D)

(a) Roof Structure

Hipped and gabled roofs are permitted, in addition to roofs with combinations of hips and gables with or without dormers.

(b) Pitch Measure

1. The principal roof shall have a pitch appropriate to the architectural style. Roofs shall not be sloped less than a 6:12 (rise:run) or more than 12:12, as determined to be architecturally appropriate by the required reviewing body.

2. Slopes greater than 12:12 may be utilized on pitched roofs without a closed ridge used to screen flat roofed mechanical areas. This determination shall be based on the appropriateness to the architectural style and building type.

3. Where pitched roofs without closed ridges are used, the roof ridge must be designed to appear closed as viewed from ground level and, to the extent practicable, from buildings of similar height in adjacent BSC districts.

4. Unless determined to be appropriate to the architectural style of the building, a pitch greater than 3:12 is required on roofs of dormers, porches, balconies, or other minor roofs.

(c) Parallel Ridge Line (See Figure 153.062-D)

When appropriate to the architectural character of the building, and where the principal ridge line of any building type runs parallel to any street, gabled ends, perpendicular ridge lines, or dormers shall be incorporated to interrupt the mass of the roof.

(d) Dormer Design

Dormers shall be scaled and detailed appropriate to the architectural character of the building type. Dormer windows should be sized in relation to the windows used in the upper story, and dormers should be no wider than necessary to accommodate the window and coordinated trim.

(e) Gable Ends

An architecturally appropriate element such as a vent, window or other decorative element is required on street-facing gable ends.

(f) Roof Height

1. In the BSC Historic Core District, roofs without occupied space and/or dormers shall have a maximum height on street-facing elevations equal to the maximum floor height permitted for the building type, or as otherwise approved by the Architectural Review Board.

2. In all other districts, roofs without occupied space and/or dormers shall be a maximum of one and a half times the maximum floor height permitted for the building type on street-facing façades, unless otherwise determined by the required reviewing body to be appropriate to the building type and location.

(g) A half story of occupied space may be incorporated within a pitched roof type.

(h) Gambrel and Mansard Roofs

1. Gambrel and mansard roofs are permitted only for single family detached buildings, unless otherwise determined by the required reviewing body to be architecturally appropriate for other building types.

2. For all building types, when the ridge of a gambrel or mansard roof runs parallel to the street, dormers or cross gables must be incorporated with spacing and scale appropriate to the length and architectural character of the building.

FIGURE 153.062-B.
PITCHED ROOF (GABLE ROOF).

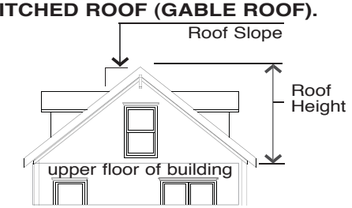


FIGURE 153.062-C.
LOW PITCH ROOF (HIP ROOF).

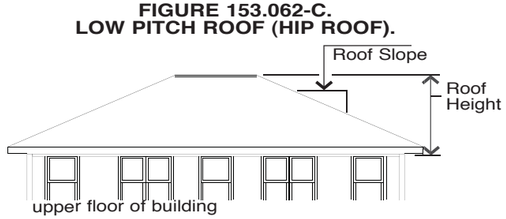
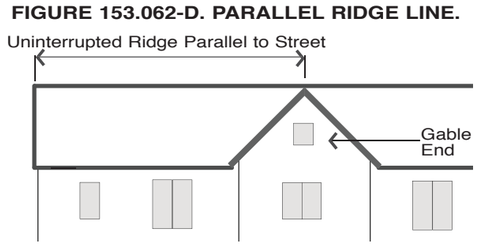


FIGURE 153.062-D. PARALLEL RIDGE LINE.



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Number: 1 Author: Planning Subject: Highlight Date: 12/2/2013 10:16:14 AM
CLARIFICATION
Perpendicular ridge lines are not required to intersect the primary ridge line (i.e. the secondary roof mass may be physically lower than the primary ridge line, provided that it still breaks up the mass of the primary roof.), provided the appearance is determined to be architecturally appropriate.

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
ILLUSTRATIVE GRAPHIC

Number: 3 Author: Planning Subject: Highlight Date: 10/30/2004 10:34:36 PM -04'00'
Proposed Amendment
Amend to include slopes outside of this range if determined to be architecturally appropriate by the required reviewing body.

Number: 4 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM/EXAMPLE

Number: 5 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'

Number: 6 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
ILLUSTRATIVE GRAPHIC

Number: 7 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
ILLUSTRATIVE EXAMPLES

Number: 8 Author: Planning Subject: Applicants Guide Notes Date: 10/30/2004 10:36:09 PM -04'00'
ILLUSTRATIVE EXAMPLES

3. The primary roof material is required to be cedar shake, slate or metal. With examples of successful, high quality installations in comparable climates, other high quality simulated examples of these materials may be approved during the Site Plan Review by the required reviewing body.

(3) Flat Roof (Refer to Figure 153.062-E)

(a) Flat roofs are permitted in all districts except the BSC Historic Core District.

(b) Eaves are encouraged on street facing façades.

(c) Interrupting vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.

(d) Not more than one-half of the front façade can consist of an interrupting vertical wall.

(e) Flat roof sections located behind parapets or pitched roofs to screen mechanical equipment are not considered flat roofs.

(4) Towers (Refer to Figure 153.062-F)

(a) Quantity

Where permitted by building type, only one tower is allowed per building unless otherwise approved by the required reviewing body.

(b) Tower Height

Towers may exceed the maximum building height and do not count as an additional story. Maximum tower height shall be measured from the top of the roof deck to the base of the parapet or eave of the tower's roof, and the tower shall not be greater than the height of one additional upper floor of the building to which the tower is applied. The width of a tower shall not exceed its height.

(c) Occupied Space

Towers may be occupied by the same uses allowed in upper stories of the building type to which they are applied.

(d) Towers may be capped by any permitted roof type.

(5) Other Roof Types

Other roof types not listed as a specific type but are generally consistent with the surrounding buildings may be approved by the required reviewing body during the Site Plan Review.

FIGURE 153.062-E. FLAT ROOF.

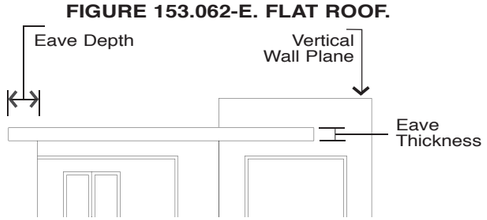
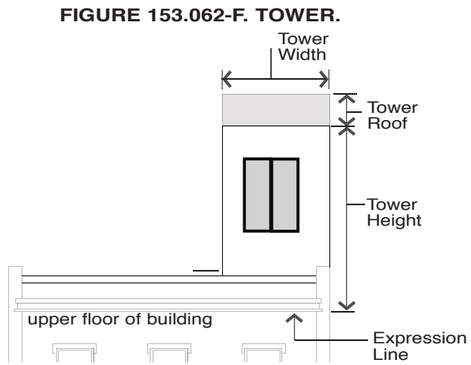


FIGURE 153.062-F. TOWER.



(E) MATERIALS

(1) Façade Materials

(a) A minimum of 80% of each façade, exclusive of windows and doors, shall be constructed of primary materials.

(b) For individual façades over 1,000 square feet, exclusive of windows and doors, a combination of primary materials shall be used to meet the 80% requirement, unless otherwise approved by the required reviewing body.

(c) Permitted primary building materials shall be high quality, durable, natural materials such as stone, cultured stone, full depth brick, glass, wood or fiber cement siding. To provide visual depth and strong shadow lines, clapboard siding must have a minimum butt thickness of a quarter of an inch. Refer to §153.062(O) for permitted primary building materials for individual building types.

(d) Permitted secondary materials are limited to details and accents and include gypsum reinforced fiber concrete, metal, and exterior architectural metal panels and cladding. Exterior insulated finishing system (EIFS) is permitted for trim only, except as provided in 153.062(E)(1)(e).

(e) EIFS and architectural metal panels and cladding shall not be utilized in the BSC Historic Core District.

(f) Other high quality synthetic materials may be approved during the Site Plan Review by the required reviewing body with examples of successful, high quality installations in comparable climates.

(2) Façade Material Transitions

(a) Vertical transitions in façade materials shall occur at inside corners.

(b) Where more than one façade material is proposed vertically, the 'heavier' material in appearance

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Number: 1 Author: Planning Subject: Highlight Date: 12/2/2013 10:17:33 AM
Potential Amendment
Consider amending to state "unless otherwise determined to be architecturally appropriate by the required reviewing body."

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 10/30/2004 11:01:08 PM -04'00'
ILLUSTRATIVE EXAMPLES

Number: 3 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 10:17:57 AM
DIAGRAM and/or ILLUSTRATIVE EXAMPLES

Illustrate the difference between a tower and a penthouse/stepped back top floor

Number: 4 Author: Planning Subject: Highlight Date: 12/2/2013 10:18:23 AM
Potential Amendment
Address elevations that are not otherwise visible from the right-of-way or adjacent properties.

Number: 5 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM

Number: 6 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM

Number: 7 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
ILLUSTRATION

Number: 8 Author: Planning Subject: Highlight Date: 12/2/2013 10:18:56 AM
Clarification/Code Amendment
Any primary material listed in 153.062(E)(1)(c) may be used as a secondary material in addition to the secondary materials listed in 153.062(E)(1)(d).

Any primary material listed in 153.062(E)(1)(c) may be used as a secondary material, even if it is not listed as a permitted primary material for a specific building type.

Number: 9 Author: Planning Subject: Highlight Date: 12/2/2013 10:19:35 AM
POTENTIAL AMENDMENT
Consider whether brick to brick transitions (e.g.. color transitions) should only occur at inside corners.

Number: 10 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
ILLUSTRATION

Number: 11 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
ILLUSTRATION

shall be incorporated below the 'lighter' material (e.g. masonry below siding).

(3) Roof Materials

(a) Permitted roof materials include 300 pound or better dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile.

(b) Flat roofs are permitted to use any roof material appropriate to maintain proper drainage.

(c) The required reviewing body may approve engineered wood or slate during the Site Plan Review with examples of successful, high quality installations in comparable climates.

(d) Roof penetrations (fans, exhaust, vents, etc.) shall be finished to match the color of the roof and shall not be visible from principal frontage streets.

(e) Green roofs and roof gardens are encouraged.

(4) Color

Colors for all painted structures shall be selected from appropriate historic color palettes from any major paint manufacturer, or as determined appropriate by the required reviewing body.

(F) ENTRANCES & PEDESTRIANWAYS

Also see §153.062(I).

(1) Entrance quantities and locations are required according to building types outlined in §153.062(O).

(2) Recessed Entrances

Entry doors shall be recessed a minimum of three feet from the property line, except as required for specific building types outlined in §153.062(O).

(3) Entrance Design

(a) Principal entrances on all building types shall be of a pedestrian scale, shall effectively address the street and be given prominence on the building façade. This may be satisfied through the use of architectural features including but not limited to entranceway roofs; sidelight windows, transom window, or other adjacent windows; additional mouldings with expression lines; a bay of unique width; or a raised stoop of at least three steps and a minimum depth of five feet and width of five feet. Refer to Figure 153.062-G for one example of this requirement.

(b) Principal entrances on all single family detached and single family attached building types shall incorporate open porches or stoops as required by §153.062(I).

(c) Doors for commercial uses along all street frontages shall be consistent with the design of principal entrances and include glass and full operating hardware in the design of the door. Exterior doors for residential uses shall also include glass, but this requirement may be met through the use of transom and/or sidelight windows.

(d) Roll-up security grilles shall not be permitted.

(e) Building Entrances

1. A principal building entrance shall be on any principal frontage street or the front façade of the building. Principal entrance doors shall be fully functioning during regular business hours and shall connect to the public sidewalk along the street.

2. The number and spacing of entrances on a building façade with street frontage and on a rear façade facing a parking lot shall be provided as required according to building type.

(4) Mid-Building Pedestrianways

(a) Mid-building pedestrianways are intended to provide safe, well-lit, and attractive paths providing convenient pedestrian access to and from areas such as parking lots, parking structures, and/or service streets from the opposite side of a building.

(b) Access through buildings to parking lots behind buildings with a pedestrian walkway through the first floor of the building is required based on building types. The walkway shall be a minimum of eight feet wide. One door, window, or opening shall be provided along the pedestrianway for every full 30 feet of length. A minimum of 20% ground floor transparency, measured along the length of the walkway, shall be provided on building façades facing pedestrianways in shopping corridors.

(c) A mid-building pedestrianway may serve as a mid-block pedestrianway as described in §153.060(C)(6)(d).

(G) ARTICULATION OF STORIES ON STREET FAÇADES

Façades shall be designed to follow the stories of the buildings with fenestration organized along and occupying each floor. Floor to floor heights are set to limit areas of

FIGURE 153.062-G. ENTRANCE DESIGN.

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Number: 1 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'

Number: 2 Author: Planning Subject: Highlight Date: 12/2/2013 10:20:04 AM
Potential Amendment
Consider replacing the 300 pound requirement with a more consistently used industry standard for longevity/durability or add the phrase 'or equivalent, as determined by the RRB'.

Number: 3 Author: Planning Subject: Highlight Date: 12/2/2013 10:20:37 AM
Potential Amendment
Add "to the maximum extent practicable" to the end of the sentence.

Number: 4 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
ILLUSTRATION

Number: 5 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 10:21:34 AM
EXAMPLES

Number: 6 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 10:20:47 AM
LINK TO STORMWATER MANUAL

Number: 7 Author: Planning Subject: Highlight Date: 12/2/2013 10:21:14 AM
Clarification
Currently references "all painted structures" but has been applied to siding as well. Should clarify intent.

Number: 8 Author: Planning Subject: Applicants Guide Notes Date: 10/30/2004 11:09:49 PM -04'00'
EXAMPLES

Number: 9 Author: Planning Subject: Highlight Date: 12/2/2013 10:23:06 AM
Potential Amendment
Consider whether a mid-building pedestrianway can be physically enclosed with doors, or if it should always be an open arcade. Closed arcades could meet the intent, but the design requirments of (b) appear to be intended for an open, corridor-style arcade (e.g. Town Center I, Easton Passageways).

This may warrant different treatment depending on who is intended to use the pedestrianway (i.e. if it is intended for the residents of an apartment building only, or for the general public in a shopping corridor). At a minimum an exemption may be necessary for Podium Apartment Buildings.

Number: 10 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM

Number: 11 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
ILLUSTRATION

Number: 12 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
ILLUSTRATIVE EXAMPLES

Number: 13 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM

the façade without fenestration. Refer to Figure 153.062-H for an example illustration of this requirement.

(H) WINDOWS, SHUTTERS, AWNINGS AND CANOPIES

(1) Windows

(a) Transparency percentage is required according to building type as outlined in §153.062(O).

(b) Highly reflective glass is prohibited. For the purposes of this section, highly reflective glass has an exterior visible reflectance percentage greater than 20%.

(c) Spandrel glass, or heavily tinted glass that impedes views into the interior of the building, cannot be used to meet the minimum transparency requirements.

(d) Windows may be wood, anodized aluminum, metal-clad or vinyl-clad wood, steel, or fiberglass. The required reviewing body may approve other high quality synthetic materials during the Site Plan Review with examples of successful, high quality installations in comparable climates.

(e) To highlight the wall thickness as an important architectural feature conveying a substantial, high-quality appearance, flush-mounted windows are prohibited for single-family detached, single-family attached, apartment building, podium apartment building, historic mixed use, and historic cottage commercial building types. Windows in masonry buildings shall have architecturally appropriate lintels and projecting sills. Windows within siding-clad walls shall have a projecting sill to serve as a base for either a minimum one by four (nominal) trim or brick mould casing.

FIGURE 153.062-H. ARTICULATION OF STORIES ON STREET FAÇADES & BUILDING VARIETY.

(f) Windows in single-family detached, single-family attached, apartment building, podium apartment building, historic mixed use, and historic cottage commercial building types shall have vertical proportions with architecturally or historically appropriate window divisions. Windows oriented horizontally are permitted for these building types only on non-street facing building facades.

(2) Shutters

(a) If installed, shutters shall be sized to provide complete coverage to the windows when closed and shall include functioning hardware, whether the shutters are operated or not.

(b) Shutters shall be wood or engineered wood. Other materials may be approved during the Site Plan Review with examples of successful, high quality installations in comparable climates.

(3) Awnings and Canopies [Also see §153.062(N)(1)(a)]

(a) General

1. Awnings and canopies may be used if they function as suitable protection from the elements. To provide suitable protection an awning or canopy may encroach over the sidewalk, provided the lowest portion is at least eight feet above the sidewalk.

2. Awnings and canopies may be mounted inside frames, above openings and/or below transoms, but installation methods shall be consistent on a building.

3. Awnings and canopies shall be designed to be consistent with the architecture of the building and other existing awnings and canopies on a building.

(b) Awnings

1. Awnings shall be open on the underside.

2. Awnings may be made of canvas or decorative metal with metal used for the internal structure. If canvas is used, the material shall be durable and fade-resistant.

3. Awnings shall not be internally illuminated, but may be lighted from above by downcast fixtures mounted to the building wall.

(c) Canopies

1. Canopies may be clad with glass, metal, wood, or a combination of these materials.

2. Canopies may be cantilevered or supported from the building wall by metal cables or rods.

3. Canopies may include downward casting light fixtures and may be lighted from above by downcast fixtures mounted to the building wall.

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Number: 1 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
ILLUSTRATION

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
ILLUSTRATION

Number: 3 Author: Planning Subject: Highlight Date: 12/2/2013 10:23:50 AM
Potential Amendment
Consider allowing vinyl windows with specific quality standards.

Number: 4 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
ILLUSTRATIVE EXAMPLES/DIAGRAM

(I) BALCONIES, PORCHES, STOOPS, AND CHIMNEYS

The following provisions apply where balconies, open porches, stoops, and/or chimneys are incorporated into the façade design facing any street or parking lot.

(1) Balconies

(a) Size

Balconies shall be a minimum of six feet deep and five feet wide.

(b) Connection to Building

Balconies may be recessed into a building façade. Balconies that are not integral to the façade shall be independently secured and unconnected to other balconies above and below.

(c) Façade Coverage

A maximum of 40% of the front and corner side façades, as calculated separately, may be covered with balconies.

(d) Juliet Balconies

1. Juliet balconies are permitted only on upper floors of buildings where windows extend to the floor or where doors are present.
2. Juliet balconies built in conjunction with doors may project up to 24 inches and may be up to five feet wide.
3. Juliet balconies built in conjunction with windows may not exceed the width of the windows.
4. Juliet balconies used with windows must be secured to the window jamb.

(2) Open Porches

For the purposes of §153.062, an open porch shall mean a porch that is not enclosed by walls, windows, or screens greater than 24 inches above the porch level on street facing facades of the building. Open porches may be covered with a roof.

(a) Size

Porches shall be appropriate to the architectural style of the building and have a minimum clear depth of six feet and sufficient width as necessary to be functional for use.

(b) Street Frontage

Porches shall not be used to meet the front or corner required building zone (RBZ) requirement. Porches are permitted to extend forward of the RBZ but shall not encroach within the right-of-way.

(3) Stoops

(a) Size

Stoops shall have a minimum width and depth of five feet and be located on the front façade of the building.

(b) Street Frontage

Stoops and steps shall not be used to meet the front or corner RBZ requirement. Stoops and steps are permitted to extend forward of the RBZ but shall not encroach within the right-of-way.

(4) Chimneys

Chimneys shall extend full height from the ground and vertically past the eave line and must be finished in masonry. Cantilevered and shed-type chimneys are prohibited.

(J) TREATMENTS AT TERMINAL VISTAS

When a street terminates at a parcel or otherwise creates a terminal view at a parcel, the parcel shall be occupied by one of the following:

(1) If the terminus occurs at an open space, any open space type shall be used and a vertical element shall terminate the view. Acceptable vertical elements include, but are not limited to, a stand or grid of trees, a sculpture, or a fountain. Refer to §153.064 for additional open space requirements.

(2) If the terminus does not occur at an open space type, the front or corner side of a building, whether fronting on a principal frontage street or not, shall terminate the view. The building shall incorporate one of the following treatments to terminate the view: a tower, a bay window, a courtyard with a sculpture, or other similar treatment incorporating a distinct vertical element. Refer to Figure 153.062-I for an example illustration of this requirement.

(K) BUILDING VARIETY

Refer to Figure 153.062-H for an example illustration of this requirement. Building design shall vary from adjacent buildings by the type of dominant material or color, scale, or orientation of that material. Building design shall also vary through at least two of the following:

(1) The proportion of recesses and projections.

(2) A change in the location of the entrance and window placement. If storefronts are used, no change to the

FIGURE 153.062-I.
BUILDINGS AT TERMINAL VISTAS.

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Number: 1 Author: Planning Subject: Highlight Date: 12/2/2013 10:26:32 AM
Clarification
Clarify that this applies to open balconies as well.

Number: 2 Author: Planning Subject: Highlight Date: 10/30/2004 11:17:31 PM -04'00'
INTERPRETATION
The Street Frontage requirements for Open Porches under (2)(b) apply to balconies as well.

Proposed Amendment
Add 'Street Frontage' requirement to the balcony section.

Number: 3 Author: Planning Subject: Highlight Date: 12/2/2013 10:58:38 PM
Clarification
Clarify that the 5X6 space needs to be usable - i.e. if columns block portions of the space, it can't count toward the min. 30-sq. ft. area.

Proposed Amendment:
Balconies shall have minimum clear dimensions of six feet deep and five feet wide.

Number: 4 Author: Planning Subject: Applicants Guide Notes Date: 10/30/2004 11:17:14 PM -04'00'
DIAGRAM showing this as usable space - see related comment.

Number: 5 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
ILLUSTRATION

Number: 6 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM

Number: 7 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM/ILLUSTRATION

Number: 8 Author: Planning Subject: Highlight Date: 12/2/2013 10:25:38 AM
Potential Amendment
Limit the width of Juliet balconies as a function of the width of the overall set of windows/doors - should not extend more than 6 inches past the openings

Number: 9 Author: Planning Subject: Highlight Date: 12/2/2013 11:04:02 PM
Clarification:
This will conflict with proposed modification to 2 above.

Proposed Amendment:
Delete this requirement

Number: 10 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 10:26:05 AM
ILLUSTRATE the difference between porches and stoops; diagrams and/or illustrative examples.

Number: 11 Author: Planning Subject: Highlight Date: 10/30/2004 11:18:25 PM -04'00'
See balcony note above.

Number: 12 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 10:26:18 AM
ILLUSTRATION

Number: 13 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
See previous comment

entrance and window placement is required and one of the criteria is satisfied.

(3) Changes to the roof design, including roof type, plane, or material, unless otherwise stated in the building type requirements.

(L) VEHICULAR CANOPIES

(1) For buildings facing a principal frontage street, vehicular canopies shall be located on the rear façade of the principal structure or in the rear of the lot behind the principal structure, where permitted by use. Refer to Figure 153.062-J for an example illustration of this requirement.

(2) If attached to the principal structure, design of the vehicular canopy shall be coordinated with the architecture of the principal structure to which it is associated. Regardless of whether the canopy is attached to or detached from the principal structure, supporting columns shall be coordinated with the design of the principal structure.

(3) Canopies shall not exceed the maximum ground floor height permitted for the specific building type, and in no case shall the canopy exceed the height of the principal structure to which it is associated.

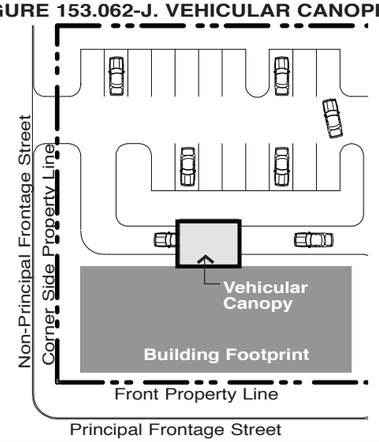
(M) SIGNS

(1) All signs attached to the principal structure shall be coordinated with the architecture of the building in terms of design, color scheme, and lighting.

(2) Locations of all signs intended to be affixed to the principal structure and/or on an attached awning or canopy initially, or at any time in the future by subsequent tenants, shall be identified on the architectural elevations submitted with the Site Plan application.

(3) Other sign requirements not specified in §153.062 shall meet the requirements of §153.065(H).

FIGURE 153.062-J. VEHICULAR CANOPIES.



(N) INDIVIDUAL BUILDING TYPE REQUIREMENTS

The following defines the requirements included in the tables for each building type listed in §153.062(O). Not all line items listed below appear within every building type's individual requirements table. The following requirements shall be met unless otherwise noted in the building types of §153.062(O).

(1) Building Siting General Requirements

(a) Street Frontage

1. More than one principal building is permitted on one lot for those building types indicated. Unless otherwise noted, all requirements of the building type shall be met for all principal structures.

2. Where specified, front façades of principal buildings are required to cover a minimum portion of the front property line within the required building zone (RBZ). A street wall may be used to meet up to 10% of the front property line coverage requirement. Front property line coverage is determined by measuring the width of the principal structure and length of a street wall within the RBZ divided by the maximum width of the front RBZ (not including side setbacks).

3. Unless otherwise permitted, a corner of the principal structure, a street wall, or a permitted open space type shall be located at the intersection of the front and corner RBZs. Refer to §153.065(E)(2) for street wall requirements and §153.064 for open space requirements.

4. The façade of the principal building shall be located within the RBZ. When noted as a setback rather than an RBZ, the principal structure shall be located at or behind the setback line.

7. Any part of the front or corner RBZ or setback not occupied by building shall have a landscape, patio, or streetscape treatment. Refer to §153.065(D)(6) for RBZ treatment requirements.

6. Subject to approval of the City Engineer or City Council where required, certain building components, such as awnings and canopies, may be permitted to extend beyond the front property line and encroach within the right-of-way to within five feet of the curb. If permitted, these building components shall maintain a minimum eight-foot height clearance above the public sidewalk and shall not conflict with required street trees or landscaping. Porches and stoops are not permitted to encroach into the right-of-way.

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Number: 1 Author: Planning Subject: Applicants Guide Notes Date: 10/30/2004 11:19:36 PM -04'00'
ILLUSTRATION

Illustrate all of the individual building type requirements in this section, prior to introducing the specific building types.

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM

Number: 3 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
ILLUSTRATION/EXAMPLES

Number: 4 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 10:27:10 AM
DIAGRAMS

Show how a variety of different building types could meet this requirement, for corner lots, lots fronting on PFS, and normal lots on local streets.

Number: 5 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM

Number: 6 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
ILLUSTRATION

Number: 7 Author: Planning Subject: Highlight Date: 12/2/2013 10:27:26 AM
Potential Amendment
Add phrase 'or open space'.

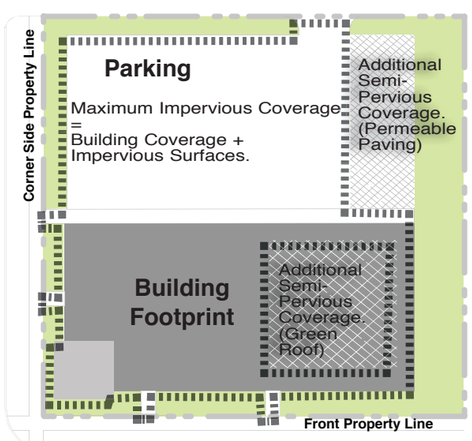
(b) Buildable Area

1. The side and rear yard setbacks apply to principal and accessory structures.
2. Unless otherwise noted, the side and rear yard setbacks are required to be landscaped and/or paved for pedestrian paths.
3. Driveways are permitted within the side and rear yard setbacks only in the following conditions:
   A. One drive, a maximum of 22 feet wide, is permitted to connect adjacent parking lots or alleys/service streets.
   B. Unless shared with the adjacent property, the drive shall be at least three feet from the property line.
   C. Refer to §153.065(B)(7) for loading area requirements.
4. Each lot is subject to the requirements of this Chapter for impervious surface coverage, measured as shown in Figure 153.062-K. Additional semi-pervious coverage may be permitted through methods such as use of semi-pervious materials, green roofs or other methods approved by the ART or required reviewing body.

(c) Parking Location and Loading

1. Permitted locations for parking and loading facilities on development parcels and within buildings are specified for individual building types. Refer to §153.065(B) for additional parking requirements.
2. Parking may be located within the front or corner RBZ where consistent with the permitted parking locations for the applicable building type. Such parking is subject to the street wall requirements of §153.065(E)(2), except that surface parking shall not be located in any portion of an RBZ required to be occupied by a principal structure.
3. Parking shall not be located within a required setback, except as permitted by §153.065(B)(1)(b).
4. Alleys or service streets, when present, shall always be the primary means of vehicular access to parking lots or buildings. Refer to §153.060(C)(5) for block access requirements.
5. When alleys are not present, driveways may be permitted from streets not identified as principal frontage streets, except as permitted by §153.061(D), and subject to the access management requirements of the City Engineer. Refer to §153.065(B)(6) for additional driveway requirements.

FIGURE 153.062-K.
MEASURING IMPERVIOUS COVERAGE.



(2) Height

(a) Required minimum and maximum numbers of stories are provided for all building types. The minimum number of required stories shall be provided for all building façades within the RBZ, except as required in §153.062(N)(2)(d).

(b) Half stories are located either completely within the roof structure with street-facing windows or in a visible basement exposed a maximum of one half story above grade.

(c) A building incorporating both a half story within the roof and a visible basement shall count the height of the two half stories as one full story.

(d) Each building type includes a permitted range of height in feet for each story.

1. Unless otherwise specified, story height is measured in feet between the floor of a story to the floor of the story above it.
2. For single story buildings and the uppermost story of a multiple story building, story height shall be measured from the floor of the story to the eave line on pitched roofs and to the tallest point of the roof deck on parapet and flat roofs.
3. Story height requirements apply only to street facing façades; however, no portion of the building shall exceed the maximum permitted height of any street facing façade.
4. Accessory building height shall not exceed the height of the principal building.

(3) Uses and Occupancy Requirements

(a) Certain building types have limitations or requirements for uses which may occupy the ground story of a building or are permitted only

Page: 33

Number: 1 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 10:28:36 AM
ILLUSTRATE an acceptable RBZ parking arrangement

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 10:27:45 AM
LINK TO STORMWATER MANUAL

Number: 3 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 10:28:09 AM
LINK to the use-specific standards for accessory surface lots.

Number: 4 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
ILLUSTRATE

Number: 5 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 10:28:25 AM
DIAGRAM

Number: 6 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
ILLUSTRATION

on upper stories. Refer to Table 153.059-A for additional use requirements.

(b) The area(s) of a building in which parking is permitted within the structure of the building type shall meet the following requirements:

1. Basement parking shall meet street façade transparency requirements, unless otherwise permitted for individual building types.
2. Freestanding parking structures are addressed by the parking structure building type.
3. When parking is permitted within the building, an active, occupied space must be incorporated along the building façade, unless otherwise permitted for individual building types. Occupied space does not include storage areas, utility space, or parking.

(4) Façade Requirements

(a) Façade Transparency

1. Façade transparency percentages required for a building type shall be met with highly transparent, low reflective (minimum 60% visible light transmittance) glass windows (Figure 153.062-L).
2. Ground story transparency is measured between two and eight feet above the sidewalk elevation. One example illustration of storefront transparency is shown in Figure 153.062-M.
3. Blank, windowless walls shall have a rectangular area of not more than 30% of each building façade per story, as measured from floor to floor, and no horizontal distance greater than 15 feet per story shall be blank or windowless.
4. Vents, air conditioners and other utility elements shall not be part of any street-facing building façade, unless otherwise permitted for individual building types. Where these elements are part of other facades, particular care must be taken to render these elements less visible to public view through architectural integration or other means of screening as approved by the required reviewing body.

(b) Façade Divisions

1. Architectural elements or forms shall be used to divide the surface of the façade into pedestrian-scaled increments appropriate to the architectural character of the building type. Acceptable divisions include, but are not limited to:
   A. A recess or projection along the building façade for a minimum of 18 inches in depth.
   B. Use of an architectural element protruding from or recessed into the façade a minimum of three inches, including pilasters, entranceways, or storefronts.
2. Architectural elements, forms, or expression lines may be used to divide portions of the façade into horizontal divisions. Elements may include a cornice, belt course, corbelling with table, moulding, stringcourses, pediment, or other continuous horizontal ornamentation with a minimum one-and-a-half inch depth.
3. Where changes in roof plane are required by the building type, they shall be used to divide the roof mass into increments no greater than the dimensions permitted for each building type and shall correspond to recesses and projections in building mass. Permitted changes include a change in roof type and/or horizontal or vertical variations in the roof plane.
4. Unless otherwise determined to be architecturally appropriate by the required reviewing body, minimum increments shall be provided pursuant to the building type tables.

FIGURE 153.062-L.
MEASURING TRANSPARENCY PER STORY.

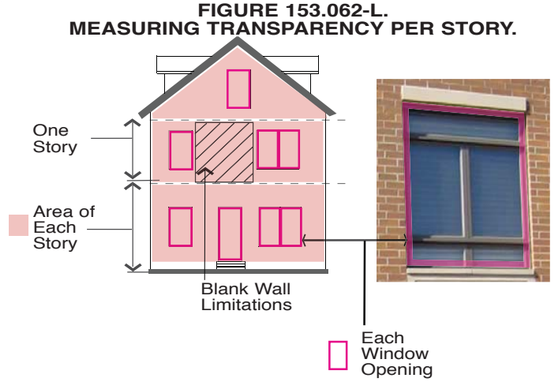


FIGURE 153.062-M. STOREFRONT TRANSPARENCY ON GROUND STORY.

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Number: 1 Author: Planning Subject: Highlight Date: 12/2/2013 10:32:35 AM

Clarification

Consider whether vertical facade divisions should be required to extend continuously from ground to roofline. Entranceways and storefronts on multi-story buildings will not; do these need to be coordinated with another type of facade division on the upper stories? Similarly, it is not uncommon for pilasters to be used on a ground floor only, or for only a portion of the building height. Consider whether the intent is to break up the entire facade, or just the ground floor (i.e. the pedestrian-oriented portion).

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'

EXAMPLES

Number: 3 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'

ILLUSTRATION/EXAMPLES

Number: 4 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'

ILLUSTRATE

Number: 5 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'

ILLUSTRATION

Number: 6 Author: Planning Subject: Highlight Date: 12/2/2013 10:29:05 AM

Clarification

Consider adding an opacity note to clarify that this is measured as the full ground floor area minus facade openings.

Number: 7 Author: Planning Subject: Highlight Date: 12/2/2013 10:29:32 AM

Interpretation

Ground story transparency is measured between two and eight feet above the sidewalk elevation on all ground story facades, including non-street facing facades, regardless of whether a sidewalk is adjacent to the façade.

Proposed Amendment

Clarify – add an exemption for buildings built with a 0-ft interior lot line setback (non street-facing) if intended to be attached to another building, as in a shopping corridor.

Number: 8 Author: Planning Subject: Highlight Date: 10/30/2004 11:27:57 PM -04'00'

Interpretation/Clarification

1. Blank wall limitations may be met with windows or some other architectural element, such as a façade division.

2. Windows may be clustered along an elevation, provided that minimum façade transparency is met and blank wall limitations are otherwise met with other features.

3. Where blank wall limitations are only required for facades facing streets or parking lots(e.g. the Commercial Center Building Type), the requirement does not apply to facades that only face parking lots on adjacent properties and which are not associated with the building. Clarify requirements for facades facing service areas.

Proposed Amendment

Clarify

Number: 9 Author: Planning Subject: Applicants Guide Notes Date: 10/30/2004 11:25:14 PM -04'00'

ILLUSTRATION

Clarify that architectural elements other than windows can be used to meet the blank wall requirement as well.

Number: 10 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'

ILLUSTRATION/EXAMPLES

Number: 11 Author: Planning Subject: Highlight Date: 12/2/2013 10:31:21 AM

Clarification

Consider whether balconies may be used to meet the vertical facade division requirement.

Proposed Amendment

Clarify that this requirement is for 'Vertical' Facade divisions.

Alternatively, the first sentence could be pulled out separately to describe the general purpose of facade divisions, then proceed to vertical and horizontal divisions.

Number: 12 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'

ILLUSTRATION

(O) BUILDING TYPES

The following defines the building types permitted in the BSC districts. Refer to Table 153.062-C for the list of symbols used on the building type tables to illustrate the individual building type requirements. Because some of the individual building type requirements do not apply to every building type, not every symbol is represented on every building type.

TABLE 153.062-C. BUILDING TYPE TABLE LEGEND			
Symbol	**Building Type Requirement**	**Symbol**	**Building Type Requirement**
A	Multiple Principal Buildings	W	Upper Story
B	Front Property Line Coverage	X	Parking within Building
C	Occupation of Corner	Y	Occupied Space
D	Front Required Building Zone (RBZ)	Z	Ground Story Street Facade Transparency
E	Corner Side RBZ	AA	Upper Story Transparency
F	Front Setback	BB	Transparency (Street Facing Facades)
G	Corner Side Setback	CC	Blank Wall Limitations (Street Facing Facades)
H	Side Yard Setback	DD	Garage Openings
I	Rear Yard Setback	EE	Parking Lot Ground Story Transparency
J	Minimum Lot Width	FF	Transparency (Non-Street Facing Facades)
K	Maximum Lot Width	GG	Blank Wall Limitations (Non-Street Facing Facades
L	Maximum Building Length or Depth	HH	Principal Entrance Location
M	Minimum Lot Depth	II	Number of Street Facade Entrances
N	Parking Location	JJ	Number of Parking Lot Entrances
O	Loading Facility Location	KK	Mid-Building Pedestrianway
P	Entry for Parking Within Building	LL	Facade Divisions
Q	Access	MM	Vertical Increments
R	Minimum Building Height	NN	Horizontal Facade Divisions
S	Maximum Building Height	OO	Required Change in Roof Plane or Type
T	Accessory Structure Height	PP	Permitted Roof Types
U	Minimum Finished Floor Elevation	QQ	Tower
V	Ground Story		

(1) Single-Family Detached

(a) Building Siting

1. Street Frontage		
Multiple Principal Buildings	Not permitted	
Front Property Line Coverage	Minimum 65%	B
Occupation of Corner	Not required	
Front RBZ	5-20 ft.	D
Corner Side RBZ	5-15 ft.	E
RBZ Treatment	Landscape; Porches are permitted in the RBZ	
Right-of-Way Encroachment	None	
2. Buildable Area		
Minimum Side Yard Setback	5 ft.	H
Minimum Rear Yard Setback	5 ft.	I
Minimum Lot Width	30 ft.	J
Maximum Lot Width	60 ft.	K
Minimum Lot Depth	100 ft.	M
Maximum Building Length	Not applicable	
Maximum Impervious Coverage Additional Semi-Pervious Coverage	50% 20%	
3. Parking Location & Access		
Parking Location	Rear yard	N
Entry for Parking within Building	Rear[1]	
Access	Refer to §153.062(N)(1)(c)	Q

(b) Height

Minimum Height	1.5 stories	R
Maximum Height	3 stories	S
Stories: Minimum Height Maximum Height	9 ft. 12 ft.	
Accessory Structure Height	2 stories maximum[1]	T
Minimum Finished Floor Elevation	2.5 ft. above the adjacent sidewalk elevation	U

(c) Uses & Occupancy Requirements

Ground Story	No additional requirements	
Upper Story	No additional requirements	
Parking within Building	Permitted in the rear of the first floor and fully in any basement(s)	X
Occupied Space	Minimum 15 ft. depth from the front façade	Y

(d) Façade Requirements

Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.

1. Street Façade Transparency		
Transparency	Minimum 25%	BB
Blank Wall Limitations	Required	
2. Non-Street Façade Transparency		
Transparency	Minimum 15%	FF
Wall Limitations	Required	
3. Building Entrance		
Principal Entrance Location	Front, corner, or side; porches are required	HH
Street Façades: Number of Entrances	1 minimum per unit	
Parking Lot Façades: Number of Entrances	Not applicable	
Mid-Building Pedestrianway	Not required	
4. Façade Divisions		
Vertical Increments	None	
Horizontal Façade Divisions	None	
Required Change in Roof Plane or Type	None	
5. Façade Materials		
Permitted Primary Materials	Stone, Brick, Wood, and Fiber Cement Siding	
6. Roof Types		
Permitted Types	Pitched roof; other types may be permitted with approval (refer to §153.062(D))	PP
Tower	Permitted where architecturally appropriate	

Notes:
[1] Garage doors shall be no taller than nine feet. No single garage door shall be wider than 18 feet.

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Number: 1 Author: Planning Subject: Highlight Date: 12/2/2013 10:37:41 AM
Clarification
Add a note to clarify what is/isn't intended to apply to BSC HR properties (refer to 153.062 and 153.063(B)). Conflicts include front/side/rear setbacks, lot coverage, lot width, and potentially building height.

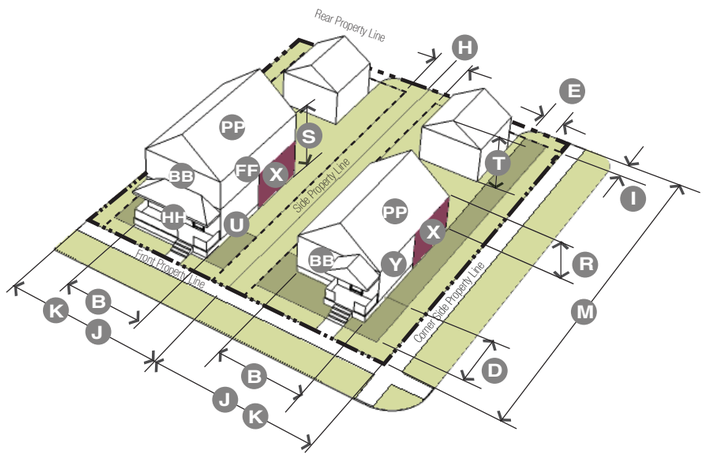
Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 10:37:56 AM
LINK to the specific requirement in the Code section.

Number: 3 Author: Planning Subject: Highlight Date: 12/2/2013 10:40:13 AM
Potential Amendment
Should be "blank wall limitations"

Number: 4 Author: Planning Subject: Highlight Date: 12/2/2013 10:38:24 AM
Potential Amendment
Consider allowing fences on common property lines.

Number: 5 Author: Planning Subject: Highlight Date: 12/2/2013 10:39:08 AM
Potential Amendment
Reference the Zoning Code requirements for driveways (153.210) for garages that aren't accessed off of an alley.

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.



Permitted Parking within Building

Required Building Zone

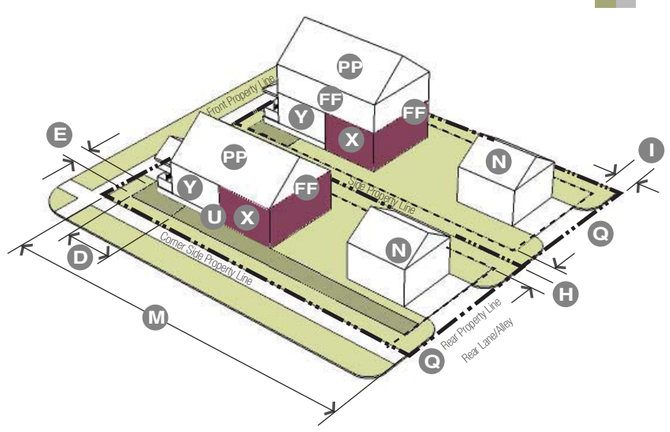


FIGURE 153.062-N SINGLE-FAMILY DETACHED BUILDING TYPE DIAGRAM.

(2) Single-Family Attached

(a) Building Siting

1. Street Frontage		
Multiple Principal Buildings	Permitted[1]	
Front Property Line Coverage	Minimum 75%[2]	B
Occupation of Corner	Required	C
Front RBZ	5-20 ft.	D
Corner Side RBZ	5-15 ft.	E
RBZ Treatment	Landscape; Porches or stoops are permitted in the RBZ	
Right-of-Way Encroachment	None	
2. Buildable Area		
Minimum Side Yard Setback	2 ft., 10 ft. between buildings	H
Minimum Rear Yard Setback	5 ft.	I
Minimum Lot Width	16 ft. per unit	J
Maximum Lot Width	None	
Maximum Length	None[3]	
Maximum Impervious Coverage Additional Semi-Pervious Coverage	70% 20%	
3. Parking Location & Loading		
Parking Location	Rear yard or within building (refer to (c) Uses)	N
Entry for Parking within Building	Rear or corner side façade[4]	

(b) Height

Minimum Height	1.5 stories	R
Maximum Height	4 stories	S
Stories: Minimum Height Maximum Height	8 ft. 12 ft.	
Accessory Structure Height	2 stories maximum[4]	T
Minimum Finished Floor Elevation	2.5 feet above the adjacent sidewalk elevation	U

(c) Uses & Occupancy Requirements

Ground Story	No additional requirements	
Upper Story	No additional requirements	
Parking within Building	Permitted in the rear of the first floor and fully in any basement(s)	X
Occupied Space	Minimum 10 ft. depth from the front facade	Y

(d) Façade Requirements

Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.

1. Street Façade Transparency		
Transparency	Minimum 20%	BB
Blank Wall Limitations	Required	
2. Non-Street Façade Transparency		
Transparency	Minimum 15%	FF
1 Wall Limitations	Required	
3. Building Entrance		
Principal Entrance Location	Front, corner, or side; porches or stoops required	HH
Street Façades: Number of Entrances	1 per unit minimum	
Parking Lot Façades: Number of Entrances	If parking lot or detached garage, 1 per unit	
Mid-Building Pedestrianway	Not required	
4. Façade Divisions		
Vertical Increments	Every two units or no greater than 40 ft.	
Horizontal Façade Divisions	None	
Required Change in Roof Plane or Type	None	
5. Façade Materials		
Permitted Primary Materials	Stone, Brick, Wood and Fiber Cement Siding	
6. Roof Types		
Permitted Types	Parapet, pitched roof, flat roof; other types may be permitted with approval (refer to §153.062(D))	PP
Tower	Permitted on façades only at terminal vistas, corners at two principal frontage streets, and/or adjacent to an open space type	

Notes:

[1] 4 ne of every five principal buildings may front an open space type or a courtyard with a minimum width of 30 feet.

[2] 5 landscaped courtyard, when enclosed by building on three sides, may contribute up to 35% of the front property line coverage requirement.

[3] If single-family attached residential units are located across the street from existing single-family detached dwellings, no more than eight attached units may be permitted in a building.

[4] Garage doors shall be no taller than nine feet. No single garage door shall be wider than 18 feet.

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Number: 1 Author: Planning Subject: Highlight Date: 12/2/2013 10:45:45 AM
Potential Amendment
Should be "Blank wall" limitations.

Number: 2 Author: Planning Subject: Highlight Date: 12/2/2013 10:44:18 AM
Potential Amendment
Consider allowing fences on common property lines.

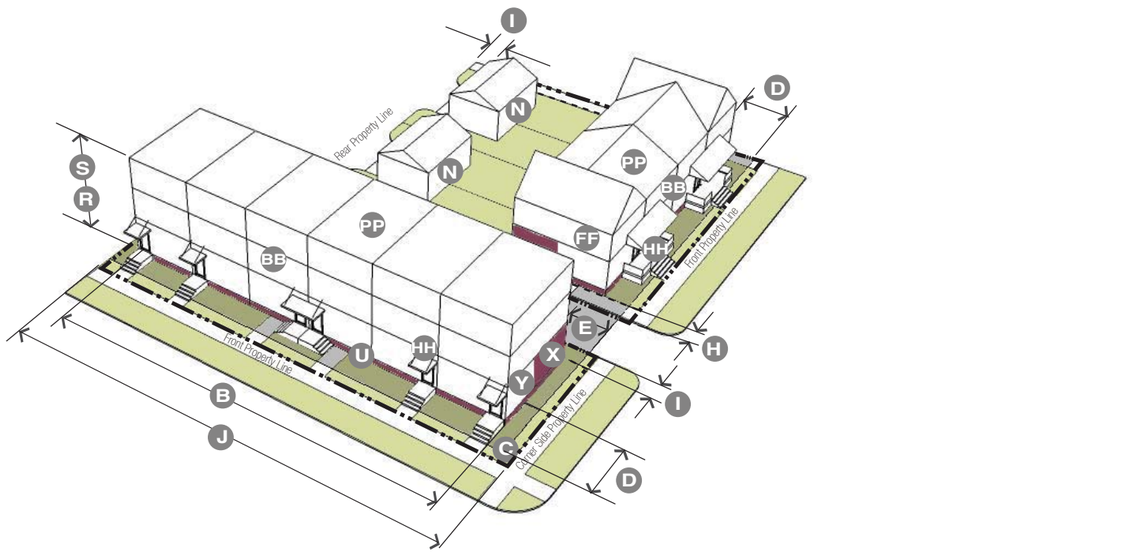
Number: 3 Author: Planning Subject: Highlight Date: 12/2/2013 10:45:10 AM
Potential Amendment
"Access" should be included in this section.

Include a reference to the driveway regulations in the Zoning Code, where applicable.

Number: 4 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
ILLUSTRATION

Number: 5 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 10:45:56 AM
ILLUSTRATION and/or DIAGRAM

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.



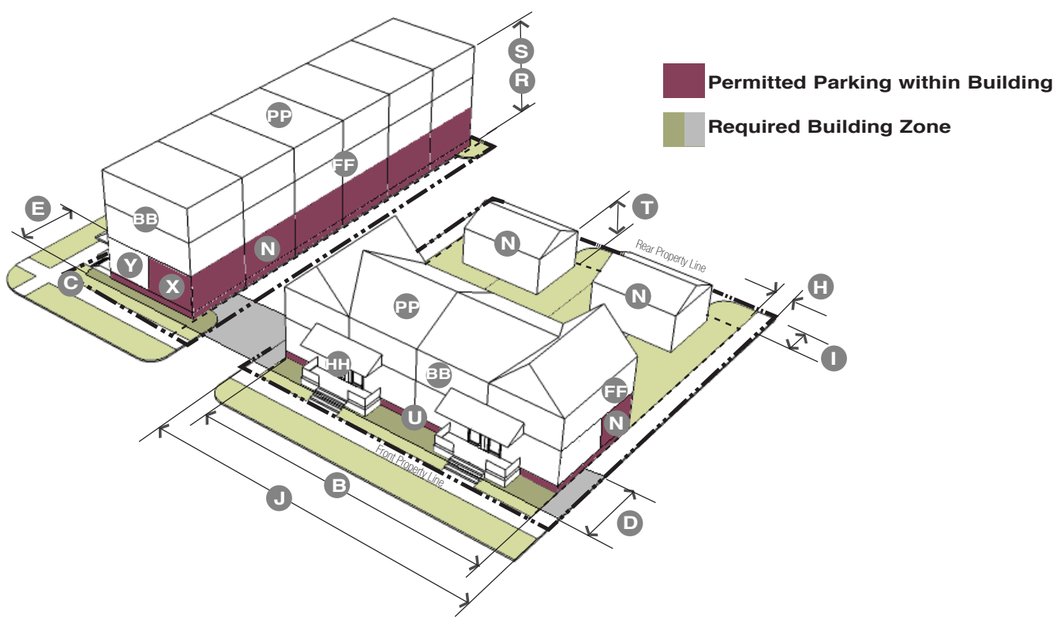


FIGURE 153.062-O: SINGLE-FAMILY ATTACHED BUILDING TYPE DIAGRAM.

(3) Apartment Building

(a) Building Siting

1. Street Frontage		
Multiple Principal Buildings	Permitted	A
Front Property Line Coverage	Minimum 75%[1]	B
Occupation of Corner	Required	C
Front RBZ	5-20 ft.	D
Corner Side RBZ	5-20 ft.	E
RBZ Treatment	Landscape or less than 50% Patio; porches, stoops, and balconies are permitted in the RBZ	
Right-of-Way Encroachment	None	
2. Buildable Area		
Minimum Side Yard Setback	5 ft.	H
Minimum Rear Yard Setback	5 ft.	I
Minimum Lot Width Maximum Lot Width	50 ft. None	J
Maximum Impervious Coverage Additional Semi-Pervious Coverage	70% 20%	
3. Parking Location & Loading		
Parking Location	Rear yard [2]; within building (refer to (c) Uses & Occ. Req.)	N
Loading Facility Location	Rear	
Entry for Parking within Building	Rear & side façade	P
Access	Refer to §153.062(N)(1)(c)	

(b) Height

Minimum Height	2 stories	R
Maximum Height	4.5 stories	S
Stories: Minimum Height Maximum Height	9 ft. 14 ft.	
Minimum Finished Floor Elevation	2.5 ft. above the adjacent sidewalk elevation[3]	U

(c) Uses & Occupancy Requirements

Ground Story	No additional requirements	
Upper Story	No additional requirements	
Parking within Building	Permitted in the rear of the first 3 floors and fully in any basement(s)	X
Occupied Space	Minimum 20 ft. depth for the ground story facing street(s)[2]	Y

(d) Façade Requirements

Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.

1. Street Façade Transparency		
Transparency	Minimum 20%	BB
Blank Wall Limitations	Required	
2. Non-Street Façade Transparency		
Transparency	Minimum 15%	FF
Blank Wall Limitations	Required	
3. Building Entrance		
Principal Entrance Location	Primary street façade of building	HH
Street Façades: Number of Entrances	1 per 75 ft. of façade minimum	
Parking Lot Façades: Number of Entrances	Not required	
Mid-Building Pedestrianway	1 required for buildings longer than 250 ft.	
4. Façade Divisions		
Vertical Increments	No greater than 40 ft.	
Horizontal Façade Divisions	On buildings 3 stories or taller, required within 3 ft. of the top of the ground story	NN
Required Change in Roof Plane or Type	No greater than every 80 ft.	OO
5. Façade Materials		
Permitted Primary Materials	Stone, Brick, Wood, Fiber Cement Siding and Glass	
6. Roof Types		
Permitted Types	Parapet, pitched roof, flat roof; other types may be permitted with approval (refer to §153.062(D))	PP
Tower	Permitted on façades only at terminal vistas, corners at two principal frontage streets, and/or adjacent to an open space type	

Notes:

[1] 1 landscaped courtyard, when enclosed by building on three sides, may contribute up to 35% of the front property line coverage requirement.

[2] Basement level structured parking is permitted to extend between buildings, screened from the street and covering a maximum of 10% of the length of the RBZ. Structured parking visible between principal buildings must be set back a minimum of 15 ft. from the street facing façades.

[2] Where the principal building entrance is a lobby or other common space, the minimum finished floor elevation is not required.

Page: 40

Number: 1 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 10:46:16 AM
ILLUSTRATION and/or DIAGRAM

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 10:46:51 AM
ILLUSTRATION--SEE COMMENT BELOW

Include example of a common area.

Proposed Amendment
Address variations such as a community center or entrances on a courtyard-facing facade.

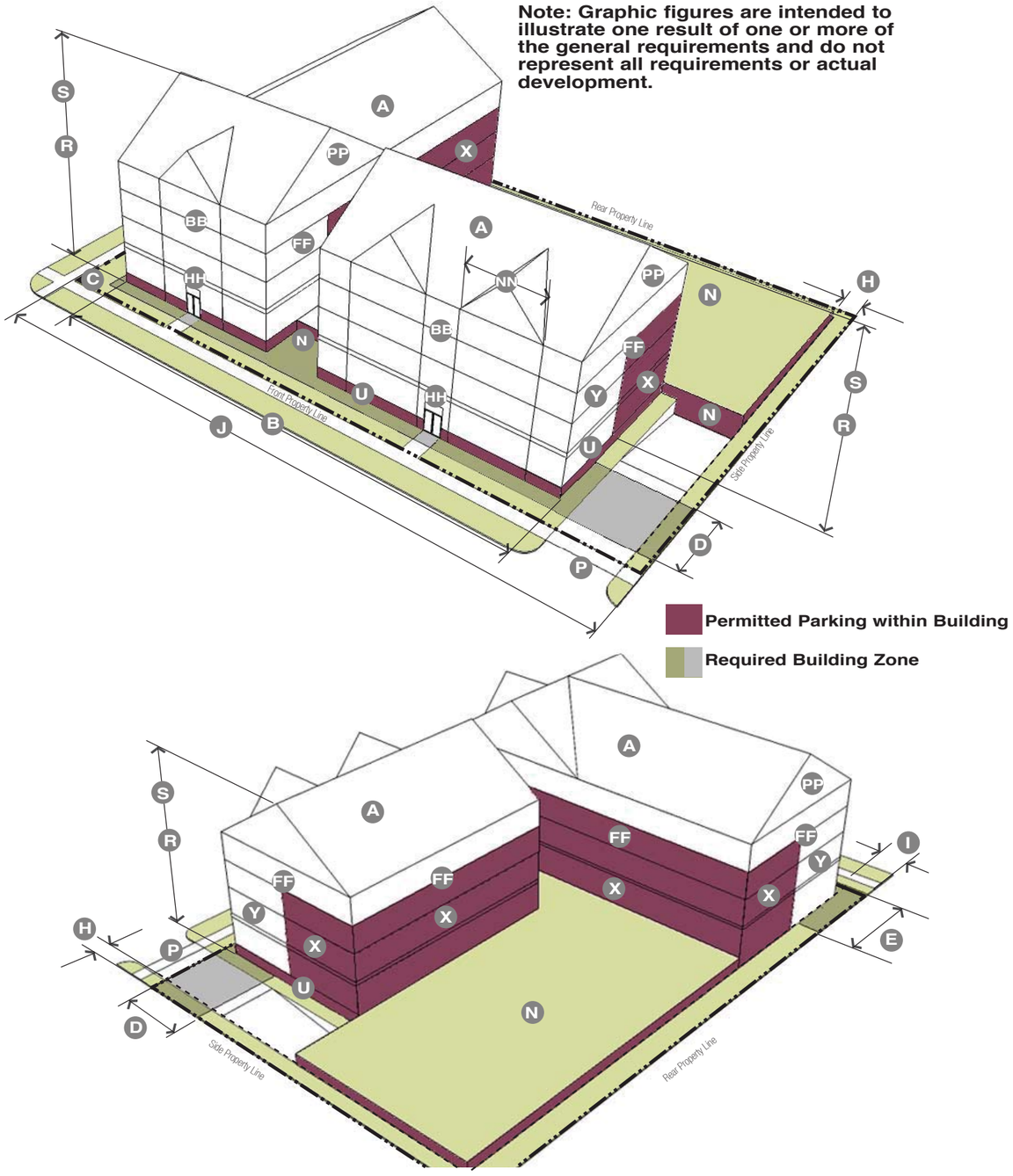


FIGURE 153.062-P: APARTMENT BUILDING TYPE DIAGRAM.

(4) Loft Building

(a) Building Siting

1. Street Frontage		
Multiple Principal Buildings	Permitted	
Front Property Line Coverage	Minimum 75%	B
Occupation of Corner	Required	C
Front RBZ	0-15 ft.	D
Corner Side RBZ	0-15 ft.	E
RBZ Treatment	Landscape, Patio, or Streetscape; along West Dublin-Granville Road, Streetscape required; where residential uses are located on the ground floor, porches or stoops are permitted in the RBZ	
Right-of-Way Encroachment	Awnings, canopies, eaves, patios & projecting signs	
2. Buildable Area		
Minimum Side Yard Setback	5 ft.	H
Minimum Rear Yard Setback	5 ft.	I
Minimum Lot Width Maximum Lot Width	50 ft. None	J
Maximum Impervious Coverage Additional Semi-Pervious Coverage	80% 10%	
3. Parking Location & Loading		
Parking Location	Rear yard; within building (refer to (c) Uses & Occupancy Requirements)	N
Loading Facility Location	Rear & side façade	
Entry for Parking within Building	Rear & side façade, corner side on non-principal frontage streets	
Access	Refer to §153.062(N)(1)(c)	Q

(b) Height

Minimum Height	2 stories	R
Maximum Height	4.5 stories	S
Ground Story: Minimum Height Maximum Height	12 ft. 16 ft.	
Upper Stories: Minimum Height Maximum Height	9 ft. 16 ft.[1]	
Minimum Finished Floor Elevation	Where residential uses are located on the ground floor, 2.5 ft. above the adjacent sidewalk elevation	

(c) Uses & Occupancy Requirements

Ground Story	No additional requirements	
Upper Story	No additional requirements	
Parking within Building	Permitted in the rear of the first 3 floors and fully in any basement(s)	X
Occupied Space	Minimum 30 ft. depth from the front façade	Y

(d) Façade Requirements

Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.

1. Street Façade Transparency		
Ground Story Street Facing Transparency	Where non-residential uses are incorporated on the ground floor, minimum 60% required; otherwise minimum 20%	Z
Transparency	Minimum 20%	BB
Blank Wall Limitations	Required	
2. Non-Street Façade Transparency		
Transparency	Minimum 20%	FF
Blank Wall Limitations	Required	
3. Building Entrance		
Principal Entrance Location	Primary street façade of building; where residential uses are located on the ground floor, porches or stoops are required at each entrance	HH
Street Façades: Number of Entrances	Where ground story dwelling units or tenant spaces are incorporated, 1 per full 30 ft.; otherwise, 1 per 75 ft.	
Parking Lot Façades: Number of Entrances	1 per 100 ft. of façade (minimum)	
Mid-Building Pedestrianway	Not Required	
4. Façade Divisions		
Vertical Increments	No greater than 40 ft.	MM
Horizontal Façade Divisions	On buildings 3 stories or taller, required within 3 ft. of the top of the ground story and any visible basement. When 14 to 16-foot upper stories are used, horizontal divisions are required between each floor.	NN
Required Change in Roof Plane or Type	No greater than every 80 ft. for pitched roof type; none for other roof types.	
5. Façade Materials		
Permitted Primary Materials	Stone, Brick, Glass	
6. Roof Types		
Permitted Types	Parapet, pitched roof, flat roof; other types may be permitted with approval (refer to §153.063(D)).	PP
Tower	Permitted on façades only at terminal vistas, corners at two principal frontage streets, and/or adjacent to an open space type.	QQ

Notes:
[1] Sixteen foot height in an upper floor counts as 1.5 stories.

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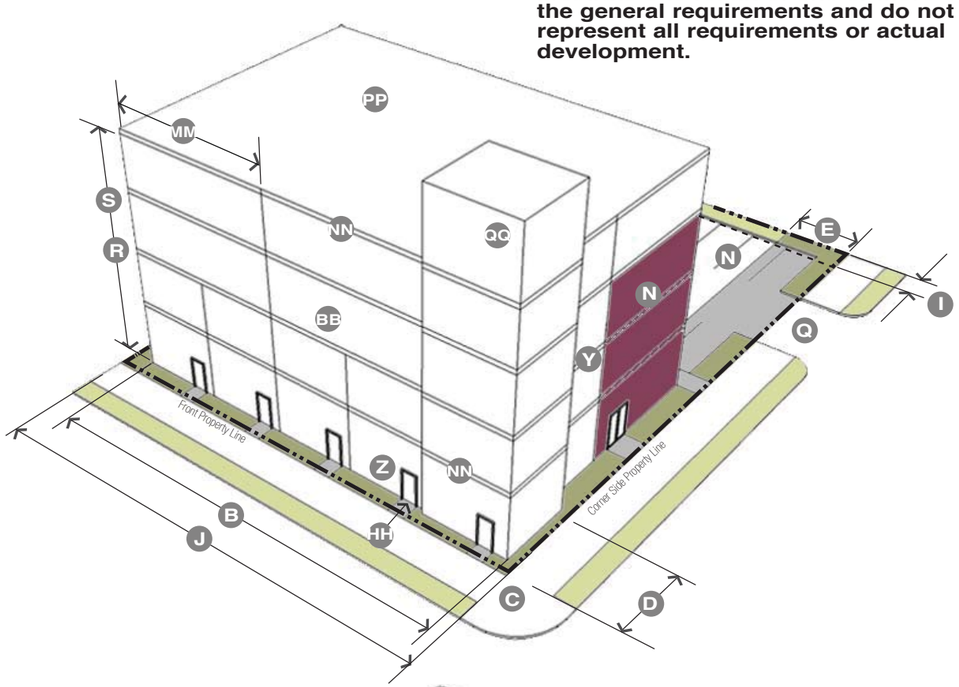
EXAMPLES; also, explain distinctions between Loft Building, Apartment Building, etc.

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.



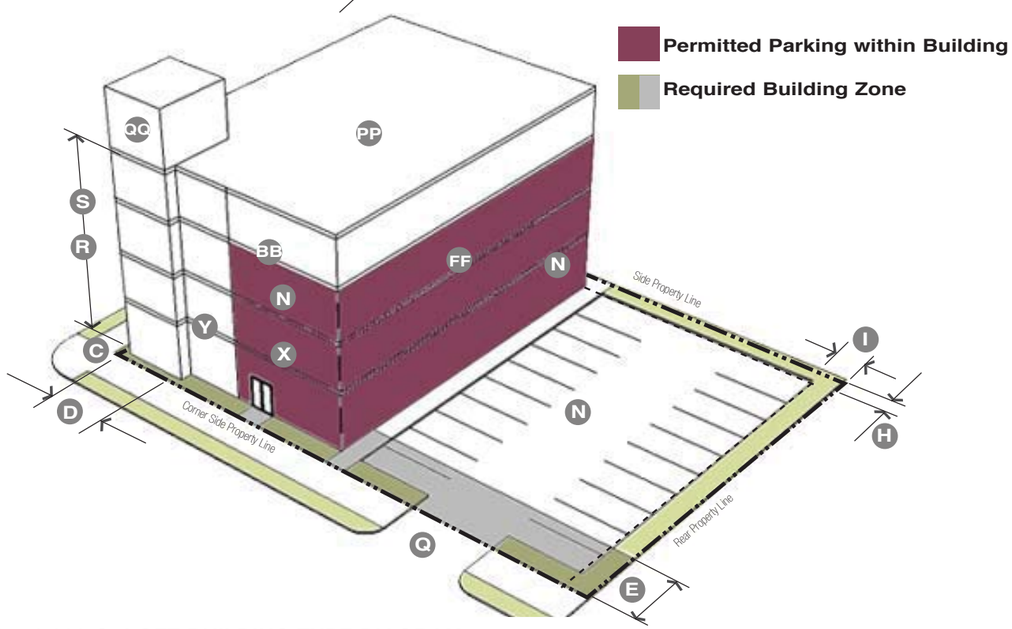


FIGURE 153.062-Q: LOFT BUILDING TYPE DIAGRAM.

(5) Corridor Building

(a) Building Siting

1. Street Frontage		
Multiple Principal Buildings	Permitted	
Front Property Line Coverage	Minimum 75%[1]	B
Occupation of Corner	Required	C
Front RBZ	0-15 ft.	D
Corner Side RBZ	0-15 ft.	E
RBZ Treatment	Landscape, Patio, or Streetscape; along West Dublin-Granville Road, Streetscape required	
Right-of-Way Encroachment	Awnings, canopies, eaves, patios & projecting signs	
2. Buildable Area		
Minimum Side Yard Setback	5 ft.	H
Minimum Rear Yard Setback	5 ft.	I
Minimum Lot Width Maximum Lot Width	50 ft. None	J
Maximum Impervious Coverage Additional Semi-Pervious Coverage	80% 10%	
3. Parking Location & Loading		
Parking Location	Rear yard [2]; within building (refer to (c) Uses & Occupancy Requirements)	N
Loading Facility Location	Rear & side façade	
Entry for Parking within Building	Rear & side façade; corner side façade on non-principal frontage streets	
Access	Refer to §153.062(N)(1)(c)	

(b) Height

Minimum Height	3 stories	R
Maximum Height	5.5 stories. For buildings with residential uses fronting on Riverside Drive or any building located on a parcel within 600 ft. of the I-270 right-of-way, an additional 2 stories are permitted with an 8 ft. step-back from each front facade.	S
Ground Stories: Minimum Height Maximum Height	 12 ft. 16 ft.	
Stories: Minimum Height Maximum Height	9 ft. 14 ft.	

(c) Uses & Occupancy Requirements

Ground Story	Residential and general office uses are prohibited in shopping corridors	
Upper Story	No additional requirements	
Parking within Building	Permitted in the rear of the first 3 floors and fully in any basement(s)	X
Occupied Space	Minimum 30 ft. depth facing street(s)[2]	Y

(d) Façade Requirements

Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.

1. Street Façade Transparency		
Ground Story Street Facing Transparency	Minimum 60% required	Z
Transparency	Minimum 30%	BB
Blank Wall Limitations	Required	
2. Non-Street Façade Transparency		
Transparency	Minimum 15%	FF
Blank Wall Limitations	Required	
3. Building Entrance		
Principal Entrance Location	Primary street façade of building	
Street Façades: Number of Entrances	1 per 75 ft. of façade minimum	II
Parking Lot Façades: Number of Entrances	1 per 100 ft. of façade minimum	
Mid-Building Pedestrianway	In shopping corridors, required for buildings greater than 250 ft. in length	
4. Façade Divisions		
Vertical Increments	No greater than 45 ft.	MM
Horizontal Façade Divisions	On buildings 3 stories or taller, required within 3 ft. of the top of the ground story. Required at any building step-back.	NN
Required Change in Roof Plane or Type	None	
5. Facade Materials		
Permitted Primary Materials	Stone, Brick, Glass	
6. Roof Types		
Permitted Types	Parapet, pitched roof, flat roof; other types may be permitted with approval (refer to §153.062(D)).	PP
Tower	Permitted on facades only at terminal vistas, corners at two principal frontage streets, and/or adjacent to an open space type.	

Notes

[1] 1 courtyard covering up to 35% of the front or corner RBZ is permitted. The courtyard, when enclosed by building on 3 sides, may contribute to the front property line coverage.

[2] Parking decks are permitted to extend between buildings, screened from street and covering a maximum of 10% of the length of the RBZ. Parking decks visible between principal buildings must be set back a minimum of 15 feet from the street facing façades.

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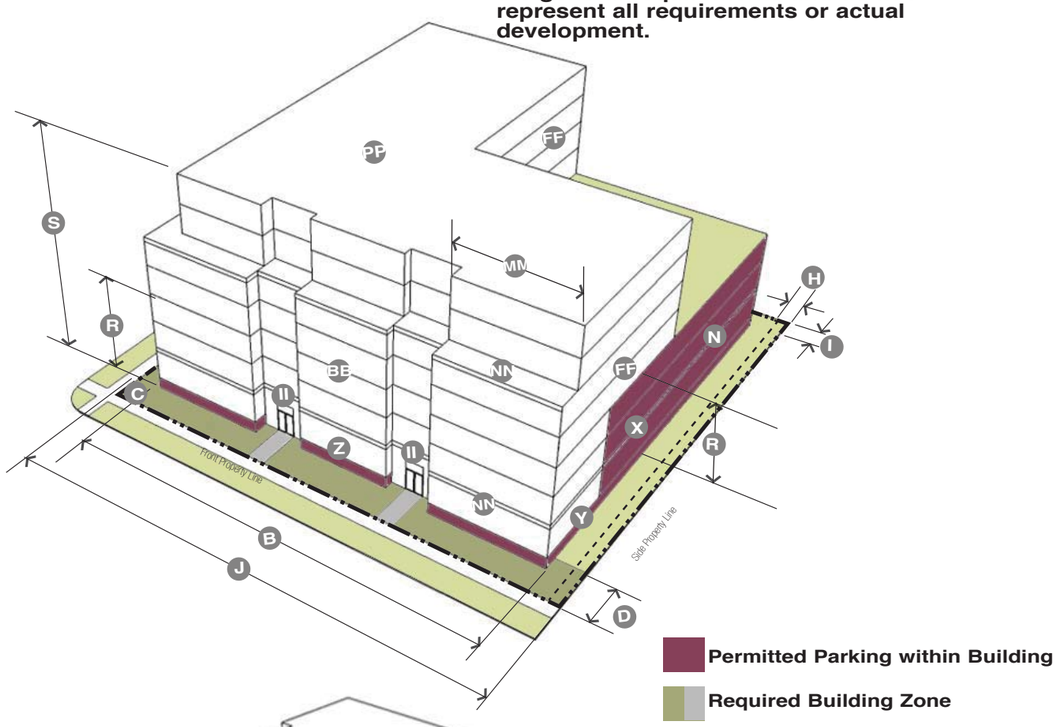
DIAGRAM

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.



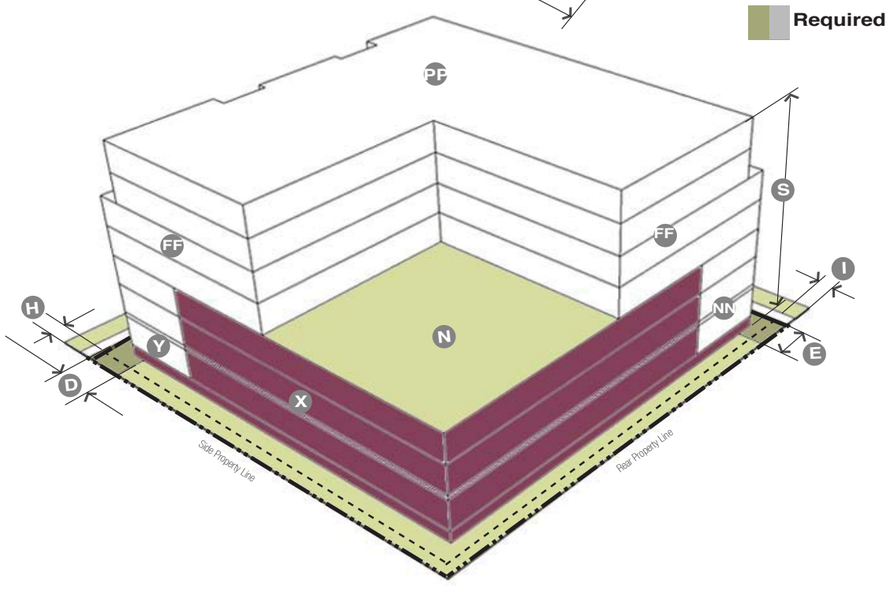


FIGURE 153.062-R: CORRIDOR BUILDING TYPE DIAGRAM.

(6) Mixed Use Building

(a) Building Siting		
1. Street Frontage		
Multiple Principal Buildings	Permitted	
Front Property Line Coverage	Minimum 95%	B
Occupation of Corner	Required	C
Front RBZ	0-10 ft. with up to 25% of the front façade permitted between 10-20 ft.	D
Corner RBZ	0-10 ft.	E
RBZ Treatment	Patio or Streetscape	
Right-of-Way Encroachment	Projecting signs, eaves, awnings, patios, & canopies	
2. Buildable Area		
Minimum Side Yard Setback	0 ft.	H
Minimum Rear Yard Setback	5 ft.	I
Minimum Lot Width Maximum Lot Width	50 ft. None	J
Maximum Impervious Coverage Additional Semi-Pervious Coverage	85% 10%	
3. Parking Location & Loading		
Parking Location	Rear; within building (refer to (c) Uses & Occupancy Requirements)	N
Loading Facility Location	Rear	
Entry for Parking within Building	Rear, side, or corner façade on non-principal frontage streets	

(b) Height		
Minimum Height	2 stories	R
Maximum Height	5 stories	S
Ground Story: Minimum Height Maximum Height	16 ft. 24 ft.	
Upper Stories: Minimum Height Maximum Height	10 ft. 14 ft.	

(c) Uses & Occupancy Requirements		
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	X
Occupied Space	Minimum 30 ft. depth from the front and/or corner side façades	Y

(d) Façade Requirements		
Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.		
1. Street Façade Transparency		
Ground Story Street Facing Transparency	Storefront with minimum 70%; otherwise, 65%	Z
Upper Story Transparency	Minimum 30%	AA
Blank Wall Limitations	Required	
2. Non-Street Façade Transparency		
Transparency	Minimum 15%	FF
Blank Wall Limitations	Required	
3. Building Entrance		
Principal Entrance Location	Principal frontage street façade of building	HH
Entrance Requirements	Entrance must be recessed if located within 5 ft. of front property line	
Street Façades: Number of Entrances	1 per 75 ft. of façade minimum	
Parking Lot Façades: Number of Entrances	Minimum of 1	JJ
Mid-Building Pedestrianway	In shopping corridors, 1 required for buildings greater than 250 ft. in length	
4. Façade Divisions		
Vertical Increments	No greater than 45 ft.	MM
Horizontal Façade Divisions	On buildings 3 stories or taller, or where the maximum ground floor height is used, required within 3 ft. of the top of the ground story	NN
Required Change in Roof Plane or Type	No greater than every 80 ft.	
5. Façade Materials		
Permitted Primary Materials	Stone, Brick, Glass	
6. Roof Types		
Permitted Types	Parapet, pitched roof, flat roof; other types permitted with approval (refer to §153.062(D))	PP
Tower	Permitted on façades only at terminal vistas, corners at two principal frontage streets, adjacent to an open space type, and/or with a civic use	

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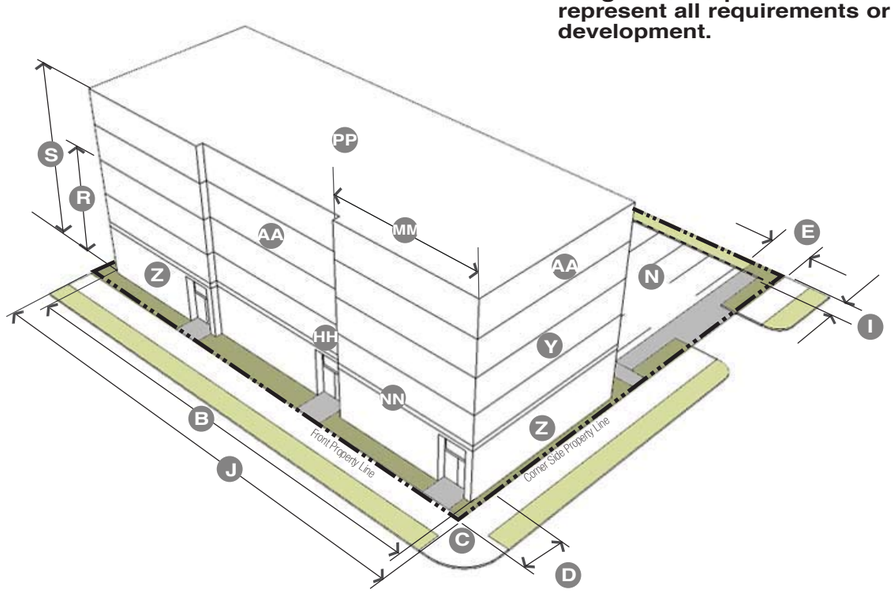
See related considerations as part of the Commercial Center Building Type.

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.



Permitted Parking within Building

Required Building Zone

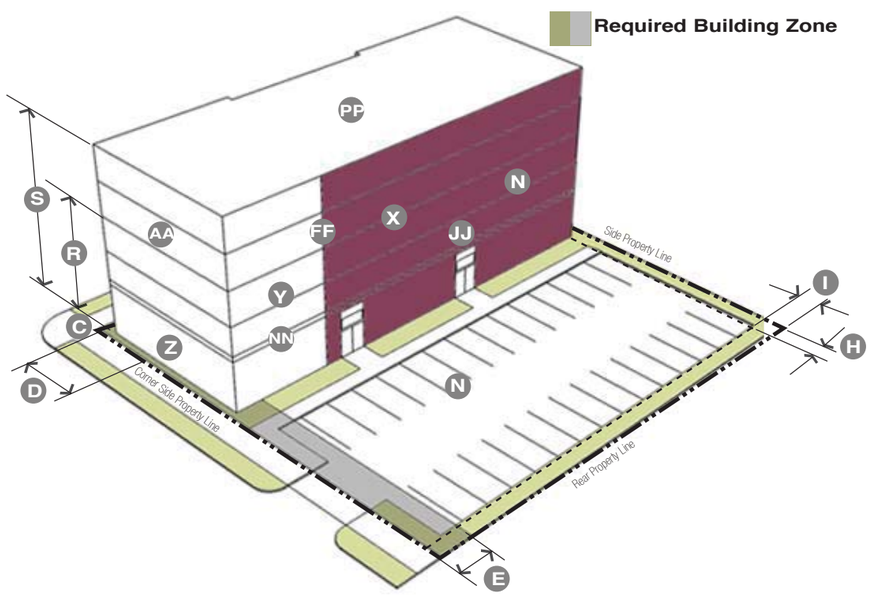


FIGURE 153.062-S: MIXED USE BUILDING TYPE DIAGRAM.

(7) Commercial Center

(a) Building Siting		
1. Street Frontage		
Multiple Principal Buildings	Permitted[1]	A
Front Property Line Coverage	Minimum 45%	B
Occupation of Corner	Required	C
Front RBZ	5-25 ft.	D
Corner Side RBZ	5-25 ft.	E
RBZ Treatment	Landscape, Patio, or Streetscape	
Right-of-Way Encroachment	None	
2. Buildable Area		
Minimum Side Yard Setback	5 ft.	H
Minimum Rear Yard Setback	5 ft.	I
Minimum Lot Width Maximum Lot Width	50 ft. None	J
Maximum Impervious Coverage Additional Semi-Pervious Coverage	75% 15%	
3. Parking Location & Loading		
Parking Location	Rear & side yard; within building (refer to (c) Uses & Occupancy Requirements). Parking may be forward of principal buildings provided the minimum front property line coverage and RBZ treatment requirements are met by other principal buildings.	N
Loading Facility Location	Rear	
Entry for Parking within Building	Side, rear, or corner side façades on non-principal frontage streets	
Access	Refer to §153.062(N)(1)(c)	Q

(b) Height		
Minimum Height	1 story	R
Maximum Height	3 stories	S
Ground Story: Minimum Height Maximum Height	12 ft. 18 ft.	
Upper Stories: Minimum Height Maximum Height	9 ft. 14 ft.	

(c) Uses & Occupancy Requirements		
Ground Story	Residential uses prohibited	
Upper Story	No additional requirements	
Parking within Building	Permitted in the rear of the first floor and fully in any basement(s)	X
Occupied Space	Minimum 30 ft. depth from the front and/ or corner side elevations if the side is a principal frontage street	Y

(d) Façade Requirements		
Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.		
1. Street Façade Transparency		
Ground Story Street Facing Transparency	Storefront with minimum 65%	Z
Upper Story Transparency	Minimum 20%	AA
Blank Wall Limitations	Required	
2. Non-Street Façade Transparency		
Parking Lot Ground Story Transparency	Storefront with minimum 50%	EE
Transparency	Minimum 15%	FF
Blank Wall Limitations	Required on parking lot facing façades; Not required on other façades	
3. Building Entrance		
Principal Entrance Location	Not Applicable	
Street Façades: Number of Entrances	1 per 75 ft. of principal frontage street façade	II
Parking Lot Façades: Number of Entrances	1 per 100 ft. of façade minimum	JJ
Mid-Building Pedestrianway	Not required	
4. Façade Divisions		
Vertical Increments	No greater than 45 ft.	
Horizontal Façade Divisions	On 3-story buildings, required within 3 ft. of the top of the ground story	
Required Change in Roof Plane or Type	None	
5. Façade Materials		
Permitted Primary Materials	Stone, Brick, Glass	
6. Roof Types		
Permitted Types	Parapet, pitched roof, flat roof; other types permitted with approval (refer to §153.062(D))	PP
Tower	Permitted on façades only at terminal vistas, corners at two principal frontage streets, and/or adjacent to an open space type	

Notes:
[1] Minimum front property line coverage shall be met, but not all principal buildings must be located within a Required Building Zone.

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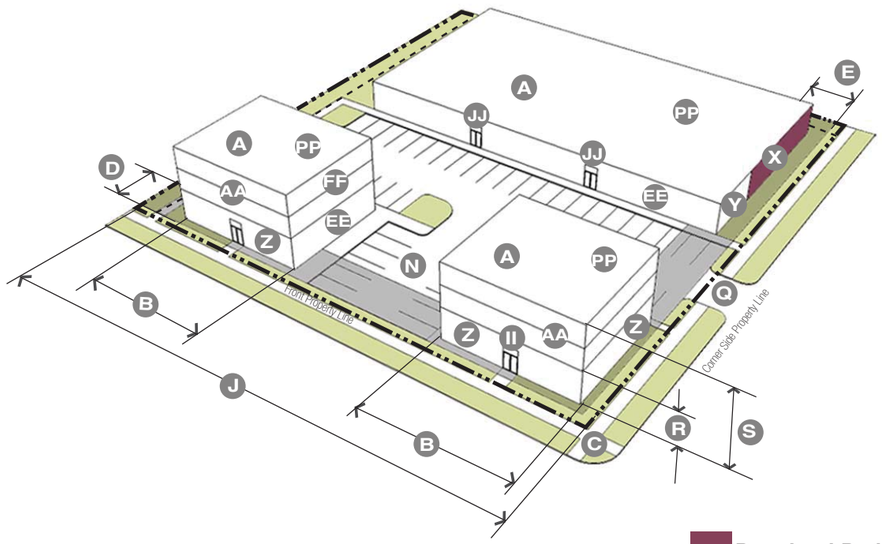
EXAMPLES

May be helpful to show a variety of examples, including commercial centers with single and multiple building arrangements

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.



Permitted Parking within Building

Required Building Zone

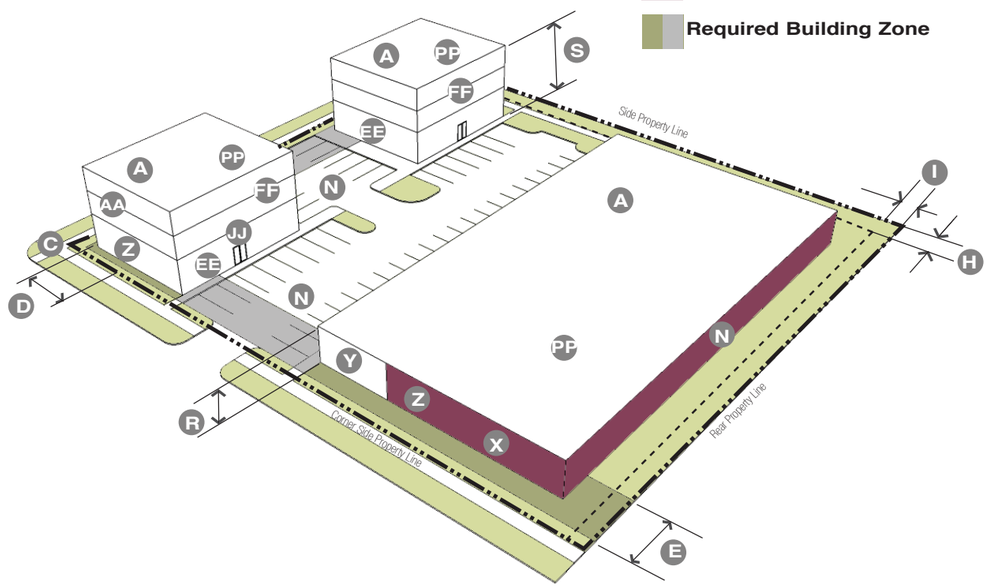


FIGURE 153.062-T: COMMERCIAL CENTER BUILDING TYPE DIAGRAM.

(8) Large Format Commercial

(a) Building Siting

1. Street Frontage		
Multiple Principal Buildings	Permitted	
Front Property Line Coverage	Minimum 95%	B
Occupation of Corner	Required	C
Front RBZ	0-10 ft. with up to 25% of the front façade permitted between 10-20 ft.	D
Corner Side RBZ	0-10 ft.	E
RBZ Treatment	Patio or Streetscape	
Right-of-Way Encroachment	Projecting signs, eaves, awnings, patios, & canopies	
2. Buildable Area		
Minimum Side Yard Setback	0 ft.	
Minimum Rear Yard Setback	5 ft.	I
Minimum Lot Width Maximum Lot Width	250 ft. None	J
Maximum Impervious Coverage Additional Semi-Pervious Coverage	85% 10%	
3. Parking Location & Loading		
Parking Location	Rear yard; within building (refer to (c) Uses & Occupancy Requirements)	
Loading Facility Location	Rear	
Entry for Parking within Building	Rear, side, or corner side façade on non-principal frontage streets	P

(b) Height

Minimum Height	2 stories[1]	R
Maximum Height	5 stories	
Ground Story: Minimum Height Maximum Height	15 ft. 24 ft. [1]; Additional height may be permitted with Site Plan approval for theaters and other special indoor entertainment/recreation uses	
Upper Stories: Minimum Height Maximum Height	9 ft. 14 ft.	

(c) Uses & Occupancy Requirements

Ground Story	Residential uses prohibited; 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	X
Occupied Space	Minimum 30 ft. depth from the front and/or corner side façades	Y

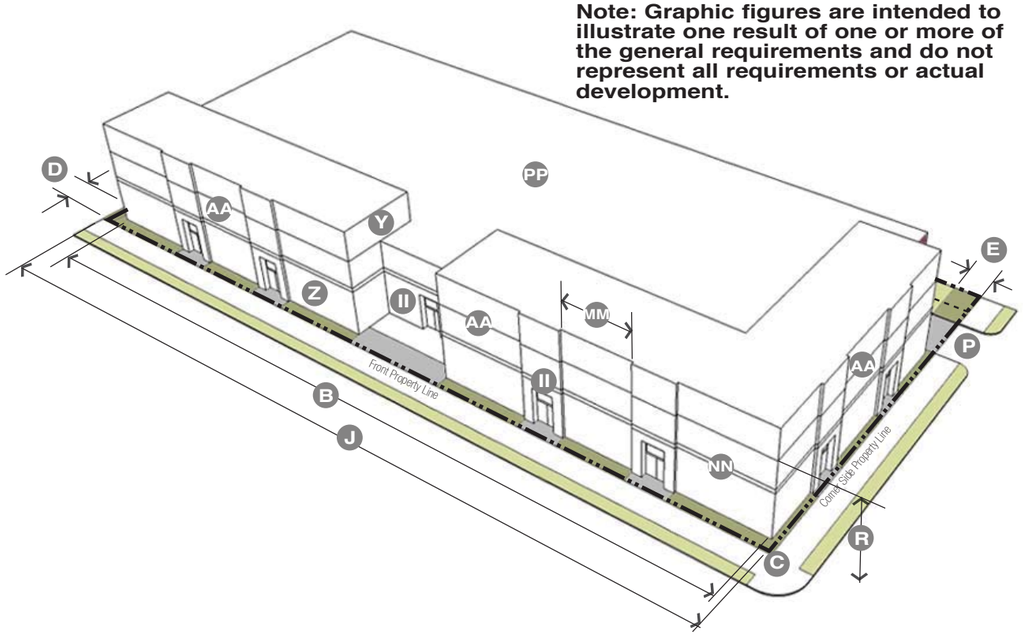
(d) Façade Requirements

Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.

1. Street Façade Transparency		
Ground Story Street Facing Transparency	Storefront with minimum 65%; corner side façade on non-principal frontage street: minimum 30%	Z
Upper Story Transparency	Minimum 20%	AA
Blank Wall Limitations	Required	
2. Non-Street Façade Transparency		
Transparency	Minimum 15%	
Blank Wall Limitations	Required	
3. Building Entrance		
Principal Entrance Location	Principal frontage street façade of building	
Street Façades: Number of Entrances	Minimum of 1 per 75 ft. of façade	II
Parking Lot Façades: Number of Entrances	Minimum of 1 per 150 ft.	
Mid-Building Pedestrianway	Not required	
4. Façade Divisions		
Vertical Increments	No greater than 45 ft.	MM
Horizontal Façade Divisions	On buildings 3 stories or taller or where the maximum ground floor height is used, required within 3 feet of the top of the ground story	NN
Required Change in Roof Plane or Type	No greater than every 80 ft.	
5. Façade Materials		
Permitted Primary Materials	Brick, Stone, Glass	
6. Roof Types		
Permitted Types	Parapet, pitched roof, flat roof; other types permitted with approval (refer to §153.062(D))	PP
Tower	Permitted on façades only at terminal vistas, corners at two principal frontage streets, adjacent to an open space type, and/or with a theater use	

Note:
[1] Any ground story height of 20 feet or taller counts as two stories.

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.



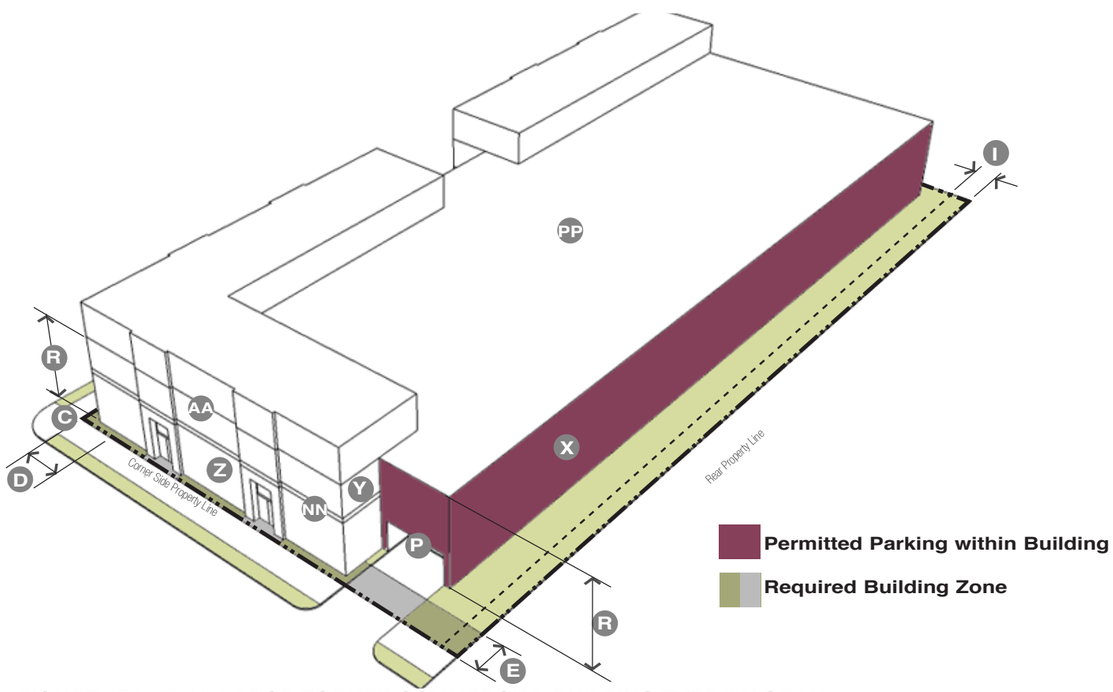


FIGURE 153.062-U: LARGE FORMAT COMMERCIAL BUILDING TYPE DIAGRAM.

(9) Historic Mixed Use

(a) Building Siting

1. Street Frontage		
Multiple Principal Buildings	Permitted	
Front Property Line Coverage	Minimum 80%	B
Occupation of Corner	Required	C
Front RBZ	0-20 ft.[1]	D
Corner Side RBZ	0-10 ft.[1]	E
RBZ Treatment	Patio or Streetscape; Porches, stoops, and balconies are permitted in the RBZ	
Right-of-Way Encroachment	Projecting signs, awnings, eaves, patios, & canopies	
2. Buildable Area		
Minimum Side Yard Setback	0 ft.	H
Minimum Rear Yard Setback	0 ft.	I
Minimum Lot Width Maximum Lot Width	30 ft. None	J
Maximum Impervious Coverage Additional Semi-Pervious Coverage	85% 5%	
3. Parking Location & Loading		
Parking Location	Rear	N
Loading Facility Location	Not applicable	
Entry for Parking within Building	Not applicable	

(b) Height

Minimum Height	1.5 stories	R
Maximum Height	2.5 stories	S
Ground Story: Minimum Height Maximum Height	10 ft. 12 ft.	
Upper Stories: Minimum Height Maximum Height	9 ft. 12 ft.	

(c) Uses & Occupancy Requirements

Ground Story	Residential uses prohibited
Upper Story	No additional requirements
Parking within Building	Not permitted
Occupied Space	Not applicable

(d) Façade Requirements

Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.

1. Street Façade Transparency		
Ground Story Street Facing Transparency	Storefront with minimum 40%	Z
Upper Story Transparency	Minimum 20%	AA
Blank Wall Limitations	Required	
2. Non-Street Façade Transparency		
Transparency	Minimum 15%	FF
Blank Wall Limitations	Required	
3. Building Entrance		
Principal Entrance Location	Principal frontage street façade of building	HH
Street Façades: Number of Entrances	1 per 40 ft. of façade for buildings over 60 ft. minimum	II
Parking Lot Façades: Number of Entrances	Minimum of 1	JJ
Mid-Building Pedestrianway	1 required for buildings greater than 150 ft. in length	
4. Façade Divisions		
Vertical Increments	No greater than 30 ft.	MM
Horizontal Façade Divisions	N/A	
Required Change in Roof Plane or Type	At every vertical division	
5. Façade Materials		
Permitted Primary Materials	Stone, Brick, Wood and Fiber Cement Siding	
6. Roof Types		
Permitted Types	Pitched roof; other types permitted with approval (refer to §153.062(D))	PP
Tower	Permitted on façades only at terminal vistas, corners at two principal frontage streets, and/or adjacent to an open space type	

Note:
[1] When any front or corner property line is within five feet or less of the back of curb, the RBZ shall begin five feet off the back of curb to allow for adequate sidewalk width.

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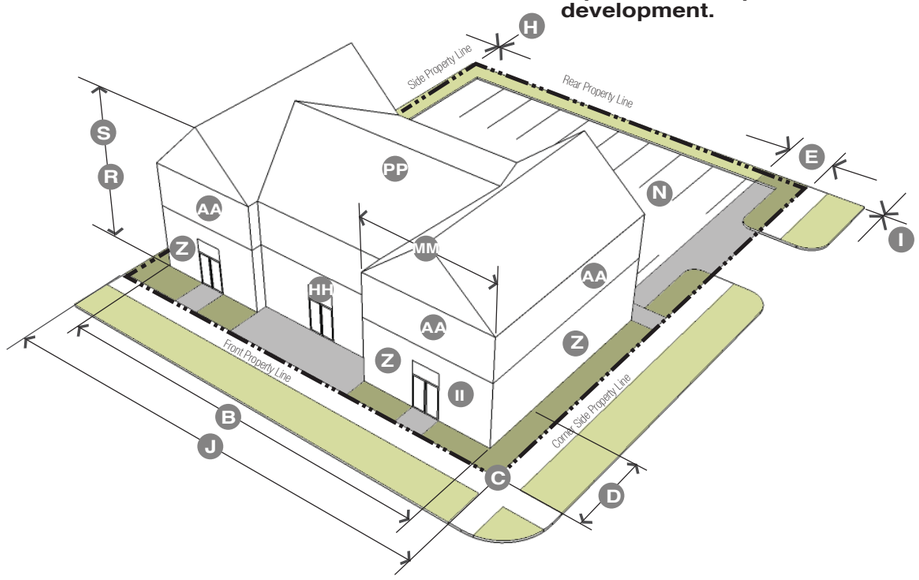
Number: 1 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM

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.



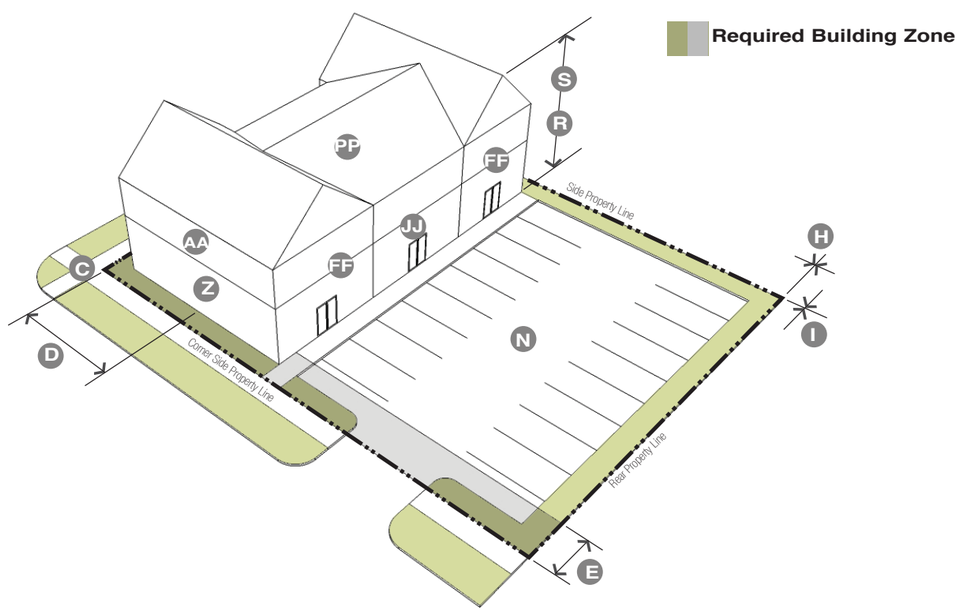


FIGURE 153.062-V: HISTORIC MIXED USE BUILDING TYPE DIAGRAM.

(10) Historic Cottage Commercial

(a) Building Siting

1. Street Frontage		
Multiple Principal Buildings	Permitted	
Front Property Line Coverage	Minimum 50%	B
Occupation of Corner	Required	C
Front RBZ	0-25 ft.[1]	D
Corner Side RBZ	0-15 ft.[1]	E
RBZ Treatment	Landscape, Patio, or Streetscape	
Right-of-Way Encroachment	Projecting signs, eaves, awnings, patios, & canopies	
2. Buildable Area		
Minimum Side Yard Setback	3 ft.	H
Minimum Rear Yard Setback	5 ft.	I
Minimum Lot Width Maximum Lot Width	30 ft. None	J
Maximum Building Length or Depth	70 ft.	L
Maximum Impervious Coverage Additional Semi-Pervious Coverage	75% 10%	
3. Parking Location & Loading		
Parking Location	Rear or side, provided the minimum front property line coverage is met	N
Loading Facility Location	Not applicable	
Entry for Parking within Building	Not applicable	
Access	Refer to §153.062(N)(1)(c)	Q

(b) Height

Minimum Height	1 story	R
Maximum Height	2 stories	
Ground Story: Minimum Height Maximum Height	8 ft. 11 ft.	
Upper Stories: Minimum Height Maximum Height	7.5 ft. 11 ft.	

(c) Uses & Occupancy Requirements

Ground Story	Residential uses prohibited
Upper Story	No additional requirements
Parking within Building	Not permitted
Occupied Space	Not applicable

(d) Façade Requirements

Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.

1. Street Façade Transparency		
Transparency	Minimum 25%	BB
Blank Wall Limitations	Required on ground story only	
2. Non-Street Façade Transparency		
Transparency	Minimum 15%	FF
Blank Wall Limitations	Not required	
3. Building Entrance		
Principal Entrance Location	Principal frontage street façade of building	HH
Street Façades: Number of Entrances	1 per every 30 ft. for buildings over 50 ft. minimum	
Parking Lot Façades: Number of Entrances	Not applicable	
4. Façade Divisions		
Vertical Increments	No greater than 30 ft.	MM
Horizontal Façade Divisions	Not applicable	
Required Change in Roof Plane or Type	At every vertical division	
5. Façade Materials		
Permitted Primary Materials	Stone, Brick, Wood and Fiber Cement Siding	
6. Roof Types		
Permitted Types	Pitched roof; other types permitted with approval (refer to §153.062(D))	PP
Tower	Not permitted	

Note:
[1] When any front or corner property line is within five feet or less of the back of curb, the RBZ shall begin five feet off the back of curb to allow for adequate sidewalk width.

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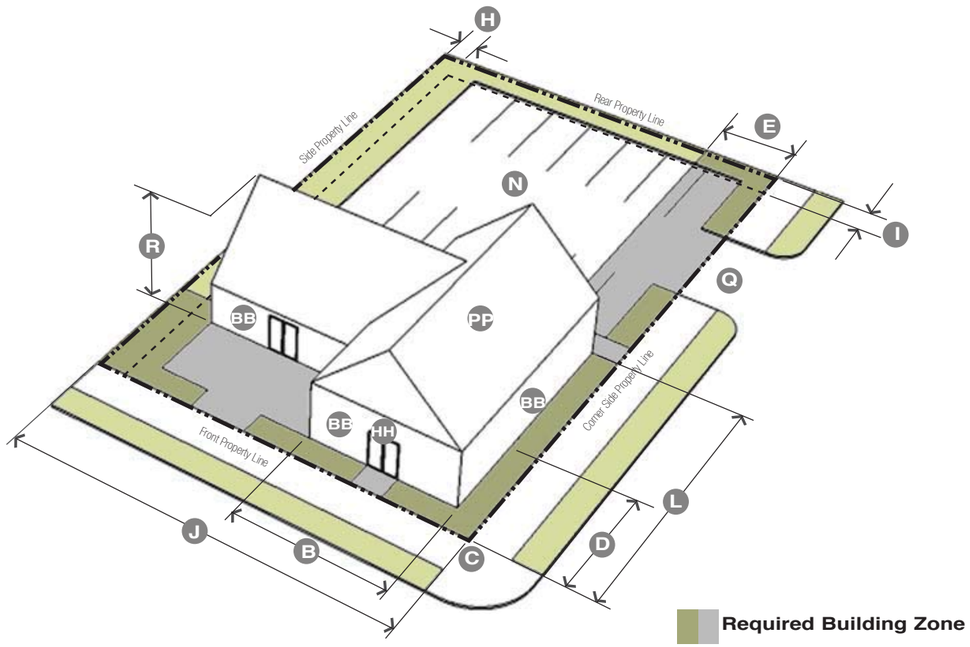
Number: 1 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 10:51:24 AM
DIAGRAM

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.



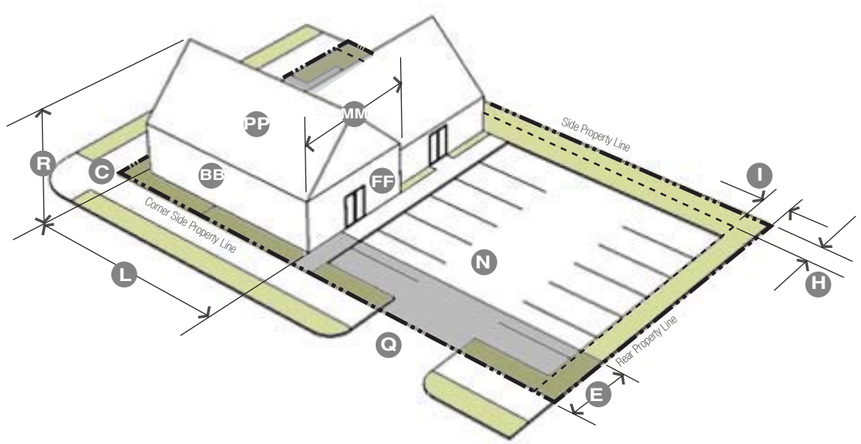


FIGURE 153.062-W: HISTORIC COTTAGE COMMERCIAL BUILDING TYPE DIAGRAM.

(11) Civic Building

(a) Building Siting		
1. Street Frontage		
Multiple Principal Buildings	Permitted	
Occupation of Corner	Not required	
Minimum Front Setback	15 ft.	F
Minimum Corner Side Setback	15 ft.	G
Setback Treatment	Landscape, Patio, or Streetscape	
Right-of-Way Encroachment	None	
2. Buildable Area		
Minimum Side Yard Setback	10 ft.	H
Minimum Rear Yard Setback	20 ft.	I
Minimum Lot Width Maximum Lot Width	50 ft. None	J
Maximum Impervious Coverage Additional Semi-Pervious Coverage	65% 10%	
3. Parking Location & Loading		
Parking Location	Rear & side yard; within building (refer to (c) Uses & Occupancy Requirements)	N
Loading Facility Location	Rear	
Entry for Parking within Building	Rear, side, corner side façades on non-principal frontage streets	
Access	Refer to §153.062(N)(1)(c)	Q

(b) Height		
Minimum Height	1.5 stories	R
Maximum Height	5 stories; 3 stories in BSC Historic Core District	S
Ground Story: Minimum Height Maximum Height	12 ft. 24 ft.[1]	
Upper Stories: Minimum Height Maximum Height	9 ft. 14 ft.	

(c) Uses & Occupancy Requirements		
Ground Story	Civic/Public/Institutional only except day care as a principal use	
Upper Story	Civic/Public/Institutional only	
Parking within Building	Permitted in the rear of the first 3 floors and fully in any basement(s)	X
Occupied Space	Minimum 30 ft. depth from the front and/or corner side façades	Y

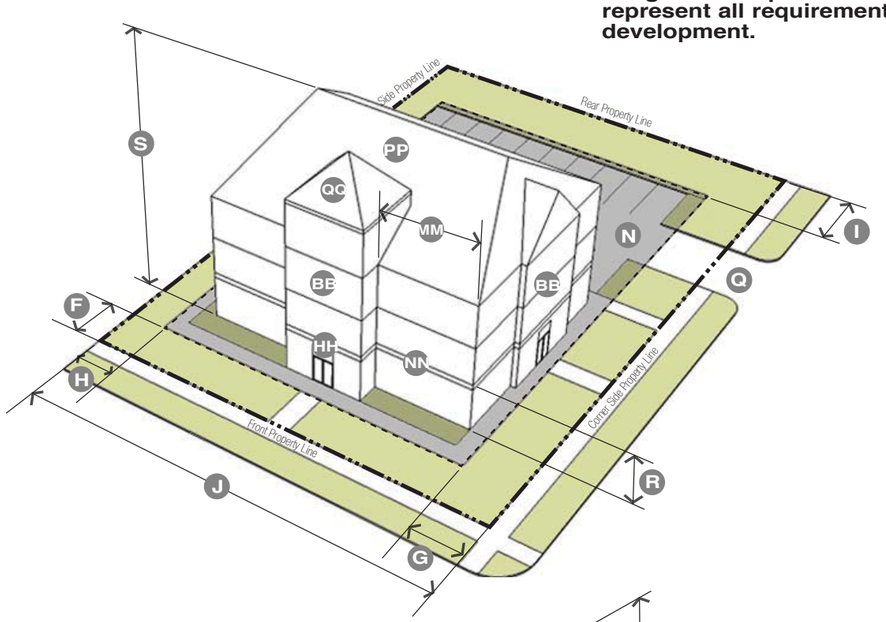
(d) Façade Requirements		
Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.		
1. Street Façade Transparency		
Transparency	Minimum 25%	BB
Blank Wall Limitations	Required	
2. Non-Street Façade Transparency		
Transparency	Minimum 20%	FF
Blank Wall Limitations	Required	
3. Building Entrance		
Principal Entrance Location	Principal frontage street façade of building	HH
Street Façades: Number of Entrances	1 per 75 ft. of façade minimum	
Parking Lot Façades: Number of Entrances	1 per 100 ft. of facade minimum	
Mid-Building Pedestrianway	Not required	
4. Façade Divisions		
Vertical Increments	No greater than 60 ft.	MM
Horizontal Façade Divisions	On buildings 3 stories or taller or where the maximum ground floor height is used; required within 3 ft. of the top of the ground story	NN
Required Change in Roof Plane or Type	None	
5. Façade Materials		
Permitted Primary Materials	Brick, Stone, Glass	
6. Roof Types		
Permitted Types	Parapet, pitched roof, flat roof; other types permitted with approval (refer to §153.062(D))	PP
Tower	Permitted	QQ

Note:
[1] Any ground story height of 20 feet or taller counts as two stories.

Page: 56

Number: 1 Author: Planning Subject: Highlight Date: 12/2/2013 11:11:56 AM
DIAGRAM

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.



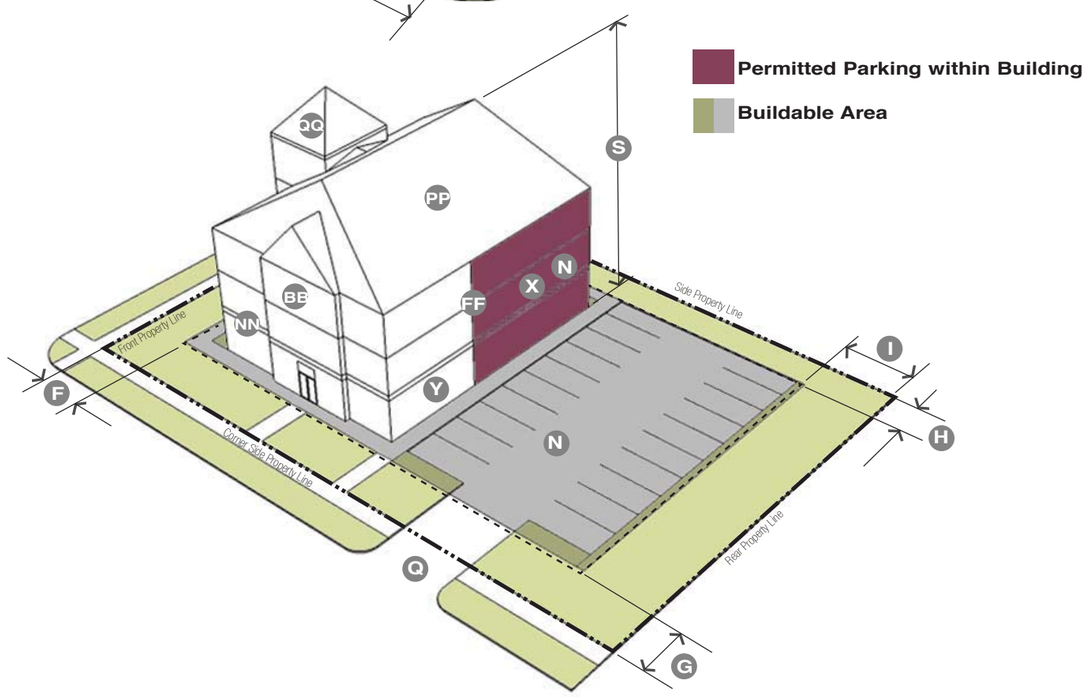


FIGURE 153.062-X: CIVIC BUILDING TYPE DIAGRAM.

(12) Parking Structure[1]

(a) Building Siting

1. Street Frontage. Street frontage requirements apply only when no buildings are planned between the street and the parking structure.		
Multiple Buildings	Not permitted	
Minimum Front Property Line Coverage	90%	B
Occupation of Corner	Required	C
Front RBZ	5-25 ft.	D
Corner Side RBZ	5-25 ft.	E
RBZ Treatment	Landscape, Patio, or Streetscape	
Right-of-Way Encroachment	None	
2. Buildable Area		
Minimum Side Yard Setback	5 ft.	H
Minimum Rear Yard Setback	5 ft.	I
Minimum Lot Width Maximum Lot Width	80 ft. None	J
Maximum Building Length	300 ft.	L
Maximum Impervious Coverage Additional Semi-Pervious Coverage	80% 10%	
3. Parking Location & Loading		
Parking Location	Within building only (refer to (c) Uses & Occupancy Requirements)	N
Entry for Parking within Building	Rear, side, corner side façades on non-principal frontage streets[2]	P
Access	Refer to §153.062(N)(1)(c)	

(b) Height

Minimum Height	2 stories	R
Maximum Height	5 stories [3,4]	
Ground Story: Minimum Height Maximum Height	12 ft. 18 ft.	
Upper Stories: Minimum Height Maximum Height	8.5 ft. 12 ft.	

(c) Uses & Occupancy Requirements

Ground Story	Commercial uses are required only when fronting a principal frontage street, a shopping corridor or a greenway	V
Upper Story	No additional requirements	
Parking within Building	Rear of ground story where there is frontage on a principal frontage street, a shopping corridor, or a greenway; all floors above ground story	
Occupied Space	Minimum 20 ft. depth where the ground story fronts on a principal frontage street, a shopping corridor, or a greenway	Y

(d) Façade Requirements

Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.		
1. Street Façade Transparency. This section applies only to parking structures fronting streets.		
Ground Story Street Facing Transparency	Storefront with minimum 65% on principal frontage streets, shopping corridors, or greenways; otherwise, refer to the blank wall limitations	Z
Blank Wall Limitations	Required [5]	
Garage Openings	Parked cars shall be screened from the street	DD
2. Non-Street Façade Transparency		
Blank Wall Limitations	Required [6]	
3. Building Entrance. This section applies only to parking structures fronting streets.		
Principal Pedestrian Entrance Location	All street façades of building	HH
Street Façades: Number of Entrances	1 per 75 ft. of façade minimum	
Parking Lot Façades: Number of Entrances	Not applicable	
Mid-Building Pedestrianway	Not required	
4. Façade Divisions. This section applies only to parking structures fronting streets.		
Vertical Increments	No greater than 30 ft.	MM
Horizontal Façade Divisions	Required within 3 ft. of the top of the ground story	NN
Required Change in Roof Plane or Type	None	
Garage Floors	Garage floors shall be horizontal along all street façades.	
5. Façade Materials		
Permitted Primary Materials	Brick, Stone, Glass	
6. Roof Type		
Permitted Types	Parapet, pitched roof, flat roof; other types may be permitted with approval (refer to §153.062(D))	PP
Tower	Permitted on façades only at terminal vistas, corners at two principal frontage streets, and/or adjacent to an open space type	

Notes:

[1] The requirements of §153.065(B)(5) Parking Structure Design shall be met.

[2] Vehicular entrance openings shall not exceed 30 feet in width.

[3] 2eight may not exceed overall height in feet of any adjacent building or any conforming building immediately across the street.

[4] Parking is permitted on roof level.

[5] 3No rectangular area greater than 30% of a story's façade, as measured from floor to floor, shall be windowless on the ground story and solid on the upper stories.

[6] 4o rectangular area greater than 30% of a story's façade, as measured from floor to floor shall be solid.

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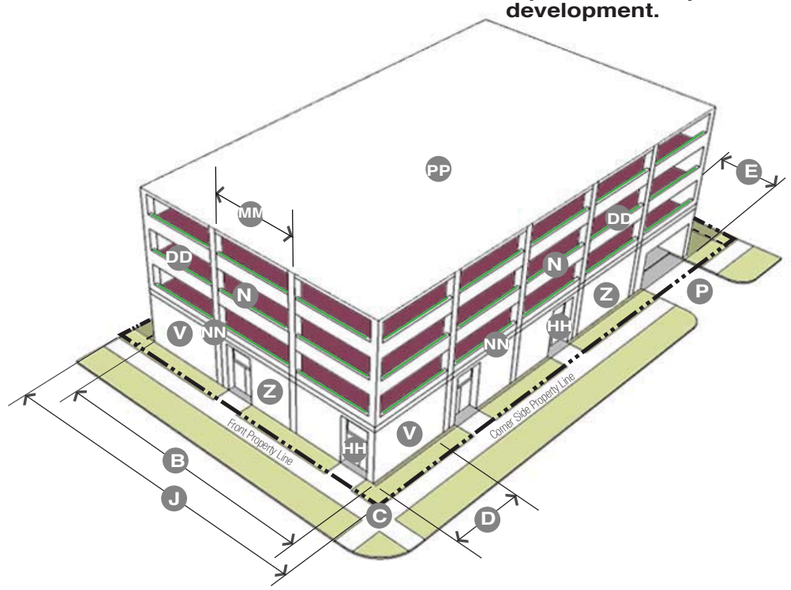
Number: 1	Author: Planning	Subject: Inserted Text	Date: 10/30/2004 11:40:20 PM -04'00'
to			
Number: 2	Author: Planning	Subject: Applicants Guide Notes	Date: 10/15/2013 2:48:02 PM -04'00'
ILLUSTRATION			
Number: 3	Author: Planning	Subject: Applicants Guide Notes	Date: 10/15/2013 2:48:02 PM -04'00'
ILLUSTRATION			
Number: 4	Author: Planning	Subject: Applicants Guide Notes	Date: 10/15/2013 2:48:02 PM -04'00'
ILLUSTRATION			

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.



Permitted Parking within Building

Required Building Zone

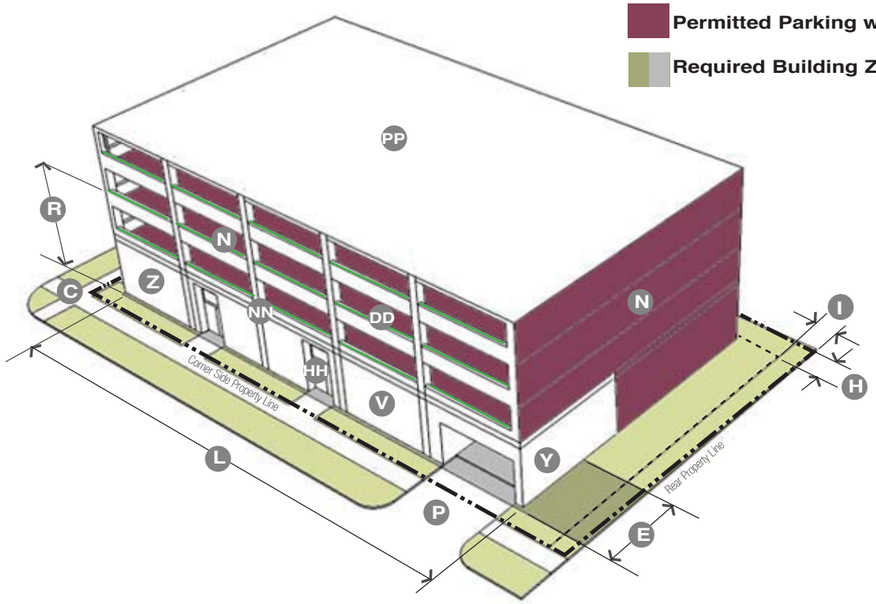


FIGURE 153.062-Y: STRUCTURED PARKING BUILDING TYPE DIAGRAM.

(13) Podium Apartment Building

(a) Building Siting

1. Street Frontage		
Multiple Principal Buildings	Permitted	
Front Property Line Coverage	Minimum 75%[1]	B
Occupation of Corner	Required	C
Front RBZ	5-20 ft.	D
Corner Side RBZ	5-20 ft.	E
RBZ Treatment	Landscape or less than 50% Patio; porches, stoops, and balconies are permitted in the RBZ [2]	
Right-of-Way Encroachment	None	
2. Buildable Area		
Minimum Side Yard Setback	5 ft.	H
Minimum Rear Yard Setback	5 ft.	I
Minimum Lot Width Maximum Lot Width	50 ft. None	J
Maximum Impervious Coverage Additional Semi-Pervious Coverage	70% 20%	
3. Parking Location & Loading		
Parking Location	Ground floor of residential building (subject to applicable screening requirements), partially sunken or depressed underneath buildings, and/or underground	N 13
Loading Facility Location	Rear	
Entry for Parking within Building	Rear & side façade	P
Access	Refer to §153.062(N)(1)(c	

(b) Height

Minimum Height	3 stories	R
Maximum Height	4.5 stories	S
Stories: Minimum Height Maximum Height	9 ft. 14 ft.	
16 imum Finished Floor Elevation	2.5 ft. above the adjacent sidewalk elevation[4]	

(c) Uses & Occupancy Requirements

Ground Story	No additional requirements	
Upper Story	No additional requirements	
Parking within Building	Permitted; podium garage parking shall be screened to at least 90% opacity through the use of building materials that are compatible with and integrated into the remainder of the facade that is located above parking area	X
Occupied Space	None required in ground story	Y

(d) Façade Requirements

Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.

1. Street Façade Transparency 1 2		
Transparency	3 inimum 90% opacity on 4 ortion of ground floor or visible basement occupied by podium garage parking; minimum 20% transparency otherwise and for all other portions of the building facing a principle frontage street	BB
Blank Wall Limitations	Required	
2. 6 on-Street Façade Transparency 5 7		
Transparency	8 inimum 90% opacity on portion of ground floor or visible basement occupied by podium garage parking; minimum 15% transparency otherwise and for all other portions of the building	FF
Blank Wall Limitations	Required	
3. Building Entrance		
Principal Entrance Location	Primary street façade(s) of building	HH
Street Facades: Number of Entrances 10 11	9 per 75 ft. of façade minimum	II
Parking Lot Façades: Number of Entrances	Not required	
Mid-Building Pedestrianway	1 required for buildings longer than 250 ft, 12 cept as provided in §153.063, Neighborhood Standards	
4. Façade Divisions		
Vertical Increments	No greater than 40 ft.	MM
Horizontal Façade Divisions	On buildings 3 stories or taller; required within 3 ft. of the top of the ground story	NN
Required Change in Roof Plane or Type	No greater than every 80 ft.	
5. Façade Materials		
Permitted Primary Materials	Stone, Brick, Wood and Fiber Cement Siding 14 15	
6. Roof Types		
Permitted Types	Parapet, pitched roof, flat roof; other types may be permitted with approval (refer to §153.062(D)).	PP
Tower	Permitted on façades only at terminal vistas, corners at two principal frontage streets, and/ or adjacent to plaza open space type.	

Notes:

17 [1] A landscaped courtyard, when enclosed by building on three sides, may contribute up to 35% of the front property line coverage requirement.

[2] A landscape buffer a minimum of five feet in width as measured from the base of the building is required. In addition to the foundation planting requirements of §153.065(D)(7), the required reviewing body may require enhanced foundation plantings, including but not limited to vertical landscape materials, to add visual interest to the ground floor or exposed basement level parking facade.

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Number: 1 Author: Planning Subject: Highlight Date: 10/30/2004 11:40:35 PM -04'00'
Technical Revision
This reference should be footnote '5'.

Number: 2 Author: Planning Subject: Inserted Text Date: 10/30/2004 11:40:43 PM -04'00'
5

Number: 3 Author: Planning Subject: Highlight Date: 12/2/2013 10:54:08 AM
Potential Amendment
Consider reducing the minimum.

Number: 4 Author: Planning Subject: Highlight Date: 12/2/2013 10:55:16 AM
Potential Amendment
Clarify that ground floor occupied space cannot count toward meeting the minimum opacity requirements; occupied space should instead meet transparency requirements. Garage opacity should be addressed separately.

Number: 5 Author: Planning Subject: Highlight Date: 10/30/2004 11:42:02 PM -04'00'
Technical Revision
This reference should be footnote '5'.

All subsequent footnote references are also incorrect.

Number: 6 Author: Planning Subject: Highlight Date: 12/2/2013 10:56:31 AM
Potential Amendment
Consider whether special requirements should apply to interior elevations not otherwise visible to adjacent properties and/or from the public right-of-way.

Number: 7 Author: Planning Subject: Inserted Text Date: 10/30/2004 11:43:34 PM -04'00'
5

Number: 8 Author: Planning Subject: Highlight Date: 12/2/2013 10:56:52 AM
Potential Amendment
Consider reducing minimum.

Number: 9 Author: Planning Subject: Highlight Date: 12/2/2013 10:57:34 AM
Potential Amendment
Consider whether this requirement is practical for most podium apartment buildings.

Number: 10 Author: Planning Subject: Highlight Date: 10/30/2004 11:45:27 PM -04'00'

Number: 11 Author: Planning Subject: Inserted Text Date: 10/30/2004 11:45:35 PM -04'00'
6

Number: 12 Author: Planning Subject: Highlight Date: 10/30/2004 11:45:56 PM -04'00'
The Podium Apartment Building incorrectly references the Neighborhood Standards section on Mid-Block Pedestrianways as exempting mid-building pedestrianways. This was the intent, but was not written correctly.

Proposed Amendment
Refer to the related comment in the Neighborhood Standards section for proposed amendment.

Number: 13 Author: Planning Subject: Sticky Note Date: 10/30/2004 11:46:05 PM -04'00'
There should be references to notes 2 and 3 here

Number: 14 Author: Planning Subject: Highlight Date: 10/30/2004 11:46:14 PM -04'00'

Number: 15 Author: Planning Subject: Inserted Text Date: 10/30/2004 11:46:25 PM -04'00'
7

Number: 16 Author: Planning Subject: Highlight Date: 12/2/2013 10:53:23 AM
Potential Amendment
Clarify that this requirement is meant to apply to residential units lining the podium, and not the garage itself. Also, consider whether the minimum 2.5-foot FFE should be required for units that do not have direct access from the street.

Number: 17 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'

(13) Podium Apartment Building

(a) Building Siting

1. Street Frontage		
Multiple Principal Buildings	Permitted	
Front Property Line Coverage	Minimum 75%[1]	B
Occupation of Corner	Required	C
Front RBZ	5-20 ft.	D
Corner Side RBZ	5-20 ft.	E
RBZ Treatment	Landscape or less than 50% Patio; porches, stoops, and balconies are permitted in the RBZ [2]	
Right-of-Way Encroachment	None	
2. Buildable Area		
Minimum Side Yard Setback	5 ft.	H
Minimum Rear Yard Setback	5 ft.	I
Minimum Lot Width Maximum Lot Width	50 ft. None	J
Maximum Impervious Coverage Additional Semi-Pervious Coverage	70% 20%	
3. Parking Location & Loading		
Parking Location	Ground floor of residential building (subject to applicable screening requirements), partially sunken or depressed underneath buildings, and/or underground	N
Loading Facility Location	Rear	
Entry for Parking within Building	Rear & side façade	P
Access	Refer to §153.062(N)(1)(c	

(b) Height

Minimum Height	3 stories	R
Maximum Height	4.5 stories	S
Stories: Minimum Height Maximum Height	9 ft. 14 ft.	
Minimum Finished Floor Elevation	2.5 ft. above the adjacent sidewalk elevation[4]	

(c) Uses & Occupancy Requirements

Ground Story	No additional requirements	
Upper Story	No additional requirements	
Parking within Building	Permitted; podium garage parking shall be screened to at least 90% opacity through the use of building materials that are compatible with and integrated into the remainder of the facade that is located above parking area	X
19 cupied Space	None required in ground story	Y

(d) Façade Requirements

Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.

1. Street Façade Transparency[4]		
Transparency	Minimum 90% opacity on portion of ground floor or visible basement occupied by podium garage parking; minimum 20% transparency otherwise and for all other portions of the building facing a principle frontage street	BB
Blank Wall Limitations	Required	
2. Non-Street Façade Transparency[4]		
Transparency	Minimum 90% opacity on portion of ground floor or visible basement occupied by podium garage parking; minimum 15% transparency otherwise and for all other portions of the building	FF
Blank Wall Limitations	Required	
3. Building Entrance		
Principal Entrance Location	Primary street façade(s) of building	HH
Street Façades: Number of Entrances[5]	1 per 75 ft. of façade minimum	II
Parking Lot Façades: Number of Entrances	Not required	
Mid-Building Pedestrianway	1 required for buildings longer than 250 ft, except as provided in §153.063, Neighborhood Standards	
4. Façade Divisions		
Vertical Increments	No greater than 40 ft.	MM
Horizontal Façade Divisions	On buildings 3 stories or taller; required within 3 ft. of the top of the ground story	NN
Required Change in Roof Plane or Type	No greater than every 80 ft.	
5. Façade Materials		
Permitted Primary Materials	Stone, Brick, Wood and Fiber Cement Siding[6]	
6. Roof Types		
Permitted Types	Parapet, pitched roof, flat roof; other types may be permitted with approval (refer to §153.062(D)).	PP
Tower	Permitted on façades only at terminal vistas, corners at two principal frontage streets, and/ or adjacent to plaza open space type.	

Notes:

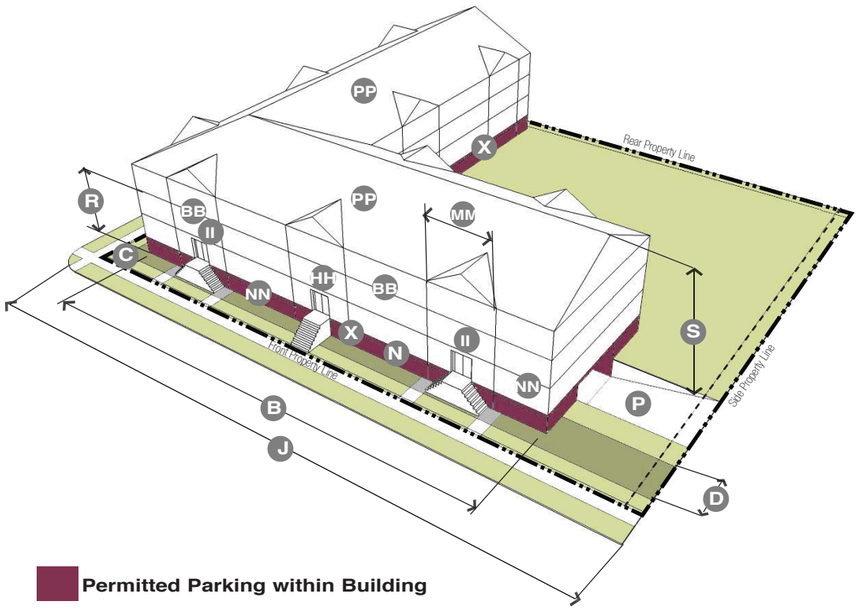
[1] A 18 dscaped courtyard, when enclosed by building on three sides, may contribute up to 35% of the front property line coverage requirement.

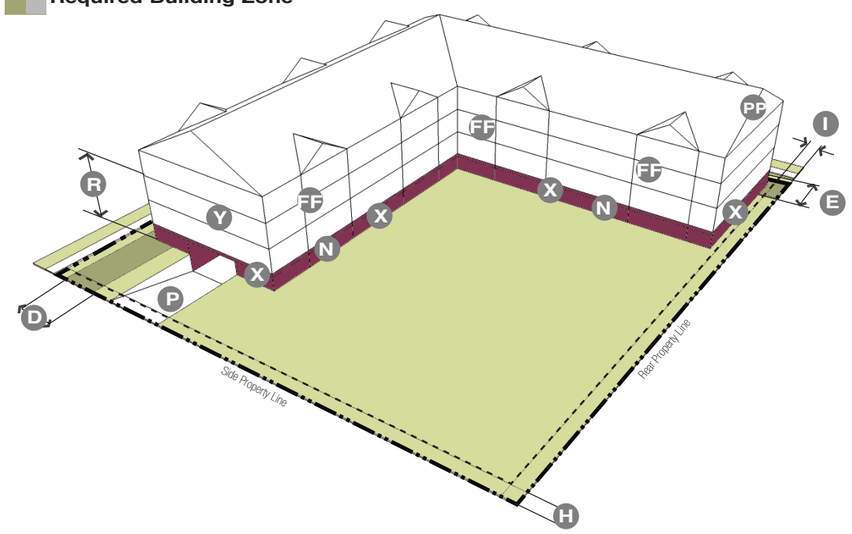
20 A landscape buffer a minimum of five feet in width as measured from the base of the building is required. In addition to the foundation planting requirements of §153.065(D)(7), the required reviewing body may require enhanced foundation plantings, including but not limited to vertical landscape materials, to add visual interest to the ground floor or exposed basement level parking facade.

Number: 18 Author: Planning Subject: Highlight Date: 12/2/2013 10:58:04 AM
Potential Amendment
A Pocket Park or Pocket Plaza meeting the Open Space Type requirements may be used as a 'landscaped courtyard' to meet the 35% FPL exemption.

Number: 19 Author: Planning Subject: Highlight Date: 10/30/2004 11:47:23 PM -04'00'
Technical Revision
Footnote 8 should be renumbered and referenced here.

Number: 20 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM





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.

Notes, Continued:

[3] Basement level structured parking is permitted to extend between buildings, screened from the street and covering a maximum of 10% of the length of the RBZ. Structured parking visible between principal buildings must be set back a minimum of 15 ft. from the street facing façades.

[2] Where the principal building entrance is a lobby or other common space, the minimum finished floor elevation is not required.

[3] In lieu of transparency requirements, the ground story or exposed basement facade shall incorporate architectural elements equal to the degree of detailing used on the stories above the parking level. Blank wall limitations may be met using these architectural enhancements, as determined by the required reviewing body.

[6] The required reviewing body may reduce the number of entrances along street facades as functionally appropriate to the apartment building with parking fully or partially below grade, provided the building has an adequate number and frequency of entrances to be convenient for residents and visitors and the entrances are conducive to establishing a safe and attractive pedestrian realm.

[4] Masonry, as described in §153.062(E)(1), shall be used as the primary building material for ground story or exposed basement facades.

[5] The incorporation of active, occupied spaces along street facades is strongly encouraged wherever practicable. Common spaces including but not limited to a clubhouse, fitness facility, or administration/rental/sales office, should be designed so that those buildings or uses have ground story street frontage.

FIGURE 153.062-P: PODIUM APARTMENT BUILDING TYPE DIAGRAM.

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Number: 1 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 10:58:32 AM
DIAGRAM; Show preferred common area arrangement (with note #8)

Number: 2 Author: Planning Subject: Highlight Date: 10/30/2004 11:47:55 PM -04'00'
See related note in the table.

Number: 3 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
ILLUSTRATION

Number: 4 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
ILLUSTRATION/EXAMPLES

Number: 5 Author: Planning Subject: Highlight Date: 10/30/2004 11:48:16 PM -04'00'
Technical Revision
This footnote should be referenced under Uses & Occupancy Requirements - Occupied Space.

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§ 153.063 NEIGHBORHOOD STANDARDS

(A) INTENT

Certain Bridge Street Corridor Districts require special attention to locations and character of buildings, streets, and open spaces to accommodate larger scale, coordinated development and redevelopment to permit a wide variety of uses. The intent of §153.063 is to establish requirements for the creation of signature places in the city consistent with the Bridge Street Corridor Vision Report by incorporating long-term phasing plans, transitional development conditions, and adaptability to future market needs. The neighborhood standards guide the development of streets, open spaces, buildings, and other placemaking elements over time. They are not intended to designate the precise locations for approved street types, use areas, open spaces or other required elements of this Code; actual locations and specific development requirements will be determined through the Development Plan and Site Plan Reviews as required in §153.066 for individual neighborhoods.

(1) The BSC Historic Residential District is a singularly unique residential neighborhood with a historic development pattern. The requirements for the BSC Historic Residential District ensure that the scale and placement of new or modified buildings are compatible with the historic character of the existing residential uses and streets.

(2) The BSC Sawmill Center Neighborhood and BSC Indian Run Neighborhood districts anchor the Bridge Street Corridor through the creation of mixed use neighborhoods with signature development characters. Each neighborhood is intended to be anchored by a critical mass of commercial uses located in highly walkable shopping corridors with streets, blocks, buildings and open spaces designed to encourage park-once visits, window shopping, impromptu public gatherings and sidewalk activity.

(3) The BSC Historic Transition Neighborhood District serves as a bridge between the existing historic scale of the BSC Historic Core District and the more contemporary, larger scale of the BSC Indian Run Neighborhood District.

(B) BSC HISTORIC RESIDENTIAL DISTRICT

(1) Development Intent

While included as part of the Neighborhood Standards, it is the intent of this district to maintain the existing conditions of this important neighborhood. The BSC Historic Residential neighborhood represents a snapshot in time that should be maintained, preserved, and protected.

(2) The following standards for arrangement and development of land and buildings are required.

(a) Lot Area

For each dwelling unit, there shall be a lot area not less than 8,712 square feet (0.2-acre).

(b) Lot Width

Lots shall be a minimum of 60 feet in width with a minimum frontage of 60 feet along a public street.

(c) Height

No residential structure shall exceed 35 feet in height. Maximum height for other structures shall not exceed a safe height as determined by the Fire Chief and as reviewed and accepted by the Architectural Review Board.

(d) Lot Coverage

Combined square footage of all principal and accessory structures and impervious surfaces shall not exceed 50% of the lot area, unless otherwise approved by the Architectural Review Board.

(e) Front, Side, and Rear Yards

All lots shall have minimum setbacks as noted in Table 153.063-A.

1

TABLE 153.063-A. MINIMUM YARD REQUIREMENTS FOR BSC HISTORIC RESIDENTIAL DISTRICT

For properties fronting onto:	Front Yard (feet)	Side Yard (feet)	Total Side Yard (feet)	Rear Yard (feet)
Dublin Road	15	4	16	15
Franklin Street	25	4	12	25
High Street (north & south)	15	4	16	15
South Riverview Street (east side)	0	3	12	15
South Riverview Street (west side)	20	3	12	15
North Riverview Street (east side)	0	3	6	15
North Riverview Street (west side)	20	3	6	15
Short Street	20	3	12	15
Streets not listed above	20	3	12	15

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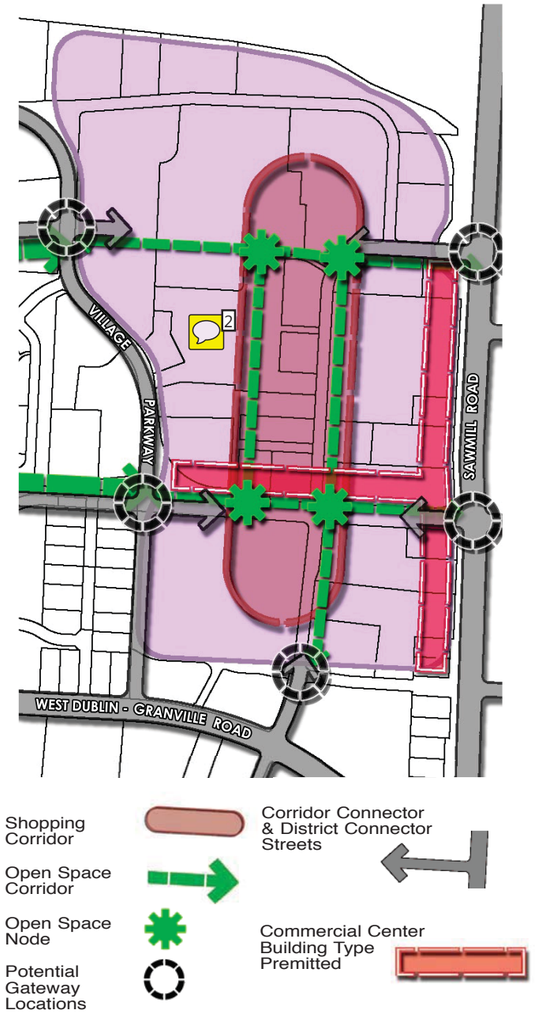
Number: 1 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
MAP FEATURE

FIGURE 153.063-A. ILLUSTRATION OF SAWMILL CENTER DEVELOPMENT STANDARDS



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. The Development Standards illustration is intended to be representative of a general development pattern. It is not intended to show the precise locations for approved street types, use areas, open spaces or other required elements of this Code. Actual locations and standards will be provided with the approval of the Development Plan and Site Plan as required in §153.066 for individual neighborhood areas.

(C) BSC SAWMILL CENTER NEIGHBORHOOD DISTRICT

(1) Development Intent

The Sawmill Center Neighborhood offers a unique opportunity to provide a vibrant, active mixed use environment with a wide variety of shopping, service and entertainment activities. This neighborhood will have a strong pedestrian friendly streetscape and a well-defined network of streets connecting to the major roadways of Sawmill Road and West Dublin-Granville Road. Supporting residential and office uses may be incorporated in a variety of ways, including upper floors in vertical mixed use areas and in stand-alone buildings. Additionally, the neighborhood will have connections to greenways planned for the Bridge Street Corridor to connect to other development areas to the west.

(2) Refer to §153.058 for the BSC Sawmill Center Neighborhood District intent and the adopted Zoning Map for the actual limits of the BSC Sawmill Center Neighborhood District. Refer to Figure 153.063-A for an illustration of a conceptual development pattern desired for this district.

(3) Block, Access, and Street Layout

(a) Refer to §153.060 for Lots and Blocks; refer to §153.061 for Street Types; refer to §153.062(O) for access permitted for specific building types.

(b) Block Length

Refer to Table 153.060-A, Maximum Block Dimensions.

(c) Access

Refer to §§ 153.060 and 153.061 for existing and planned principal frontage streets within the BSC Sawmill Center Neighborhood District and general block access configurations.

(d) Mid-Block Pedestrianways

Blocks consisting entirely of residential uses that are located in predominantly residential development areas may be exempted from the mid-block pedestrianway requirements of §153.060(C)(6), subject to approval by the required reviewing body, except where a block has frontage on a principal frontage street.

(e) Street Types

Refer to §153.061 for existing and potential streets and street family designations within the BSC Sawmill Center Neighborhood District.

(4) Building Types. Refer to §153.062.

(a) Permitted Building Types

Corridor Building, Loft Building, Apartment Building, Podium Apartment Building, Single-Family Attached, Mixed Use Building, Large Format Commercial Building, Commercial Center, Civic Building, Parking Structure

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Number: 1 Author: Planning Subject: Highlight Date: 10/30/2004 11:48:34 PM -04'00'
See 153.063(C)(4)(c) for related interpretation and amendment.

Proposed Amendment
Revise Figure 153.063-A Illustration of Sawmill Center Development Standards to reflect adopted zoning map; extend Commercial Center Building Type designation along Sawmill Road.

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 10:59:34 AM
MAP FEATURE; ILLUSTRATIVE EXAMPLES

Graphic to be modified based on actual zoning district extents

Number: 3 Author: Planning Subject: Highlight Date: 10/30/2004 11:49:25 PM -04'00'
The Podium Apartment Building incorrectly references this provision as exempting mid-building pedestrianways. This was the intent, but was not written correctly.

Proposed Amendment
Either revise (d) to also reference 'Mid-Building Pedestrianways', or add a separate but similar provision specifically exempting them (it may be more appropriate under (4) Building Types.

Number: 4 Author: Planning Subject: Highlight Date: 10/30/2004 11:49:35 PM -04'00'

Number: 5 Author: Planning Subject: Highlight Date: 10/30/2004 11:51:38 PM -04'00'
This exception may be unnecessary, as an applicant could still request a Waiver.

(b) Building Types Permitted in Shopping Corridors

Corridor Building, Loft Building, Mixed Use Building, Large Format Commercial Building

(c) Commercial Center Building Types

Commercial Center building types are permitted to front only on Village Parkway and Sawmill Road.

(5) Placemaking Elements

(a) Shopping Corridor

1. At least one continuous shopping corridor is required and shall be located along at least one principal frontage street in the approximate location shown on Figure 153.063-A.

2. The minimum required length of the required shopping corridor shall be measured as the aggregate length of the block faces along both sides of the principal frontage street. The required length shall be based on the total area of the development site as noted in Table 153.063-B.

TABLE 153.063-B
SHOPPING CORRIDOR LENGTH - BSC SAWMILL CENTER NEIGHBORHOOD DISTRICT

Development Area	Required Shopping Corridor Length
Less than 5 acres	No minimum
5 to 20 acres	600 linear feet minimum
Over 20 acres	1200 linear feet minimum

3. Any block within a shopping corridor exceeding 300 feet shall provide a mid-block pedestrianway meeting the requirements of §153.060(C)(6).

4. The required shopping corridor is permitted to turn the corner of a block provided the minimum required length of the shopping corridor is located along the principal frontage street.

(b) Sign Plans

1. The BSC Sawmill Center Neighborhood District is intended to accommodate a wide variety of building types and uses to create vibrant, mixed use shopping and entertainment districts. The sign and graphic standards shall contribute to the vibrancy of the district and the creation of a high quality environment with effective graphics intended for navigation, information, and identification primarily for pedestrians and secondarily for vehicles.

2. A master sign plan shall be submitted as required by §153.066(J). The approved master sign plan may include alternative sign types, number, size, heights, locations, colors, and lighting, provided the purpose and intent of the sign and graphic standards for the BSC Sawmill Center Neighborhood District are maintained.

(c) Street Terminations

Refer to §153.062(J) for Treatments at Terminal Vistas.

(d) Gateways

1. Gateways shall be provided in the approximate locations shown in Figure 153.063-A. Gateway designs shall be approved with the Site Plan Review, but locations shall be identified with the Development Plan Review and shall be coordinated with the street network.

2. Gateways are points of identification that provide a sense of arrival to the area. Gateway designs shall be pedestrian-oriented in scale and shall include a combination of architectural elements, landscape features and/or public open spaces. Gateways may include a gateway sign in accordance with §153.065(H). Gateway elements should be coordinated with the design of the nearby streetscape, open spaces and architecture as may be applicable.

(6) Open Spaces. Refer to §153.064.

(a) Open Space Character

The BSC Sawmill Center Neighborhood district is intended to accommodate a wide variety of building types and uses to create vibrant, mixed use shopping and entertainment districts accented by a high quality open space network that balances a variety of natural and hardscape areas designed to provide intimate gathering spaces appropriate for an urban setting.

(b) Required Open Space

Open space shall be provided in accordance with the requirements of §153.064(C). All open spaces fulfilling this requirement shall meet the intent and design requirements of an open space type permitted in the BSC Sawmill Center Neighborhood District as described in §153.064(G). Required open spaces shall be publicly accessible and accommodate community activity and gathering spaces.

(c) Permitted Open Space Types

Pocket Park, Pocket Plaza, Plaza, Square, Green, Park, Greenway

(d) Open Space Network

1. Open spaces within the BSC Sawmill Center Neighborhood district shall be organized as a series of interconnected nodes and corridors appropriate to the scale and character of surrounding streets, buildings and land uses.

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Number: 1 Author: Planning Subject: Highlight Date: 10/30/2004 11:51:28 PM -04'00'
Commercial Center building types are limited to the east/west portion of Village Parkway as illustrated in Figure 153.063-A; Commercial Center building types are permitted to front Sawmill Road south of Banker Drive.

Proposed Amendment
Revise Figure 153.063-A Illustration of Sawmill Center Development Standards to extend Commercial Center Building Type designation along Sawmill Road.

Revise 153.063(C)(4)(c) to clarify that Commercial Center building types are permitted to front only the east/west portion of Village Parkway as depicted in Figure 153.063-A.

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM

Number: 3 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
ILLUSTRATIVE EXAMPLES

Number: 4 Author: Planning Subject: Applicants Guide Notes Date: 10/30/2004 11:53:43 PM -04'00'
ILLUSTRATIVE EXAMPLES

Illustrate the transition from natural greenway to hardscape open space.

Number: 5 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM

Number: 6 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM

Number: 7 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 11:02:10 AM
ILLUSTRATIVE EXAMPLES
Show an example of a Sign Plan; explain intent.

Number: 8 Author: Planning Subject: Highlight Date: 10/30/2004 11:54:12 PM -04'00'
Code Conflict/Technical Revision
Pocket Park is permitted under Neighborhood Standards for Indian Run, Historic Transition, and Sawmill Center. The table should be revised for consistency with these districts, and should be considered for revision to 'All' .

The purpose of this requirement is to create highly accessible public gathering spaces and activity areas along a continuous open space network weaving through this urban neighborhood.

2. The open space network shall be provided, at a minimum, in the approximate locations shown in Figure 153.063-A. Open space designs shall be approved with the Site Plan Review, but locations and types shall be identified with the Development Plan Review and shall meet the following criteria:

   A. Open space corridors and nodes shall be coordinated with the street network, and with gateways where applicable.

   B. Open space corridors may be provided as a greenway open space type or by using approved street types, provided that open space nodes are located along the street with no greater than three full blocks between each open space node, and if pedestrian and bicycle movement between the open spaces is emphasized in the street design.

   C. The open space network shall connect to existing or planned greenways within the vicinity, providing pedestrian and bicycle access to nearby residential districts, the Scioto River, other destinations throughout the Bridge Street Corridor, and to the city's larger open space system.

   D. Open space nodes shall be provided at prominent street intersections, such as those serving as entrances to a designated shopping corridor and other gateway locations, with other appropriately scaled open space types integrated along the corridor as appropriate to the character of the street.

(D) BSC HISTORIC TRANSITION NEIGHBORHOOD DISTRICT

(1) Development Intent

The Historic Transition Neighborhood presents a unique opportunity within the Bridge Street Corridor. Transitional elements include building on the BSC Historic Core District's strong gridded pedestrian and street network and providing appropriate connections to the BSC Indian Run Neighborhood. A strong residential presence will be important to support the smaller scale retail, service, and entertainment uses in the BSC Historic Core. Other limited areas of BSC Historic Transition Neighborhood border the Historic District and require sensitive treatment to maintain complementary relationships to adjacent districts.

(2) Refer to §153.058 for the BSC Historic Transition Neighborhood District intent and refer to the adopted Zoning Map for the actual limits of the BSC Historic Transition Neighborhood District. Refer to Figure 153.063-B for an illustration of a conceptual development pattern desired for this district.

(3) Block, Access, and Street Layout

(a) Refer to §153.060 for Lots and Blocks; refer to §153.061 for Street Types; refer to §153.062(O) for access permitted for specific building types.

(b) Block Length

1. Refer to Table 153.060-A, Maximum Block Dimensions.

2. Developable lots are not permitted between greenways and the street adjacent to the Indian Run west of North High Street.

(c) Access

Refer to §§ 153.060 and 153.061 for existing and planned principal frontage streets within the BSC Historic Transition Neighborhood District and acceptable block access configurations.

1 (d) Mid-Block Pedestrianways

Blocks consisting entirely of residential uses that are located in predominantly residential development areas may be exempted from the mid-block pedestrianway requirements of §153.060(C)(6), subject to approval by the required reviewing body, except where a block has frontage on a principal frontage street.

(e) Street Types

Refer to §153.061 for existing and potential streets and street family designations within the BSC Historic Transition Neighborhood District.

(4) Building Types. Refer to §153.062.

(a) Permitted Building Types

Single Family Attached, Apartment Building, Podium Apartment Building, Loft Building, Historic Mixed Use Building, Civic Building, Parking Structure

(b) Building Height

Buildings located across a street from or adjacent to the BSC Historic Core District shall be limited to two and a half stories.

(5) Placemaking Elements

(a) Historic Sites and Structures

Historic sites and structures listed on the National Register and/or the Ohio Historic Inventory shall be preserved to the extent practicable with redevelopment unless otherwise approved by the Architectural Review Board pursuant to §153.171.

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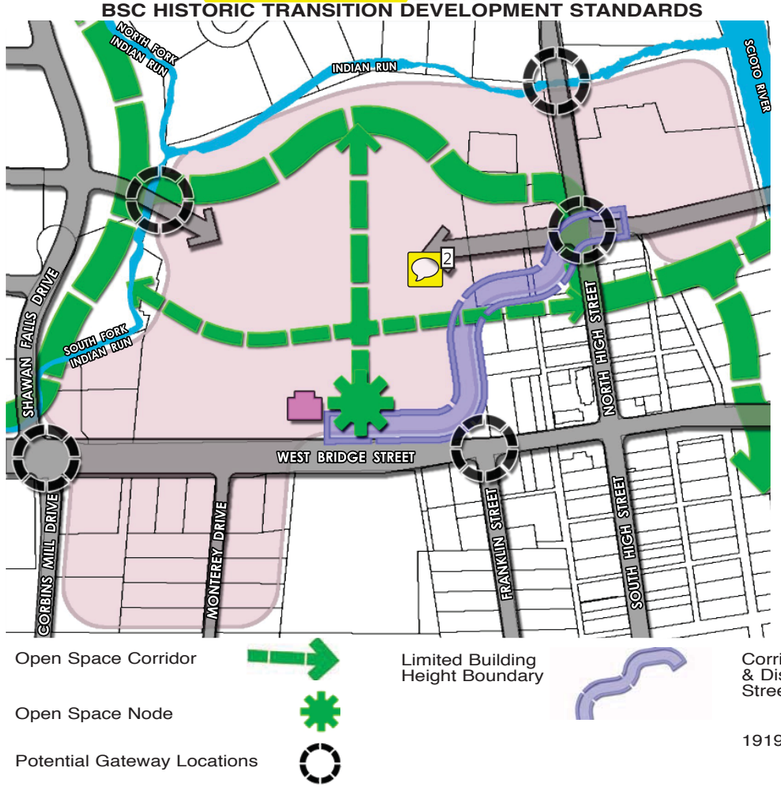
Number: 1 Author: Planning Subject: Highlight Date: 10/30/2004 11:54:23 PM -04'00'

Proposed Amendment

See related comment under Sawmill Center Neighborhood Standards

FIGURE 153.063-B. ILLUSTRATION OF BSC HISTORIC TRANSITION DEVELOPMENT STANDARDS



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. The Development Standards illustration is intended to be representative of a general development pattern. It is not intended to show the precise locations for approved street types, use areas, open spaces or other required elements of this Code. Actual locations and standards will be provided with the approval of the Development Plan and Site Plan as required in §153.066 for individual neighborhood areas.

(b) Use Limitations

Ground floor residential uses are not permitted on Bridge Street.

(c) Gateways

1. Gateways shall be provided in the approximate locations shown in Figure 153.063-B. Gateway designs shall be approved with the Site Plan Review, but locations shall be identified with the Development Plan Review and shall be coordinated with the street network.
2. Gateways are points of identification that provide a sense of arrival to the area. Gateway designs shall be pedestrian-oriented in scale and shall include a combination of architectural elements, landscape features and/or public open spaces. Gateway elements should be coordinated with the design of the nearby streetscape, open spaces and architecture as may be applicable.

(6) Open Spaces. Refer to §153.064.

(a) Permitted Open Space Types

Pocket Park, Pocket Plaza, Plaza, Square, Green, Greenway

(b) Open Space Character

1. The BSC Historic Transition Neighborhood District is intended to complement the BSC Historic Core District by accommodating a variety of building types within a finer grained street and block network and uses consistent with that district. On the larger parcels within this district, development shall be planned to allow an extension of the walkable mixed use character of the BSC Historic Core District.
2. Open spaces shall be planned in a manner appropriate to the smaller scaled urban environment consistent with the adjacent Historic District, with a network of open spaces to serve the residential presence in the BSC Historic Transition Neighborhood District, a high quality public green to

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Number: 1 Author: Planning Subject: Highlight Date: 10/30/2004 11:54:49 PM -04'00'

Proposed Amendment

Revise Figure 153.063-B Illustration of BSC Historic Transition Development Standards to reflect adopted zoning map.

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'

MAP FEATURE; ILLUSTRATIVE EXAMPLES; PHOTO

Graphic to be modified based on extents of approved zoning district

Number: 3 Author: Planning Subject: Highlight Date: 10/30/2004 11:55:05 PM -04'00'

See related comment under Sawmill Center Neighborhood Standards regarding permitted open space types.

Number: 4 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'

ILLUSTRATIVE EXAMPLES

serve as a community gathering space, and connections to the Indian Run greenway and the Scioto River.

(c) Required Open Space

Open space shall be provided in accordance with the requirements of §153.064(C). All open spaces fulfilling this requirement shall meet the intent and design requirements of an open space type permitted in the BSC Historic Transition Neighborhood District. Required open spaces shall be publicly accessible and accommodate community activities and gathering spaces.

(d) Open Space Network

1. Open spaces within the BSC Historic Transition Neighborhood District shall be organized as a series of interconnected nodes and corridors, appropriate to the scale and character of surrounding streets, buildings and land uses. The purpose of this requirement is to create highly accessible public gathering spaces and activity areas along a continuous open space network weaving through and around the edges of this urban neighborhood.

2. The open space network shall be provided, at a minimum, in the approximate locations shown in Figure 153.063-B. Open space designs shall be approved with the Site Plan Review, but locations and types shall be identified with the Development Plan application and shall meet the following criteria:

A. Open space corridors and nodes shall be coordinated with the street network, and with gateways where applicable.

B. Greenways are required along all branches of the Indian Run and shall be designed to facilitate pedestrian and bicycle travel. Greenways shall be designed with publicly accessible street frontage for a minimum of one third of the greenway length along all branches of the Indian Run within the BSC Historic Transition Neighborhood District.

C. Required greenways shall connect to existing or planned greenways within the vicinity, providing pedestrian and bicycle access to the BSC Indian Run Neighborhood District, the Scioto River, other destinations throughout the Bridge Street Corridor, and to the city's larger open space system.

D. Building frontage directly along a greenway with no intervening street shall be treated as street frontage and shall meet street-facing façade requirements, except the minimum front property line coverage requirements are reduced to 50% along the greenway.

E. Other required open space corridors may be created by using approved street types, provided that open space nodes are located along the street with no greater than three full blocks between each open space node and pedestrian and bicycle movement between the open spaces is emphasized in the street design.

F. A minimum of one open space type (Green, Square, Plaza, or Park) shall be provided north of Bridge Street, with continuous pedestrian and bicycle connections to the Indian Run greenway.

G. Other open space nodes shall be provided at gateway locations, such as at prominent street intersections, with other appropriately scaled open space types integrated along the corridor as appropriate to the character of the street.

(E) BSC INDIAN RUN NEIGHBORHOOD DISTRICT

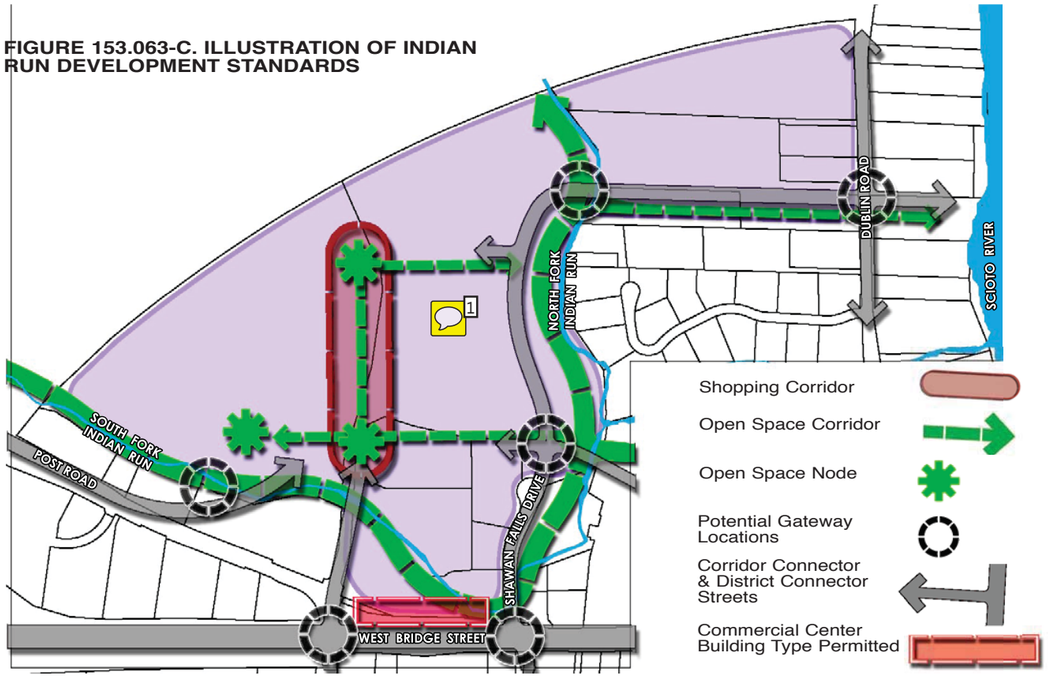
(1) Development Intent

The BSC Indian Run Neighborhood District provides a significant opportunity for a well-planned and designed mixed use neighborhood. Special attention at the boundaries of the neighborhood will be required to deal with the sensitivity of the Indian Run and the opportunities for prominent visibility from I-270. Land use opportunities include a substantial residential presence, especially in those areas nearest the Indian Run, with office employment and supporting service and commercial uses. A comfortable, walkable street network is intended to convey a strong sense of connection between each of these diverse but complementary land uses.

(2) Notwithstanding the foregoing, any real property that had a Planned Unit Development (PUD) classification pursuant to §153.052 immediately prior to its rezoning into the BSC Indian Run Neighborhood District shall be permitted to be developed, at the election of the property owner or other applicant, in one of the following manners:

(a) Per the terms of the PUD zoning text that was approved in accordance with §153.052, if the approved PUD zoning text is silent on any particular matter, issue, restriction, or requirement, then the Dublin Zoning Code, as it existed immediately prior to the adoption of §§153.057 through 153.066, shall provide the applicable zoning requirements. A property owner or applicant that desires to develop their property in accordance with this provision shall be required to file and obtain approval of a Final Development

FIGURE 153.063-C. ILLUSTRATION OF INDIAN RUN DEVELOPMENT STANDARDS



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. The Development Standards illustration is intended to be representative of a general development pattern. It is not intended to show the precise locations for approved street types, use areas, open spaces or other required elements of this Code. Actual locations and standards will be provided with the approval of the Development Plan and Site Plan as required in §153.066 for individual neighborhood areas.

Plan application as required under §153.053 of the Dublin Zoning Code; or

(b) A property owner or applicant that desires to develop their property in accordance with the requirements of §§153.057 through 153.066 shall be required to follow all of the procedures required for approval of development projects under the BSC Indian Run Neighborhood District.

(3) Refer to §153.058 for the BSC Indian Run Neighborhood District intent, and refer to the adopted Zoning Map for the actual limits of the BSC Indian Run Neighborhood District. Refer to Figure 153.063-C for an illustration of a conceptual development pattern desired for this district.

(4) Block, Access, and Street Layout

(a) Refer to §153.060 for Lots and Blocks; refer to §153.061 for Street Types; refer to §153.062(O) for access permitted for specific building types.

(b) Block Length

Refer to Table 153.060-A, Maximum Block Dimensions.

(c) Access

Refer to §§153.060 and 153.061 for existing and potential principal frontage streets within the BSC Indian Run Neighborhood District and acceptable block access configurations.

2 (d) Mid-Block Pedestrianways

Blocks consisting entirely of residential uses that are located in predominantly residential development areas may be exempted from the mid-block pedestrianway requirement of §153.060(C)(6), subject to approval by the required reviewing body, except where a block has frontage on a principal frontage street.

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Number: 1 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
MAP FEATURE; ILLUSTRATIVE EXAMPLES

Number: 2 Author: Planning Subject: Highlight Date: 10/30/2004 11:55:33 PM -04'00'
Proposed Amendment
See related comment under Sawmill Center Neighborhood Standards

(e) Street Types

1. Streets fronted by a required open space type shall be designated as principal frontage streets.

2. Refer to §153.061 for existing and planned streets and street family designations within the BSC Indian Run Neighborhood District.

(5) Building Types. Refer to §153.062.

(a) Permitted Building Types

Corridor Building, Loft Building, Apartment Building, Podium Apartment Building, Single-Family Attached, Mixed Use Building, Large Format Commercial Building, Commercial Center, Civic Building, Parking Structure

(b) Building Types Permitted in Shopping Corridors

Corridor Building, Loft Building, Mixed Use Building, Large Format Commercial Building

(c) Commercial Center Building Types

Commercial Center building types are permitted to front only on Bridge Street.

(6) Placemaking Elements

(a) Shopping Corridor

1. At least one continuous shopping corridor is required and shall be located along at least one principal frontage street in the approximate location shown on Figure 153.063-C.

2. The minimum required length of the required shopping corridor shall be measured as the aggregate length of the block faces along both sides of the principal frontage street. The required length shall be based on the total area of the development site as noted in Table 153.063-C.

TABLE 153.063-C SHOPPING CORRIDOR LENGTH - BSC INDIAN RUN NEIGHBORHOOD DISTRICT	
Development Area	**Required Shopping Corridor Length**
Less than 5 acres	No minimum
5 to 20 acres	600 linear feet minimum
Over 20 acres	1200 linear feet minimum

3. Any block within a shopping corridor exceeding 300 feet shall provide a mid-block pedestrianway meeting the requirements of §153.060(C)(6).

4. The required shopping corridor is permitted to turn the corner of a block provided the minimum required length of the shopping corridor is located along the principal frontage street.

(b) Indian Run Frontage

1. If buildings are fronted directly along the Indian Run greenway, ground floor façades shall be treated the same as front façades on principal frontage streets. Parking lots, parking structures, garages, and loading facilities are not permitted in the rear yards of lots with frontage along the Indian Run greenway.

2. Eating and drinking establishments are encouraged along the Indian Run greenway, with an additional 10% semi-pervious area permitted for outdoor dining and seating where the outdoor dining area is within 20 feet of the principal structure.

(c) Street Terminations

Refer to §153.062(J) for Treatments at Terminal Vistas.

(d) Gateways

1. Gateways shall be provided in the approximate locations shown in Figure 153.063-C. Gateway designs shall be approved with the Site Plan Review, but locations shall be identified with the Development Plan Review and shall be coordinated with the street network.

2. Gateways are points of identification that provide a sense of arrival to the area. Gateway designs shall be pedestrian-oriented in scale and shall include a combination of architectural elements, landscape features and/or public open spaces. Gateways may include a gateway sign in accordance with §153.065(H). Gateway elements should be coordinated with the design of the nearby streetscape, open spaces and architecture as may be applicable.

(e) Sign Plans

1. The BSC Indian Run Neighborhood District is intended to accommodate a wide variety of building types and uses to create vibrant, mixed use shopping and entertainment districts. The sign and graphic standards shall contribute to the vibrancy of the district and the creation of a high quality environment with effective graphics intended for navigation, information, and identification primarily for pedestrians and secondarily for vehicles.

2. A master sign plan shall be submitted as required by §153.066(J). The approved master sign plan may include alternative sign types, number, size, heights, locations, colors, and lighting, provided the purpose and intent of the sign and graphic standards for the BSC Indian Run Neighborhood District are

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Number: 1 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
ILLUSTRATIVE EXAMPLES

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM

Number: 3 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
ILLUSTRATIVE EXAMPLES

Number: 4 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM

Number: 5 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
DIAGRAM

maintained. The approved master sign plan may include alternative sign types, number, size, heights, locations, colors, and lighting.

(7) Open Spaces. Refer to §153.064.

(a) Open Space Character

1. The BSC Indian Run Neighborhood District is intended to accommodate a wide variety of building types and uses to create vibrant, mixed use shopping and employment districts accented by a high quality open space network that balances a variety of stunning natural greenways and hardscape areas designed to provide intimate gathering spaces appropriate for an urban setting.
2. Greenways shall be provided to connect the BSC Indian Run Neighborhood District with the BSC Historic Transition Neighborhood District to the east, creating pedestrian and bicycle connections and natural corridors from this mixed use activity center to the Scioto River and throughout the Bridge Street Corridor.

(b) Required Open Space

Open space shall be provided in accordance with the requirements of §153.064(C). All open spaces fulfilling this requirement shall meet the intent and design requirements of an open space type permitted in the BSC Indian Run Neighborhood District as described in §153.064(G). Required open spaces shall be publicly accessible and accommodate community activity and gathering spaces.

(c) Permitted Open Space Types

Pocket Park, Pocket Plaza, Plaza, Square, Green, Park, Greenway

(d) Open Space Network

1. Open spaces within the BSC Indian Run Neighborhood District shall be organized as a series of interconnected nodes and corridors appropriate to the scale and character of surrounding streets, buildings and land uses. The purpose of this requirement is to create highly accessible public gathering spaces and activity areas along a continuous open space network weaving through and around the edges of this urban neighborhood.
2. The open space network shall be provided, at a minimum, in the approximate locations shown in Figure 153.063-C. Open space designs shall be approved with the Site Plan Review, but locations and types shall be identified with the Development Plan Review and shall meet the following criteria:

A. Open space corridors and nodes shall be coordinated with the street network, and with gateways where applicable.

B. Greenways are required along all branches of the Indian Run and shall be designed to facilitate pedestrian and bicycle travel. Greenways shall be designed with publicly accessible street frontage for a minimum of one third of the greenway length along all branches of the Indian Run within the Indian Run district.

C. Required greenways shall connect to existing or planned greenways within the vicinity, providing pedestrian and bicycle access to Historic Dublin, the Scioto River, other destinations throughout the Bridge Street Corridor, and to the city's larger open space system.

D. Where buildings front directly onto greenways, semi-pervious outdoor dining areas are permitted within 20 feet of the principal structure adjacent to the greenway.

E. Other required open space corridors may be created by using approved street types, provided that open space nodes are located along the street with no greater than three full blocks between each open space node and pedestrian and bicycle movement between the open spaces is emphasized in the street design.

F. Open space nodes shall be provided at prominent street intersections, such as those serving as entrances to a designated shopping corridor and other gateway locations, with other appropriately scaled open space types integrated along the corridor as appropriate to the character of the street.

G. Where a conference center use is provided, an adjacent plaza or square shall be required to serve as an open space node.

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Number: 1 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
ILLUSTRATIVE EXAMPLES

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'

Number: 3 Author: Planning Subject: Highlight Date: 10/30/2004 11:55:50 PM -04'00'
See related comment under Sawmill Center Neighborhood Standards regarding permitted open space types.

§ 153.064 OPEN SPACE TYPES

(A) INTENT AND PURPOSE

The intent of the open space type requirements is to ensure a variety of functional, well-designed open spaces carefully distributed throughout the Bridge Street Corridor, located and planned to enhance the quality of life for residents, businesses, and visitors. The purpose of these requirements is to ensure that individual open spaces complement adjacent land uses and contribute to the creation of a comprehensive, corridor-wide open space network. In addition, these regulations are intended to guide the design of each open space so that it properly responds to its unique location and the needs of the primary users.

(B) APPLICABILITY

All required open space shall conform to one of the open space types of §153.064.

(C) PROVISION OF OPEN SPACE

(1) Residential

There shall be a minimum of 200 square feet of publicly accessible open space for each residential dwelling unit. [1] Required open space shall be located within 660 feet of the main entrances of the residential units or the main entrance of a multiple-family building, as measured along a pedestrian walkway.

(2) Commercial

There shall be a minimum of one square foot of publicly accessible open space for every 50 square feet of commercial space or fraction thereof. [3] Required open space shall be located within 660 feet of the main entrance to the commercial space as measured along a pedestrian walkway.

(3) Mixed Use

Open space requirements for mixed use developments shall be calculated based on the open space required for each use as noted in §153.064(C)(1)-(2).

(4) Civic

No open space is required for civic uses in civic building types except as may be required by the landscape provisions of this chapter. Where civic uses are located in other permitted building types, there shall be a minimum of one square foot of publicly accessible open space for every 50 square feet of civic space or fraction thereof. [4] Where required, open space shall be located within 660 feet of the main entrance to the building as measured along a pedestrian walkway.

(5) Existing Open Spaces

An existing open space may be used to meet the area requirements for open space for an individual development if approved by the required reviewing body. The applicant shall either add to the existing open space, create a new open space in accordance with §153.064, pay a fee in lieu of provision of open space as required by §153.064(E) where permitted by the Planning and Zoning Commission, or a combination thereof.

(6) Variation of Open Space Types

More than one open space type may be used in combination to meet the open space requirement. Where three or more individual open spaces are proposed to meet the requirement, at least two different types must be provided.

(D) SUITABILITY OF OPEN SPACE

(1) The ART or required reviewing body shall review all proposed open space types during the Site Plan and Development Plan application review processes to determine the suitability of the open space. In determining the suitability of areas to be set aside for new open space types or in considering the ability of existing open space types to meet the requirement, the ART or other reviewing body may consider all relevant factors and information, including, but not limited to:

(a) The goals and objectives of the City's Bridge Street Corridor Vision Report, Community Plan and [2] Parks and Recreation Master Plan;

(b) Suitability of the open space for active or passive recreational use or preservation of natural features;

(c) The need for specific types of open space and recreation in the Bridge Street Corridor and particularly in the general vicinity of the proposed development taking into account the anticipated users of the open space and nearby land uses;

(d) The proximity or potential connectivity to other open space types.

(2) If the ART determines the open space proposed (or portions thereof) to be inconsistent with any of these considerations, a fee-in-lieu of the provision of open space, or a combination of fee and provision of open space may be used to meet the requirement if approved by the Planning and Zoning Commission in accordance with §153.064(E).

(3) If the resulting amount of required open space for the proposed development cannot meet the open space type area or dimensional requirements, a fee-in-lieu of required open space shall be paid to the City if approved by the Planning and Zoning Commission in accordance with §153.064(E).

[5] (E) FEE-IN-LIEU OF OPEN SPACE

(1) The following requirements shall be met where the Planning and Zoning Commission has determined that

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DIAGRAM

Number: 2	Author: Planning	Subject: Applicants Guide Notes	Date: 12/2/2013 11:04:03 AM

LINK

Number: 3	Author: Planning	Subject: Applicants Guide Notes	Date: 12/2/2013 11:03:51 AM

DIAGRAM

Number: 4	Author: Planning	Subject: Applicants Guide Notes	Date: 12/2/2013 11:03:57 AM

DIAGRAM

Number: 5	Author: Planning	Subject: Highlight	Date: 12/2/2013 11:05:08 AM

Proposed Amendment

Develop criteria under which the Fee-in-Lieu of Open Space may be considered appropriate.

a payment of a fee-in-lieu of open space is permitted. Refer to §153.066 for the procedures for open space fee in lieu determination.

1 (2) Fee-In-Lieu Calculation

The payment of fees-in-lieu of open space shall be collected prior to the issuance of a building permit for each phase of development and shall be calculated using the following method:

(a) Calculate the total acreage of required open space from §153.064(C)(1)-(4) as applicable;

(b) Multiply the acreage of required open space by its estimated average value per acre. This value shall be established from time to time by resolution of City Council.

(c) Multiply the value of the required open space as determined in §153.064(E)(2)(b) by the required open space to obtain the open space fee.

(3) Use of Open Space Fee

Unless otherwise specifically directed by City Council, all fees collected shall be deposited in a fund which shall be used only for land acquisition, development, maintenance and operation of publicly accessible open spaces in the Bridge Street Corridor as outlined in §153.064.

(F) OPEN SPACE TYPES

(1) Pocket Plaza

Pocket plazas are intended to provide a formal open space of relatively small scale to serve as an impromptu gathering place for civic, social, and commercial purposes. The pocket plaza is designed as a well defined area of refuge separate from the public sidewalk. These areas contain a greater amount of impervious coverage than other open space types. Seating areas are required and special features, such as fountains and public art installations, are encouraged. Refer to Table 153.064-A for an illustration of a typical pocket plaza.

(2) Pocket Park

Pocket parks are intended to provide small scale, primarily landscaped active or passive recreation and gathering spaces for neighborhood residents within walking distance. The design and programming of pocket parks should respond to the needs of residents in the immediate vicinity. Refer to Table 153.064-A for an illustration of a typical pocket park.

(3) Green

Greens are intended to provide informal, medium scale active or passive recreation for neighborhood residents within walking distance. Refer to Table 153.064-A for an illustration of a typical green.

(4) Square

Squares are intended to provide formal open space of medium scale to serve as a gathering place for civic, social, and commercial purposes. Squares are generally rectilinear and bordered on all sides by a vehicular right-of-way, which together with adjacent building façades define the space. Squares contain both hardscape areas, such as paths, fountains, gazebos, public art, and street furniture, as well as landscaping. Refer to Table 153.064-A for an illustration of a typical square.

(5) Plaza

Plazas are intended to provide formal open space of medium scale to serve as a gathering place for civic, social, and commercial purposes. Plazas are usually located in areas where land uses are more diverse and there is potential for a greater level of pedestrian activity. The plaza may contain a greater amount of impervious coverage than any other open space type. Special features, such as fountains and public art installations, are encouraged. Refer to Table 153.064-A for an illustration of a typical plaza.

(6) Park

Parks are intended to provide informal active and passive larger-scale recreational amenities to city residents and visitors. Parks have natural plantings and can be created around existing natural features such as water bodies or tree stands. Parks can be used to define edges of neighborhoods and districts. Refer to Table 153.064-A for an illustration of a typical park.

(7) Greenway

Greenways are intended to provide a combination of informal and well organized, primarily linear open spaces that serve to connect open space types and major destinations within and outside of the Bridge Street Corridor. Portions of greenways may follow and preserve a natural feature, such as a river or stream edge, ravine, or tree row, or man-made features, such as streets. Greenways can be used to define edges of neighborhoods and districts and may be directly adjacent to other open space types. Refer to Table 153.064-A for an illustration of a typical greenway.

2 (G) GENERAL REQUIREMENTS

The following defines the general requirements for all open space types in the Bridge Street Corridor as provided in Table 153.064-A, Summary of Open Space Type Requirements. Land not meeting the requirements of §153.064(G) and Table 153.064-A shall not be counted toward an open space requirement.

(1) Size

Minimum and maximum size of open space is measured along the parcel lines of the property.

(a) Minimum Dimension

The minimum length and the minimum width of an open space are measured along the longest two straight lines intersecting at a right angle. Refer to Figure 153.064-A , Examples of Measuring

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Number: 1 Author: PARKS & OPEN SPACE Subject: Applicants Guide Notes Date: 12/2/2013 11:08:36 AM

Staff has preliminarily discussed the best way of amending the Code to account for the situation in which the City elects to receive money in lieu of parkland, including reviewing some applicable appraisals to come up with a tentative costs/acre.

Through our discussions we also talked about the spirit of this section of the code and agreed that the intent is for the developer not only to provide the parkland, but to provide **developed** parkland. Given this expectation, the thought emerged about the money in lieu of land including not just the per/ acre fee of land but also including the amount of money required to develop the acreage.

Given that there are 7 types of parks identified within the Bridge Street Code, each with certain nuances and expected costs of final development, Staff is considering 3 different fee levels based upon the expected costs per acre of park development type (there are enough similarities between the 6 park types to lump them into 3 types for this purpose). Further analysis is necessary.

Number: 2 Author: Planning Subject: Highlight Date: 12/4/2013 9:20:20 AM

Proposed Amendment

Clarify the intent of the general open space type requirements. Consider allowing some flexibility in meeting the requirements where creative open space design is demonstrated, at the determination of the Director of Parks and Open Space.

the Minimum Length and Width of Open Space Types.

(b) Proportion Requirement

With the exception of the greenway, open space types shall be sized at a ratio of not more than three to one (3:1), length to width.

(2) Access

All open space types shall provide public pedestrian access from a street right-of-way.

(a) Minimum Percentage of Street Right-of-Way Frontage Required

The minimum percentage of street right-of-way frontage required is measured as the minimum percentage of the open space perimeter, as measured along the outer parcel line or edge of the space, that shall be located directly adjacent to a street right-of-way, excluding alley frontage. This requirement provides access and visibility to the open space.

(b) Continuity

Pedestrian paths, including sidewalks or multi-use paths connecting to existing or planned bicycle or pedestrian paths or other open space types, shall be made when the open space abuts an existing or planned path right-of-way, a parcel zoned in the BSC Public District, or other open space types. For greenways, pedestrian and/or bicycle access points may be required by the ART or the required reviewing body.

(3) Districts Permitted

(a) The districts permitted are the BSC districts in which each open space type is permitted. Refer to §153.058 for the intent of all BSC Districts.

(b) Frontage Orientation of Adjacent Buildings/ Parcels

The frontage orientation of adjacent buildings/ parcels is the preferred orientation of the adjacent buildings' and/or parcels' frontages to the open space. Front, corner, side, and rear refers to the property line either adjacent to the open space or facing the open space across the street.

(4) Improvements

The following types of development and improvements may be permitted on an open space type.

(a) Designated Sports Fields

Designated sports fields are ball fields or courts designed for one or more sports including, but not limited to, baseball fields, softball fields, soccer fields, basketball courts, football fields, and tennis courts. For the purposes of §153.064, small scale recreational courts and activity areas such as bocce, shuffleboard or game tables are not classified as designated sports fields.

(b) Playgrounds

For the purposes of §153.064, playgrounds are defined as areas with play structures and equipment typically for children, such as slides, swings, climbing structures, and skate parks.

(c) Site Furnishings

Site furnishings such as benches, bicycle racks, and waste receptacles are permitted and encouraged in all open spaces.

(d) Public Art

The incorporation of public art is highly encouraged as an amenity in all open spaces.

(e) Structures

1. Design

Ancillary structures in open spaces shall not be subject to the physical requirements of the building types, but shall be designed and furnished to be consistent with the district in which they are located and consistent with the building material requirements of §153.062(E). Structure consistency may be achieved through frontage, massing, and character similar to adjacent development, as determined by the required reviewing body.

2. Fully-Enclosed Structures

A. Maximum Area

Where permitted, fully enclosed structures are limited to a maximum building coverage as a percentage of the open space area. In no case shall an individual fully enclosed structure exceed 500 square feet in area unless approved by the required reviewing body.

B. Fully enclosed structures may include such accessory uses as maintenance sheds, refreshment stands, newsstands, and restrooms. Refer to §153.059, for additional information about permitted principal and accessory uses.

3. Semi-Enclosed Structures

Open-air structures, such as gazebos, open air pavilions, picnic shelters, outdoor theaters, and similar structures, are permitted in all open spaces.

(f) Maximum Impervious and Semi-Pervious Surface Permitted

In Table 153.064-A, the amounts of impervious and semi-pervious coverage are provided separately to allow an additional amount of semi-pervious surface, such as permeable paving, for paved surfaces including but not limited to parking facilities, driveways, sidewalks, paths, and structures.

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Number: 1 Author: Planning Subject: Highlight Date: 12/3/2013 12:06:26 AM

Potential Amendment

Consider whether portions of the public right-of-way can count toward meeting the minimum **ratio** requirement for pocket parks and/or pocket plazas, but not toward the minimum **area** dedication requirement.

Consider loosening the language to allow for greater creativity and accommodation of site specific conditions provided that the open space configuration is functional/useable as intended.

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 11:09:35 AM

EXAMPLES (CITY STANDARDS AS TYPICAL)

Number: 3 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'

DIAGRAM

(g) Open Water

1. The maximum amount of area within an open space that may be covered by open water is provided in Table 153.064-A for all open space types. This includes but is not limited to water features above grade, such as fountains, as well as ponds, lakes, and pools.

2. Open water within an open space shall be located at least 20 feet from a property line unless the required reviewing body determines that a lesser distance will ensure public safety.

(h) Fencing and Walls

Open spaces may incorporate fencing and walls provided that the following requirements are met.

1. Height

A. Fencing shall not exceed 42 inches, unless a higher or lower requirement is approved by the required reviewing body for special circumstances such as proximity to highway right-of-way and/or use around swimming pools, ball fields, and ball courts.

B. Walls shall not exceed 36 inches as measured from the established grade.

2. Opacity

Fence opacity shall not exceed 60%. Walls may be 100% opaque.

3. Type

A. Chain-link fencing is not permitted, with the exception of designated sports fields or court fencing approved by the required reviewing body. Vinyl fencing is prohibited.

B. Walls may be constructed of masonry, consistent with the street wall design requirements of §153.065(E)(2).

4. Spacing of Openings

An opening or gate permitting access to an open space type shall be provided at a minimum of every 200 feet of street frontage.

(5) Ownership

Open spaces may either be publicly or privately owned. If privately owned, required open space must be publicly accessible along a street right-of-way.

(6) Parking Requirements

Off-street parking is not required for open spaces but is encouraged for open space types three acres or larger. Refer to §153.065(B), Parking and Loading, for more information on parking requirements.

(7) Stormwater Management

Stormwater management practices, such as storage and retention facilities, may be integrated into open spaces. Refer to Chapter 53 for design requirements.

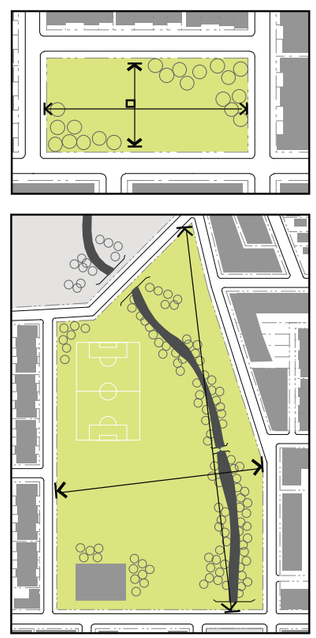
(a) Stormwater Features

Stormwater features in open space may be designed as formal or natural amenities with additional uses other than stormwater management, such as an amphitheater, sports field, or a pond or pool as part of the landscape design. Stormwater features shall not be fenced and shall not be designed or placed so as to impede public use of the land they occupy.

(b) Qualified Professional

A licensed stormwater design professional shall be utilized to incorporate stormwater features into the design of the open spaces.

FIGURE 153.064-A.
EXAMPLES OF MEASURING THE MINIMUM LENGTH AND WIDTH OF OPEN SPACE TYPES.



Note: Graphic figures on this page and the following on Table 153.064-A, Summary of Open Space Type Requirements, are intended to illustrate one result of one or more of the general requirements and do not represent all requirements or actual development.

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Number: 1 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 11:09:51 AM
LINK; LINK TO STORMWATER MANUAL

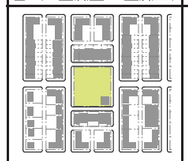
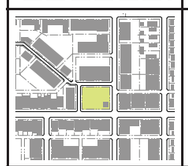
TABLE 153.064-A. SUMMARY OF OPEN SPACE TYPE REQUIREMENTS					
Open Space Type		Size			Minimum % Perimeter Along Street/ Building
		Minimum (Acres)	Maximum (Acres)	Minimum Dimension (Feet)	
	Pocket Plaza	300 sq. ft.	1200 sq. ft.	10	30% of perimeter along street / building
	Pocket Park	.10	.50	None	30%
	Green	.5	3	45	100%; 50% for over 1.25 acres
	**Square**	.25	2	80	100%
	**Plaza**	.25	1	60	30% of perimeter along street / building
	Park	2	None	100	30% up to 5 acres; 20% over 5 acres
	Greenway[3,4]	1	None	30; average of 60	50%

Table Notes (Continued on following page)

[1] Small scale recreation courts and activity areas such as bocce, shuffleboard, or game tables are permitted.

[2] Ponds and lakes are not permitted.

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Number: 1 Author: Planning Subject: Applicants Guide Notes Date: 10/31/2004 12:00:28 AM -04'00'
ILLUSTRATIONS

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 12/2/2013 11:10:11 AM
ILLUSTRATIVE EXAMPLES of each type

TABLE 153.064-A. SUMMARY OF OPEN SPACE TYPE REQUIREMENTS (CONTINUED)						
Districts Permitted	Frontage Orientation Buildings/ Parcels	Permitted Uses/Structures			Impervious + Semi-Pervious Surface	Maximum % Open Water
		Designated Sports Fields	Playgrounds	Fully Enclosed Structures		
All, except BSC Residential, BSC Office Residential	Front or Corner	No	No	No	Minimum: 40%; Maximum: 80% + 10%	20%[2]
SC Residential, BSC Office Residential, Public	Any	No[1]	Yes	No	30% + 10%	20%[2]
All	Front or Corner	No	Yes	No	20% + 15%	30%
All	Front or Corner	No	No	Maximum 5% of area	40% + 20%	20%
All, except BSC Residential	Front or Corner	No	No	Maximum 5% of area	Minimum: 40%; Maximum: 80% + 10%	30%[2]
All	Any	Yes	Yes	If 3 acres or greater; maximum 2% of area	25% + 10%	20%
All	Any	No	Yes	No	20% + 10%	30%

[3] **Coordination**. Greenways shall be continuous and connected. Any private greenway developed shall be adjacent to or directly across a street from another existing Greenway, a proposed Greenway, a Park, or buffer areas adjacent to the Scioto River or either fork of the Indian Run.
[4] **Building Frontage**. When the rear or side of a building is adjacent to a Greenway, that façade of the building shall be treated as if it were located on a principal frontage street.

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Number: 1 Author: Planning Subject: Highlight Date: 12/3/2013 12:08:29 AM
Clarify that unless noted, all requirements are maximum permitted impervious

Number: 2 Author: Planning Subject: Highlight Date: 12/2/2013 11:10:33 AM
Code Conflict/Technical Revision
Pocket Park is permitted under Neighborhood Standards for Indian Run, Historic Transition and Sawmill Center. The table should be revised for consistency with these districts, and should be considered for revision to 'All' .

§ 153.065 SITE DEVELOPMENT STANDARDS

(A) PURPOSE AND APPLICABILITY

(1) The purpose of the site development standards is to facilitate the implementation of the Bridge Street Corridor Vision Report and establish a walkable, mixed use urban core for the City of Dublin consistent with the principles and directions articulated in the Vision Report.

(2) Site development standards covered by this section that are nonconforming at the effective date of this amendment or made nonconforming by a change to this Chapter shall meet the requirements of §153.004(C).

(B) PARKING AND LOADING

(1) General Provisions

(a) Applicability

1. Vehicular and bicycle parking as required by §153.065(B) shall be provided for the use of occupants, employees and patrons of each new building or addition constructed. Required parking shall be provided as permitted by this section, including, but not limited to, shared parking arrangements.
2. Parking meeting the requirements of this section shall be provided for buildings that are expanded by more than 25% of the gross floor area existing on the effective date of a rezoning to a BSC zoning district.
3. Whenever the use of a building or lot is changed to a use requiring 25% or more parking spaces than the required parking for the previous use, parking shall be brought into full compliance as required by §153.065(B) within a reasonable time, at the determination of the Director. For a multi-tenant building, when a portion of the building or lot changes to a use requiring 25% or more parking spaces, only that parking for the new use shall be required. If applicable, a shared parking plan as described in §153.065(B)(2)(b) may also be submitted to ensure adequate parking while accommodating changes of use in multi-tenant buildings.
4. Required parking and loading spaces shall be installed and completed prior to building occupancy. The Director of Building Standards may grant one, six month extension following occupancy approval if adverse weather conditions or unusual delays beyond the control of the property owner prevent completion of parking and loading areas. Adequate parking areas and spaces shall be available, either on or off-site, during the extension period under the following conditions:
   A. On-site parking areas, if not in a finished condition, shall be adequately surfaced to accommodate anticipated traffic, stormwater drainage and snow removal, at the determination of the Director; and/or
   B. Parking may be provided off-site, subject to the requirements of §153.065(B)(1)(b).
5. The provisions of §153.207, Parking in Residential Districts, shall apply in the BSC Residential and BSC Historic Residential districts.
6. Parking and loading spaces for uses not addressed in §153.065(B) shall be determined by the Director based on the anticipated parking impacts of the proposed use, its similarity to characteristics of other listed uses, and supporting documentation that may be provided by the applicant.
7. Parking for Existing Structures

   Existing Structures which do not have the minimum number of parking or loading spaces required by this Code, and which thereafter provide additional parking and/or loading spaces in conjunction with an improvement as permitted in §153.062(B)(2), shall provide the parking and loading spaces required by Tables 153.065-A and 153.065-C, except as these requirements may be modified by an approved parking plan as described in §153.065(B)(1)(f).

(b) Parking Location

1. On-Site Parking
   A. Surface parking provided on-site may only be located on those areas of each development parcel that are not required by §153.062 to be occupied by a principal structure. Off-street parking may also be provided within a principal structure as permitted by §153.062(O). The parking areas shall be readily accessible by vehicles, bicycles, and pedestrians.
   B. Parking shall not be located within a setback as required for individual building types in §153.062(O), except that parking areas may extend across contiguous lots in unified developments with coordinated site design, shared access points and/or shared parking arrangements.

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Number: 1 Author: Planning Subject: Code Amendment Date: 10/31/2013 8:45:11 AM -04'00'

Proposed Amendment
Add a purpose/intent statement.

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 10/31/2013 8:46:48 AM -04'00'

Consolidate all the Code requirements specific to Existing Uses and Existing Structures for those looking to do short-term improvements. A similar strategy is recommended for other main "categories" or terms used throughout various sections of the Code, such as "Principal Frontage Street," "Required Building Zone," etc.

Number: 3 Author: Planning Subject: Applicants Guide Notes Date: 10/31/2013 8:47:36 AM -04'00'

DIAGRAM

Number: 4 Author: Planning Subject: Code Amendment Date: 10/31/2013 9:55:21 AM -04'00'

This section allows parking areas to "extend across contiguous lots in unified developments with coordinated site design, shared access points and/or shared parking arrangements."

As there is no definition of 'unified development', this provision is interpreted as applying to any adjacent lots with shared access and/or shared parking.

Proposed Amendment
Clarify - Remove "unified developments" from the text.

Number: 5 Author: Planning Subject: Applicants Guide Notes Date: 10/31/2013 9:55:44 AM -04'00'

DIAGRAM

2. Off-Site Parking

Required off-street parking shall be provided either on-site, or in a parking structure or surface parking lot located within 600 feet of the subject parcel as permitted by the BSC district in which the parking lot or structure is located and shall be readily accessible by vehicles, bicycles, and pedestrians.

A. The use of off-site parking to meet the minimum parking requirement shall require an approved parking plan as described in §153.065(B)(1)(f). If not under single ownership, provisions for off-site parking shall be made by binding agreements between two or more property owners. Written easements which provide for continued use and maintenance of the parking shall be submitted to the City for approval. Any agreement shall include provisions to address changes in use or ownership.

B. If an off-site parking agreement is severed or modified with the result of eliminating required parking for one or more properties, parking for the affected properties shall be brought into full compliance as required by §153.065(B) and approval of a new or modified parking plan shall be required.

C. If located off-site, distances to required parking areas shall be measured along a walkway from the nearest pedestrian entrance to the parking area to the main entrance to the principal structure or use being served.

3. On-Street Parking

On-street parking spaces may be counted toward meeting the minimum parking requirement for a parcel provided that the spaces are on the same side of the street and more than one-half the length of the parking space lies between the two side lot lines of the parcel extended into the street right-of-way. On corner lots on-street spaces on both street frontages may be counted in the same manner. Credit for on-street parking spaces shall apply to parking for all uses on the parcel rather than any specific use. On-street parking spaces shall not be designated for exclusive use by any specific use, building or lot.

(c) Electric Car Charging Points

Parking lots or structures are strongly encouraged to provide at least one electric plug-in service point for every 200 parking spaces. Plug-in points shall be associated with an individual parking space and shall be installed according to appropriate design standards, as approved by the Director. Plug-in points are exempt from the service structure screening requirements of §153.065(E).

(d) Parking Lot/Structure Lighting

Parking lot and parking structure lighting shall comply with the requirements of §153.065(F).

(e) Parking Lot Landscaping

Parking lot landscaping shall comply with the requirements of §153.065(D).

(3) Parking Plan Required

1. A parking plan demonstrating compliance with the provisions of §153.065(B) is required for the following conditions:

A. Applications for Site Plan approval;

B. Applications that include a request for off-site parking, or in any case where a modified parking agreement necessitates a new or modified parking plan as described in §153.065(B)(1)(b);

C. Applications involving a use listed in Table 153.065-A for which the parking requirement is specifically noted as being determined by an approved parking plan;

D. Applications that include a request for an adjustment to required vehicle parking as permitted in §153.065(B)(2)(b), or where a change in conditions renders an approved adjustment insufficient to meet the parking needs of a use, building or lot;

E. Applications that include a request for an adjustment to the number or location of required loading spaces as permitted in §153.065(B)(7), or where a change in conditions renders an approved adjustment insufficient to meet the loading needs of a use, building or lot; or

F. Applications for a Certificate of Zoning Plan Approval for a change of use that requires 25% or more parking spaces than the previous use.

2. Each parking plan for a parking area that contains 50 or more parking spaces shall demonstrate compliance with the pedestrian circulation standards of §153.065(B)(6)(f).

(2) Required Vehicle Parking

(a) Minimum Amount Required and Maximum Amount Permitted

1. Each use shall provide the minimum amount of parking required for that use listed on Table 153.065-A, and shall be permitted to provide up to the maximum amount of parking on-site, as indicated for that use in

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Number: 1 Author: Planning Subject: Applicants Guide Notes Date: 10/31/2013 10:00:26 AM -04'00'
Provide explanation of process and requirements for parking plans in the Applicants Guide. Should include an explanation of various terms, intent statements, etc.

Number: 2 Author: Planning Subject: Code Amendment Date: 10/31/2013 9:58:13 AM -04'00'
Clarify
Provide clearer requirements, process for Parking Plans; reference the Demonstration of Parking Need (153.065(B)(2)(b)6)

Number: 3 Author: Planning Subject: Code Amendment Date: 10/31/2013 10:01:43 AM -04'00'
Proposed Amendment
Modify to allow Director approval in specific circumstances.

Number: 4 Author: Planning Subject: Applicants Guide Notes Date: 10/31/2013 10:00:35 AM -04'00'
DIAGRAM

Number: 5 Author: Planning Subject: Code Amendment Date: 10/31/2013 10:04:44 AM -04'00'
Proposed Amendment
Add a "G." that permits "Other circumstances determined by the Director" to require approval of a parking plan through Certificate of Zoning Plan Approval.

TABLE 153.065-A: REQUIRED VEHICLE PARKING.		
USE	**MINIMUM REQUIRED**	**MAXIMUM PERMITTED**
Principal Uses		
Residential		
Dwelling, Single-Family	2 per dwelling unit	2 per dwelling unit
Dwelling, Two-Family		
Dwelling, Townhouse		
Dwelling, Live-Work	2 per dwelling unit	3 per dwelling unit
Dwelling, Multiple-Family	Studio/efficiency and one bedroom: 1 per dwelling unit	2 per dwelling unit
	Two bedrooms: 1.5 per dwelling unit	
	Three or more bedrooms: 2 per dwelling unit	
	Age-restricted Housing: 2 per 3 dwelling units if 80% of units are restricted for occupancy by those 65 or older	
	Handicapped Housing: 1 per 2 dwelling units if 80% of units are reserved for those meeting the definition of "handicap" under the federal Fair Housing Act Amendments	
Group Residence	General Requirement: 1 per 4 residents capacity as shown on the building permit	1 per 3 resident capacity
	Age-restricted Housing: 1 per 5 residents capacity if 80% of units are restricted for occupancy by those 65 or older	
	Handicapped Housing: 1 per 6 residents capacity if 80% of units are reserved for those meeting the definition of "handicap" under the federal Fair Housing Act Amendments	
Civic/Public/Institutional		
Cemetery	Per approved parking plan	
Community Center	Per approved parking plan	
Community Garden	Per approved parking plan	
Day Care, Adult or Child	Per approved parking plan demonstrating adequate site circulation, including pick-up and drop-off areas	
District Energy Plant	Per approved parking plan	
Educational Facility	1 per 3 persons maximum occupancy of largest seating area or maximum building capacity, whichever is higher, as shown on the building permit	125% of minimum
Elementary or Middle School	Per approved parking plan demonstrating adequate site circulation, including pick-up and drop-off areas	
Government Services, Safety	2 per 1,000 sq. ft.	150% of minimum
High School	Per approved parking plan demonstrating adequate site circulation, including pick-up and drop-off areas	
Hospital	Per approved parking plan	
Library, Museum, Gallery	Library: 3.3 per 1,000 sq. ft.	125% of minimum
	Museum or Gallery: 1 per 1,000 sq. ft.	
Religious or Public Assembly	1 per 6 persons maximum capacity in the largest seating area, as shown on the building permit	200% of minimum
Parks and Open Space	Per approved parking plan	
Transportation, Park and Ride	Per approved parking plan	
Transportation, Transit Station	Per approved parking plan	
Commercial		
Animal Care, General Services, Veterinary Offices, and Veterinary Urgent Care and Animal Hospitals	2.5 per 1,000 sq. ft.	150% of minimum
Bank	2.5 per 1,000 sq. ft.	125% of minimum
Bed and Breakfast	1 per guest bedroom, plus 1 for operator	150% of minimum

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Proposed Amendment

Consider the addition of a separate 'shopping center' parking calculation. This will require a definition for 'shopping center'.

Alternatively, consider requiring a parking plan for shopping centers.

TABLE 153.065-A: REQUIRED VEHICLE PARKING.			
USE	**MINIMUM REQUIRED**		**MAXIMUM PERMITTED**
Conference Center	1 per 6 persons maximum capacity in the largest seating area, as shown on the building permit		125% of minimum
Eating and Drinking	10 per 1,000 sq. ft.		125% of minimum
Entertainment / Recreation, Indoor	Theater: 1 per 4 persons maximum capacity in the largest seating area, as shown on the building permit		150% of minimum
	Sports courts: 2 per court		
	Other uses: Per approved parking plan		
Fueling / Service Station	4 per 1,000 sq. ft., plus 1 per dispensing station		150% of minimum
Hotel	2 per 3 guest rooms, plus 4 per 1,000 sq. ft. of accessory use area		125% of minimum
Office, General	Less than 50,000 sq. ft.	2.5 per 1,000 sq. ft.	125% of minimum
	50,000-150,000 sq. ft.	3 per 1,000 sq. ft.	
	Greater than 150,000 sq. ft.	4 per 1,000 sq. ft.	
Office, Medical	2.5 per 1,000 sq. ft.		125% of minimum
Parking, Structure	N/A		N/A
Parking, Surface Lot	N/A		N/A
Personal, Repair & Rental Services	2 per 1,000 sq. ft.		125% of minimum
Research & Development	2 per 1,000 sq. ft.		125% of minimum
Retail, General	3 per 1,000 sq. ft.		125% of minimum
Sexually Oriented Business Establishments	Per approved parking plan		
Vehicle Sales, Rental and Repair	2 per 1,000 sq. ft., plus 1 per 2,000 sq. ft. of outdoor vehicle display area		150% of minimum
Wireless Communications	N/A		N/A
Accessory and Temporary Uses	No parking is required for accessory or temporary uses, except as noted below.		
Day Care, Adult or Child	2 per 1,000 sq. ft.		125% of minimum
Dwelling Administration, Rental or Sales Office	2 spaces		N/A
Residential Model Home	1 space plus 1 per employee on largest shift		N/A
Swimming Pool	Per approved parking plan		

Table 153.065-A, except as may be modified by the provisions of §153.065(B).

2. When calculating minimum and maximum parking requirements, fractional numbers shall be increased to the next whole number.

3. Unless otherwise noted, all square footage requirements are based on indoor gross floor area.

(b) Adjustments to Required Vehicle Parking

The maximum on-site parking requirements may not exceed that permitted by Table 153.065-A unless a parking plan meeting the criteria of §153.065(B)(2)(b)6, below is approved by the required reviewing body. The minimum amount of parking required by Table 153.065-A may be reduced by approval of a parking plan meeting the requirements of §153.065(B)(2)(b)1-6. The cumulative reduction of minimum parking requirements permitted by §153.065(B)(2)(b)1-5 shall not exceed 30% of required parking, regardless of the number of these adjustments applied. Additional reductions may be permitted by §153.065(B)(2)(b)6.

1. Shared Parking Calculations

Where a mix of land uses creates staggered peak periods of parking, shared parking plans that have the effect of reducing the total amount of needed parking spaces may be approved. Parking spaces included in shared parking plans should be equally accessible and available to each of the affected users. The collective provision of off-street parking for two or more buildings or uses may be permitted subject to the following:

A. Shared parking plans may include any lot or structure meeting the parking location requirements of §153.065(B)(1)(b). Adjacent lots included in the shared

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Clarification

Portions of a structure used for accessory uses must be parked according to the principal use requirement (i.e. the principal use parking requirement applies to the entire indoor GFA, and does not exclude portions of a structure dedicated to an accessory use).

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Example and/or references to accepted methods of calculation

arrangement shall be connected for vehicular passage and shall provide safe and efficient pedestrian access to all uses served by the parking area(s).

B. A request for a shared parking reduction shall be based on a shared parking analysis, including, but not limited to, the following factors:

i. The number of originally required spaces for different uses or facilities sharing the same parking areas as noted in Table 153.065-A; and

ii. Documented percentages of required parking needed for different uses at different days and times.

C. The adjusted required parking for shared parking areas shall be the largest number of spaces needed for all uses during the most intensive time period of use.

2. Auto-Share Parking Spaces

The required minimum number of off-street parking spaces may be reduced by four spaces for each parking space reserved for auto-share parking, not to exceed a 10% reduction in the required minimum number of spaces in any one parking lot or structure. Auto-share parking spaces shall be designated on a parking plan and signed for the exclusive use of auto-share vehicles. Measures shall be taken to ensure that the auto-share spaces are used only for that purpose.

3. Transit Proximity

The required minimum number of off-street parking spaces may be reduced by 10% if more than 50% of the land in a proposed development is located within 1,320 feet of any public transit stop. If an existing transit stop is subsequently eliminated, any previously permitted parking reduction shall remain valid, provided that an active transit route remains within 1,320 feet of the development.

4. Shower Facilities

The required minimum number of off-street parking spaces for a non-residential development may be reduced by 5% if a development contains shower and clothing locker facilities for bicycle commuting employees or patrons. The reduction shall apply only to that portion of the minimum parking requirement attributable to the tenant(s) or user(s) that have access to the shower and locker facilities. If the shower or locker facilities are later eliminated, the reduction of the minimum required parking shall no longer apply and parking shall be provided in accordance with §153.065(B).

5. Transportation Demand Management

As an alternative or supplement to the other adjustments in subsection §153.065(B)(2)(b), off-street parking requirements may be reduced by up to 30% through the use of a Transportation Demand Management (TDM) program approved by the Director and the City Engineer.

A. Parking Demand Study Required

Before a TDM program may be approved, the applicant shall submit a parking demand study prepared by a traffic engineer or other qualified transportation professional acceptable to the City. The study shall document that the use of alternative modes of transportation, including transit, bicycles, walking, and/or the special characteristics of the customer, client, employee, or resident population will reduce expected vehicular use and parking space demands for the use, as compared to the Institute of Transportation Engineers vehicle trip generation rates and the minimum parking requirements established in Table 153.065-A.

B. Transportation Demand Management (TDM) Activities

The TDM program must include at least two of the following established and maintained activities in order to qualify for a reduction in off-street parking requirements:

i. Carpooling, vanpooling, ridesharing, guaranteed ride home, telecommuting, and/or shuttle service programs;

ii. Staggered or alternative work scheduling, allowing employees to arrive and depart at different times to minimize peak parking demands associated with mass shift changes;

iii. Dissemination of information to employees, residents, and visitors to the site regarding the TDM plan and alternatives to single-occupancy vehicle travel to the site through an on-site office or project-specific web site; or

iv. Use of alternative TDM activities that the Director and the City Engineer determine are likely, in combination with other TDM measures, to result in at least 30%

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reduction in single-occupancy vehicle travel to and from the site, as compared to the Institute of Transportation Engineers vehicle trip generation rates.

C. TDM Annual Report

i. The owner of the parcel or principal structure must provide an annual report to the Director and City Engineer describing the implementation strategies for the approved TDM plan as approved. The report shall include a description of the TDM activities, a list of current tenants and number of employees for each tenant, and a parking-reduction analysis based on employee and/or resident use of ridership programs or alternative transportation options.

ii. If the report does not document reasonable progress toward a 30% reduction in the Institute of Transportation Engineers vehicle trip generation rate of single-occupancy vehicle travel to and from the site, then the report shall identify what changes to the TDM plan or activities are being made to further reduce single-occupancy vehicle travel to and from the site. The Director and the City Engineer shall be permitted to require additional parking facilities to be constructed or a fee from the owner of the parcel or primary structure to be used for the construction of additional parking facilities or improvements to offset the impact of the single-occupancy vehicles.

6. Demonstration of Parking Need

In addition to or in lieu of parking adjustments as described in §153.065(B)(2)(b)(1)-(5), the required reviewing body shall be permitted to approve a parking plan for fewer than the minimum required parking spaces or more than the maximum permitted parking spaces based on a demonstration of parking need by the applicant. The required reviewing body shall consider:

A. The land use and development character of the area to be served by the parking facility;

B. The availability of other publicly available parking in the area;

C. The timing of parking use relative to other uses in the area;

D. The parking requirement for similar uses as may be determined by the Director, as described in §153.065(B)(1)(a);

E. Whether the location of all provided parking meets the requirements of §153.065(B)(1)(b);

F. Whether compliance with Table 153.065-A is made to the maximum extent practicable;

G. Whether other adjustments as described in this section should apply in conjunction with or in lieu of the requested need-based adjustment; and

H. Whether supporting documentation, if provided, adequately demonstrates that sufficient parking is available to meet projected typical demand.

(c) Accessible Parking Spaces

1. Within the total number of off-street parking spaces provided, a minimum number of spaces shall be designated, installed, and managed for use by the physically disabled in compliance with the Ohio Building Code, current edition, Chapter on Accessibility and the Referenced Standards therein.

2. All handicapped parking spaces shall be designated by freestanding signs as provided in the Ohio Manual of Uniform Traffic Control Devices or as approved by the City Engineer.

(3) Required Bicycle Parking

(a) Applicability

Bicycle parking is required for any development or use with six or more required vehicle parking spaces. Required bicycle parking may be used as bicycle-share spaces.

(b) Minimum Number of Bicycle Parking Spaces Required

1. Bicycle parking spaces shall be required as follows:

A. For residential uses, except attached and detached single-family, one space for every two dwelling units.

B. For civic/public/institutional uses, one space for every 20 required vehicle parking spaces.

C. For commercial uses, one space for every 10 required vehicle parking spaces.

2. Provided that bicycle parking is not completely eliminated, required bicycle parking may be increased or reduced by the required reviewing body when it is

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Number: 3 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
Examples of acceptable documentation

Number: 4 Author: Planning Subject: Code Amendment Date: 10/31/2013 10:20:36 AM -04'00'
Potential Amendment
Consider allowing garage spaces to count toward some of the required bicycle parking.

demonstrated that the level of bicycle activity at that location warrants a different amount.

(c) Facility Type

1. Designs of bicycle racks, docks, posts, and lockers are encouraged to be decorative, unique, and appropriate to the surrounding area. Bicycle parking design should be incorporated whenever possible into building design and coordinated with the design of street furniture when it is provided.
2. Bicycle parking racks, docks, or posts shall be designed and installed to allow a bicycle to be locked to a structure, attached to the pavement, building, or other permanent structure, with two points of contact to an individual bicycle frame. Racks, docks, and posts shall be designed to allow the bicycle frame and one or both wheels to be locked with a U-lock when used as intended.
3. Bicycle parking racks, docks or posts provided within the street right-of-way shall be of a consistent design on all streets included within a Development Plan or Site Plan area. Facility types, designs and locations within the street-right-of-way shall require approval by the City Engineer.

(d) Location

1. Required bicycle parking shall be located within a reasonable walking distance of the principal building entrance. The location and design shall ensure that bicycle parking and facilities do not obstruct vehicle parking or pedestrian walkways as required by the Ohio Building Code, the Americans with Disabilities Act, and other applicable state and federal laws, policies and guidelines. Bicycle facilities and parking areas shall meet the sight visibility requirements of this Chapter.
2. Outdoor bicycle parking areas shall be located in well-lit areas in accordance with §153.065(F).
3. A pedestrian-accessible walk shall be available between the outdoor bicycle parking area and the principal building entrance. Public sidewalks may be used to meet this requirement.
4. Bicycle lockers shall be located inside or to the side or rear of the principal structure, but not within any required setback or required building zone.
5. Covered Bicycle Parking Areas
   A. Bicycle parking areas are encouraged to be sheltered from natural elements by locating them inside or under principal or accessory structures, in bicycle lockers, under roof extensions, overhangs, awnings, carports or enclosures, or other similar method.
   B. If bicycle parking is covered, the cover must be permanently attached to the ground or a structure and have at least seven feet of clearance above the surface to which it is attached.
   C. Covered bicycle parking areas shall be in accordance with building type requirements and are not permitted within any required setback or required building zone unless the shelter is part of the principal structure and adequate space is available for pedestrians.
6. Public bicycle parking located within the street right-of-way may be counted toward meeting the minimum bicycle parking requirement for a parcel provided that the spaces are on the same side of the street and located between the two side lot lines of the parcel. On corner lots public bicycle parking spaces on both street frontages may be counted. Credit for public bicycle parking spaces shall apply to parking for all uses on the parcel rather than any specific use. Public bicycle parking spaces shall not be designated for exclusive use by any specific use, building or lot.

(e) Installation

Bicycle parking shall be installed according to the dimensional requirements set forth by the manufacturer and the latest edition of the APBP Bicycle Parking Guidelines, or similar industry publication acceptable to the Director.

(4) Off-Street Parking Space and Aisle Dimensions

Parking spaces and maneuvering aisles shall comply with Table 153.065-B. Refer to Figure 153.065-A for a graphic depiction of these requirements.

TABLE 153.065-B: OFF-STREET PARKING SPACE AND AISLE DIMENSIONS.

Parking Pattern	Aisle Width		Regular Space		Compact Space[1]	
	1 Way	2 Way	Width	Length	Width	Length
Parallel	12 ft.	18 ft.	9 ft.	23 ft.	8 ft.	20 ft.
30-75°	12 ft.	22 ft.	9 ft.	21 ft.	8 ft.	18 ft.
76-90°	N/A	22 ft.	9 ft.	18 ft.	8 ft.	16 ft.

[1]A maximum of 10% of parking spaces may be designed as compact parking spaces, and all spaces shall be clearly marked and reserved for that use.

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EXAMPLES

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 10/31/2013 10:21:07 AM -04'00'
EXAMPLES

Number: 3 Author: Planning Subject: Applicants Guide Notes Date: 10/31/2013 10:21:19 AM -04'00'
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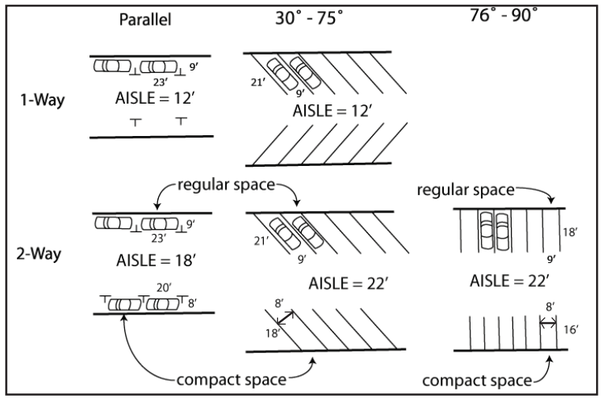
Number: 5 Author: Planning Subject: Applicants Guide Notes Date: 10/31/2013 10:21:41 AM -04'00'
EXAMPLES and/or DIAGRAM

FIGURE 153.065-A: OFF-STREET PARKING SPACE AND AISLE DIMENSIONS.



(5) Parking Structure Design

Parking structures shall be designed in accordance with the minimum requirements of this section. Refer to the building type requirements for Parking Structures in §153.062(O) for additional information.

(a) Entrance/Exit Lanes

1. One entrance lane shall be required for each 300 spaces or part thereof. One exit lane shall be provided for each 200 spaces or part thereof.
2. Single entrance and exit lanes from the street shall be no wider than 16 feet. Double entrance and exit lanes shall be no wider than 24 feet at the street right-of-way. Where more than two entrance or exit lanes are required, a separate entrance/exit shall be provided.
3. No entrance or exit lanes shall be permitted directly onto a principal frontage street except as may be permitted by §153.061(D)(2).
4. On other street frontages, only one entrance and one exit lane shall be permitted for each 200 feet of frontage unless otherwise approved by the City Engineer.
5. To reduce the width of sidewalk interruptions and promote walkability, only single entrance lanes may be used unless access is provided from an alley/service street.

(b) Stacking Spaces

Two vehicle lengths of stacking space shall be provided between the street and the garage entry gate. The stacking area shall not be located across a sidewalk or in the public right-of-way. Additional stacking may be required by the City Engineer based upon traffic patterns and street types, or may be requested by the applicant pursuant to §153.066(H) based on a circulation plan demonstrating need for the additional stacking spaces.

(c) Interior Circulation

The interior of the structure shall be designed in accordance with the requirements of this section.

1. Maximum aisle length shall not exceed 400 feet without providing a cross-aisle.
2. Cross aisles shall be a minimum of 18 feet and no greater than 24 feet in width.
3. A minimum ceiling clearance height of 12 feet is required where the parking structure has street frontage, excluding the driveway opening, and the parking structure shall be designed and constructed to allow potential occupancy of the first 20 feet of building depth by a commercial or a civic/public/ institutional use permitted by §153.059(B).
4. Design of all other parking structures and upper levels shall include a minimum ceiling clearance height of eight and one half feet.

(d) Pedestrian Safety

1. Stairways on the building's exterior shall be visible from outside of the structure. The maximum distance between parking spaces and the nearest exit stairwell shall be 200 feet.
2. At least one elevator shall be provided to serve a parking structure. The maximum distance between any parking space and an elevator shall be 350 feet.
3. Pedestrian flow shall be channeled through openings to permit surveillance, either by a booth cashier or by cameras being monitored from a remote location. If 24-hour coverage is available, active techniques with security personnel who monitor television or sound equipment may also be used.

(6) Surface Parking Lot and Loading Area Design and Construction

(a) Grading

All off-street parking and loading areas including spaces, driveways, aisles and circulation drives shall be graded and maintained so that water does not unreasonably accumulate on the surface areas or flow or drain onto adjacent public or private properties.

(b) Surfacing

1. All off-street parking and loading areas including spaces, driveways, aisles and circulation drives shall be hard-surfaced with asphalt, concrete or a combination of those materials approved by the City Engineer.
2. As an alternative, off-street parking areas may be surfaced with permeable asphalt,

permeable concrete or turf blocks, or some combination of permeable and non-permeable surfaces, subject to review by the City Engineer and the Fire Chief. The City Engineer may approve an adjustment to the calculations for required stormwater management and retention measures to reflect greater stormwater volume control through the use of permeable paving.

3. All parking and loading surfaces shall be maintained in compliance with §153.065(B)(8) at all times.

(c) Driveways

1. Adequate access to a parking lot shall be provided by clearly defined driveways designed so that vehicles entering or leaving the parking lot will be traveling in a forward motion, unless the City Engineer confirms that an alternative design will protect traffic flow and traffic safety.
2. No driveway shall be permitted directly onto a principal frontage street unless approved by the City Engineer as provided by §153.061(D)(2).
3. On other street frontages, driveways shall be limited to one per lot or parcel, whichever requires the fewer number of access points, unless vehicular access is provided from an alley or service street or the need for an additional driveway on a street is documented based on an access management study approved by the City Engineer.
4. If it is determined that shared driveways will better protect traffic flow or traffic safety on surrounding streets, the City Engineer may require that access to two or more adjacent surface parking or loading areas shall be provided through one or more shared driveways.
5. Driveway aprons connecting parking lots to public roadways may not be constructed with permeable materials.
6. Driveways shall be no wider than 22 feet at the intersection with the adjacent street right-of-way. Alternative driveway throat width may be requested by applicants and approved pursuant to §153.066(H).
7. Curb radii for driveways connecting parking lots to public roadways shall not exceed 20 feet. Alternative radii may be requested by applicants and approved pursuant to §153.066(H).

(d) Curbs and Wheel Stops

1. Raised or rolled concrete curbs or wheel stops at least five inches high shall be installed where necessary to prevent vehicle conflicts with abutting landscape areas, sidewalks, streets, buildings or lot lines. The minimum distance from a curb or wheel stop to a property line or protected area shall be two and one-half feet.
2. If a curb is located at the edge of a landscaped area, planted areas shall be installed at a lower grade than the parking lot pavement and curbing shall have openings or gaps allowing drainage from the pavement to enter and percolate through the landscaped areas.
3. Wheel stops may only be used in conjunction with accessible parking spaces where an adjacent walkway is installed at the same grade as the parking space. Curbs shall be required in all other circumstances.

(e) Striping

Parking areas shall be striped and maintained in good condition to be clearly visible with lines to indicate parking space limits. All striping shall comply with the Ohio Manual of Uniform Traffic Control Devices unless an alternative is approved by the City Engineer.

(f) Pedestrian Circulation

Each surface parking area that contains 50 or more parking spaces, or contains any parking spaces located more than 350 feet from the front façade of the principal structure shall contain at least one pedestrian walkway or sidewalk allowing pedestrians to pass from the row of parking farthest from the primary building façade to the primary building entrance. The required walkway must be at least five feet wide, shall not be located within a driving aisle, and, where possible, shall be located in a landscaped island running perpendicular to the primary building façade.

(7) Required Loading Spaces

(a) Applicability

The provisions of §153.065(B)(7) apply to all lots:

1. That are located in any BSC district with the exception of BSC Residential and BSC Historic Residential districts; and
2. That contain a principal structure with more than 25,000 square feet of gross floor area; and
3. Where the permitted or conditional uses in the principal structure require the regular or periodic receipt or distribution of materials or merchandise by vehicles with a gross weight over 25,000 pounds.

(b) Location

1. Off-street loading spaces may only be located on those areas of a lot that are not required

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Number: 3 Author: Planning Subject: Applicants Guide Notes Date: 10/31/2013 10:27:43 AM -04'00'
DIAGRAM

Number: 4 Author: Planning Subject: Code Amendment Date: 10/31/2013 10:29:54 AM -04'00'
Proposed Amendment
Modify to "where practical"; reference the Stormwater Management Design Manual:
http://dublinohiousa.gov/dev/dev/wp-content/uploads/2013/06/2013-Stormwater-Design-Manual.pdf

Number: 5 Author: Planning Subject: Code Amendment Date: 10/31/2013 10:25:54 AM -04'00'
Clarification
Reference the general Zoning Code provisions for driveways that aren't otherwise covered in this section.

Number: 6 Author: Planning Subject: Highlight Date: 12/3/2013 12:16:32 AM

Number: 7 Author: Planning Subject: Code Amendment Date: 10/31/2013 10:24:29 AM -04'00'
Wheel stops may be used in conjunction with raised curbs where necessary to prevent vehicle overhang. This requirement is intended to limit the use of wheel stops in lieu of curbs.

Proposed Amendment
Rephrase to clarify when wheel stops alone are permitted:

"Wheel stops may be used in addition to raised curbs where necessary to prevent vehicle overhang onto adjacent walkways or near buildings, or in conjunction with curb breaks used for stormwater drainage."

Number: 8 Author: Planning Subject: Code Amendment Date: 11/1/2013 1:07:54 PM -04'00'
Proposed Amendment
Add a new "Walkability Standards" Section to the Bridge Street District zoning regulations to include pedestrian circulation plan requirements as well other pedestrian-oriented site design elements.

Number: 9 Author: Planning Subject: Applicants Guide Notes Date: 10/31/2013 10:32:08 AM -04'00'
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Number: 10 Author: Planning Subject: Applicants Guide Notes Date: 10/31/2013 10:32:15 AM -04'00'
DIAGRAM

to be occupied by a principal or accessory structure pursuant to §153.062(O).

2. Off-street loading areas may not be located on any parking spaces or parking aisles designated to meet the minimum parking requirements of this section, unless approved in a required parking plan demonstrating that the location and timing of loading activities will not cause conflict with typical parking use on the site, or with vehicular or pedestrian circulation.
3. Where more than one off-street loading space is provided, at least one of the spaces shall be separate from areas designated on the site plans as waste storage or pickup areas.
4. An alley or service street may be used instead of a separate off-street loading space, subject to approval as part of a required parking plan demonstrating that the loading and delivery activities will be coordinated with other users of the alley to minimize access and circulation conflicts.
5. On-street parking spaces may be counted toward meeting the minimum loading space requirement for a parcel provided that the spaces meet the same requirements for parking location as described in §153.065(B)(1)(b)(3), and subject to approval as part of a required parking plan demonstrating that the on-street spaces are of adequate size, number and availability to serve the intended delivery vehicle(s) without creating conflicts with surrounding vehicular, bicycle or pedestrian traffic and circulation.
6. Fire access zones as described in §153.061(G) may not be used to meet loading space requirements.
7. No loading dock, or any loading area used for the storage or staging of materials being transported to or from the site, shall be located closer than 50 feet to any lot in a residential district unless entirely contained within a completely enclosed building, or screened as required by §153.065(E)(3)(e), nor shall any loading dock or loading area directly face a residential district.

(c) Number Required

1. The number of off-street loading spaces required is based on the size of the principal structure, and is listed in Table 153.065-C.
2. Subject to approval of a required parking plan, the required number of loading spaces may be increased or reduced by the required reviewing body when it is demonstrated that the frequency and type of loading activities at that location warrant a different number.
3. For principal structures of 25,000 square feet or less in gross floor area, loading and delivery activities may be conducted using an alley or service street, on-street parking spaces, or other on-site parking area as described in §153.065(B)(7)(b), unless the required reviewing body determines that a dedicated off-street loading space is necessary based on the frequency and type of loading activities anticipated for the use.

TABLE 153.065-C: LOADING SPACES REQUIRED PER PRINCIPAL STRUCTURE	
25,001-50,000 sq. ft. gross floor area	1 space
50,001-100,000 sq. ft. gross floor area	2 spaces
100,001 sq. ft. gross floor area or higher	3 spaces

(d) Design

1. All off-street loading spaces shall be at least 12 feet wide and 30 feet long with a height clearance of 14 feet, unless, at the determination of the required reviewing body, the typical delivery vehicle(s) designated in an approved parking plan can be adequately accommodated by reduced loading space dimensions.
2. Refer to §153.065(E)(3)(e) for off-street loading area screening requirements.
3. Truck loading and unloading docks and maneuvering areas shall be designed so that truck movements do not interfere with traffic on public streets or off-street parking when vehicles are parked for loading and unloading. Loading areas requiring vehicles to back in from the street are permitted. Vehicles loading or unloading may not extend over any sidewalk or into any public right-of-way between the hours of 6:00 am and midnight, unless located entirely within a designated on-street parking lane or within the vehicular travel lane of an alley or service street as permitted in an approved parking plan.

(8) Maintenance and Use

(a) General Provisions

1. Unless an equal number of required spaces conforming to §153.065(B) are provided, parking and loading areas shall be maintained and not used for any other purpose while the principal structure or use remains in operation. Other parking arrangements for temporary community activities and special events may be permitted with approval from the City of Dublin Events Administration
2. All parking lots shall be maintained free of potholes, litter, debris, glass, nails or other dangerous materials.

3. Surfacing, curbing, lighting fixtures, signs, and related appurtenances shall be maintained in good condition. The visibility of pavement markings delineating parking spaces and directional control shall be maintained.
4. Except on a temporary basis in the event of heavy rainfall or snowfall, all off-street parking and loading facilities shall be maintained free of accumulated snow or standing water which may prevent their full use and occupancy.
5. All permeable paving materials shall be maintained in an unbroken condition and shall be regularly swept and vacuumed to prevent blockages of sand, sediment, or other materials that would impair their permeability to water as originally designed.
6. Signs designating the use of individual private parking spaces for specific users, buildings or lots shall not be legible from a public right-of-way, except where such a sign is otherwise required by this Chapter.

(b) Use Restrictions

1. It is unlawful for any person to park or store any vehicle in a parking lot or parking structure without the consent of the owner, holder, occupant, lessee, agent or trustee of the property.
2. All vehicles parked in a parking lot or parking structure within a BSC district shall be operable and have a valid registration and license within the most recent 12-month period. For the purposes of this section, operable means capable of being started and driven.
3. A recreational and utility vehicle may be located outside of an enclosed structure for up to 72 hours in any 30-day period, provided the owner or person in charge of the recreational and utility vehicle is the owner or a guest of a resident of that property. The vehicle shall be parked on a hard surface, and shall not be used for overnight sleeping or living.
4. Off-street parking and loading areas may not be used for material storage, storage or display of vehicles and/or merchandise, or for vehicle or machinery repair or maintenance. If located within an off-street parking or loading area, refuse storage stations and dumpsters shall be located and designed in accordance with §153.065(E) and shall not interfere with driveway circulation or access to parking spaces and loading areas.
5. Except on parcels where the sale of vehicles is a permitted or approved conditional use of the property, no vehicle may be parked in any off-street parking or loading area for the sole purpose of displaying the vehicle for sale.
6. Unless no other parking area is reasonably available, no vehicle that, at the determination of the Director, is intended for the display of advertising to the public may be parked so as to be visible to traffic on a public street or parking area.

(c) STORMWATER MANAGEMENT

All stormwater shall be managed as required by Chapter 53 of the Dublin City Code.

(D) LANDSCAPING AND TREE PRESERVATION

(1) Purpose

(a) The intent of §153.065 is to improve the appearance of the BSC districts, reduce noise and air pollution, reduce heat island impacts, protect the character and value of surrounding neighborhoods, and promote public health and safety through appropriate urban-scale landscaping of street frontages and surface parking lots. This section is also intended to ensure buffering between significantly different land uses, and that trees are preserved and replaced in a manner appropriate to urban environments.

(b) Because the BSC districts reflect a more urban, mixed use character than other portions of the city, these standards generally allow landscaping benefits to be achieved through intensities of planting or other forms of screening as an alternative to wide planted areas. Quantitative requirements for landscape materials are intended to provide minimum amounts based on the scale and intensity of development. Unless otherwise specified, these requirements should not be interpreted as requiring regular, symmetrical or standardized intervals of vegetation within landscape areas. Required landscaping should be creatively and architecturally designed to add visual interest and preserve natural integrity, as appropriate to the character of the surrounding area.

(2) General

(a) The provisions of §§153.132 through 153.148 shall apply in the BSC districts unless specifically modified or waived by the provisions of §153.065(D).

(b) Each application for development or redevelopment shall include a landscape plan showing compliance with the provisions of §153.065(D). The siting of buildings shall avoid the removal of desirable trees in good or fair

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Number: 1 Author: Planning Subject: Code Amendment Date: 10/31/2013 10:33:11 AM -04'00'
Proposed Amendment
Add a purpose/intent statement and a more direct reference to the BSD requirements in the new Stormwater Management Design Manual.

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
Link to stormwater manual

Number: 3 Author: Planning Subject: Code Amendment Date: 11/7/2013 4:10:09 PM
Proposed Amendment
This should read "153.065(D)"

Number: 4 Author: Planning Subject: Code Amendment Date: 11/1/2013 1:08:47 PM -04'00'
Potential Amendment
Consider how food trucks may be impacted by this section.

condition where alternatives consistent with the provisions of §153.062 are available.

(c) Protected trees, as defined in this Chapter, removed from any portion of a lot consistent with an approved Site Plan Review shall be replaced in accordance with §153.146 except as provided by §153.065(D)(9).

(d) Existing trees which are incorporated into the landscape plan shall be protected during construction as required by §153.145.

(e) In all areas where landscaping is required, a minimum of 80% of the surface area of any landscape bed shall be covered within four years after installation by living materials, rather than bark, mulch, gravel or other non-living materials. Areas included in rain gardens or other vegetated site features to meet stormwater management requirements are excluded from this requirement with prior approval from the Director.

(f) Areas included in rain gardens or vegetated site features created to meet stormwater management requirements may be counted towards any landscaping required by§153.065(D)(4) - (6) if landscaped to meet the requirements.

(g) All irrigation systems shall be designed, installed, and operated to minimize run-off and over-spray of irrigation water onto roadways, sidewalks, and adjacent properties, and shall be installed with rain sensors to turn the system off during rainy conditions.

(h) Shrubs and plants that exceed two and one-half feet in mature height are prohibited in required sight visibility triangles for site access points as defined in Appendix C and are prohibited in required sight visibility triangles for street intersections as defined by the City Engineer.

(i) If two or more conflicting landscape requirements apply to the same area, the one requiring the most landscaping shall apply.

(j) A registered landscape architect shall be utilized for the preparation of all required landscape plans.

(3) Street Trees

When a property is developed or redeveloped in any BSC district the applicant shall be required to plant and maintain trees in the street right-of-way pursuant to the following requirements. No existing street trees shall be required to adhere to the following requirements unless they are required to be removed and replaced consistent with an appropriate approved application as provided in §153.066.

(a) A minimum of one tree is required per 40 linear feet of street frontage or fraction thereof. Refer to Table 153.065-D, Street Tree Spacing Requirements, for spacing based on tree size and site characteristics.

(b) Street trees shall be planted within urban tree wells or within tree lawns based on the applicable street type design requirements. Refer to §153.061 for more information regarding street types.

(c) Structural soil or an equivalent material approved by the City Forester shall be used for all street trees, regardless of whether they are planted within urban tree wells or tree lawns. The soil shall be placed within trenches which are generally parallel to the curb, connecting street trees underneath the pavement and extending beyond the tree well or tree lawn as far as physical site conditions permit.

(d) The street tree openings shall be a minimum of four feet wide and four feet long and excavated to a minimum depth of three feet. The City Forester may require a deeper excavation based on specific tree species, site conditions, and/or conditions related to the adjacent street type.

(e) Tree wells shall be covered with a tree grate, permeable pavers (block or stone) or by plant material, where appropriate for the street type and site conditions as approved by the City Forester.

(f) Species and Size

1. Street trees shall be from the approved Urban Street Tree List for Dublin, Ohio or other species approved by the City Forester.
2. Street trees shall have a clear trunk of at least seven feet above the ground. The minimum trunk caliper measured at six inches above the ground for all street trees shall be no less than two and one-half inches. Existing trees in good or fair condition may be used to satisfy these requirements with prior approval of the City Forester.
3. Small tree species are permitted for use in planting zones where overhead utility lines exist. Small tree species may also be planted in medians, in addition to medium and/ or large tree species, where medians are provided.

(g) Spacing and Location

Street trees shall be spaced as set forth in Table 153.065-D below unless modified by the City Forester based on unusual site conditions or obstructions.

(h) Maintenance and Replacement by Property Owner

The property owner shall be required to maintain the street trees for one year after the trees are planted and replace any tree which fails to survive or does not exhibit normal growth characteristics of health and vigor, as determined by the City Forester. The one-year period after the approval of the City Forester shall begin at each planting and shall recommence as trees are replaced.

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Number: 1 Author: Planning Subject: Applicants Guide Notes Date: 11/7/2013 4:11:24 PM
DIAGRAM and/or EXAMPLES; Typical Section

Number: 2 Author: Planning Subject: Code Amendment Date: 11/7/2013 4:15:54 PM
Proposed Amendment
Change references to "tree lawns" throughout the Code to "planting zone"

Number: 3 Author: Planning Subject: Applicants Guide Notes Date: 11/7/2013 4:17:32 PM
DIAGRAM and/or EXAMPLE IMAGES; TYPICAL SECTION

Number: 4 Author: Planning Subject: Code Amendment Date: 11/7/2013 4:17:51 PM
Proposed Amendment
Revise minimum opening to five feet, consistent with typical sections being developed.

Number: 5 Author: Planning Subject: Code Amendment Date: 11/7/2013 4:19:37 PM
Proposed Amendment
Address required timing of installation; planting zone character should be linked to the street type, adjacent land uses, and other Development Plan considerations.

Number: 6 Author: Planning Subject: Applicants Guide Notes Date: 11/7/2013 4:19:55 PM
EXAMPLE IMAGES

Number: 7 Author: Planning Subject: Applicants Guide Notes Date: 11/7/2013 4:20:53 PM
Include list in Applicants Guide

TABLE 153.065-D: STREET TREE SPACING REQUIREMENTS			
Requirement	**Small Tree**	**Medium Tree**	**Large Tree**
Spacing range between trees	20-25 ft.	30-35 ft.	40-45 ft.
Minimum distance between trunk and face of curb (at planting)	3 ft.	3 ft.	3 ft.
Minimum distance from intersection	20 ft.	20 ft.	20 ft.
Minimum distance from fire hydrants and utility poles	10 ft.	10 ft.	10 ft.
May be planted within 10 lateral feet of overhead utilities	Yes	No	No

(i) Prohibited Activities

1. No person shall top any tree within the public right-of-way unless specifically authorized by the City Forester. Topping is defined as the severe cutting back of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree, as determined by the City Forester.
2. Unless specifically authorized by the City Forester, no person shall intentionally damage, cut, carve, transplant, or remove any tree or shrub; attach any rope, wire, nails, advertising posters, or other contrivance to any tree or shrub, allow any gaseous liquid, or solid substance which is harmful to trees or shrubs to come in contact with them; or set fire or permit fire to burn when fire or heat will injure any portion of any tree or shrub.
3. No person shall excavate any tunnels, trenches, or install a driveway or sidewalk within a radius of ten feet from the trunk of any public tree or shrub without first obtaining the prior written approval from the City Forester.
4. No person shall remove a tree or shrub from the City-owned tree lawn, streetscape planting zone or other public property without first obtaining the prior written approval of the City Forester.
5. No person shall by any type of construction reduce the size of a tree lawn or streetscape planting zone without prior written approval of the City Engineer.
6. Decorative lights, strings of lights, electrical cords or wires are not permitted to be attached to any tree for more than four consecutive months.

(j) Municipal Rights

1. The City shall have the right to plant, prune, maintain and remove trees, plants and shrubs within public rights-of-way and other public grounds as may be necessary to ensure public safety or to preserve or enhance the environmental quality and beauty of public grounds. This section shall not prohibit the planting of street trees by adjacent property owners providing that the prior written permission of the City Forester has been granted.
2. The City Forester may cause or order to be removed any tree or part of a tree that is in an unsafe condition or which by reasons of its nature is injurious to sewers, electric power lines, gas lines, water lines, or other public improvements, or is affected with any injurious fungi, insect or other pest.
3. The City Forester shall have the right to enter private property to access trees adjacent to public areas for the purposes of proper pruning, after reasonable prior written notice has been given to the property owner.
4. Wherever it is necessary to remove a tree(s) or shrub(s) from a public tree lawn or other public property, the City shall endeavor to remove and replant or replace the trees or shrubs. No protected tree within the public right-of-way or on other public grounds shall be removed without prior review by the City Forester, and the trees shall only be removed if the City Forester determines there are no other means available to preserve the tree.
5. The City Forester shall have the right to cause the removal of any dead or diseased tree(s) located on private property within the city and/or cause the removal of branches of trees located on private property that overhang or impede access to public property, when those trees constitute a hazard to life and property, or harbor an epiphytotic disease which constitutes a potential threat to other trees within the city. The City Forester shall notify in writing the owners of the trees to be removed. Removal shall be done by the owners at their own expense within 60 days after the date of service of written notice, unless a longer period is agreed to in writing by the City Forester, to allow time to attempt to treat and cure a salvageable diseased tree. In the event of failure of owners to comply within 60 days, the City Forester shall notify in writing the owners of the trees of the City's authority to remove any tree(s) and charge the cost of removal to the owner as provided by law.

(4) Perimeter Landscape Buffering

Perimeter landscape buffering is intended to provide a buffer between land uses of significantly different

intensities. The buffering is intended to obscure the higher-intensity land use from view and block potential negative impacts related to noise, lighting levels, and activity through the use of denser landscape screening and/or a fence or wall visually softened by clustered plantings, creatively and architecturally designed, as appropriate to the character of the surrounding area.

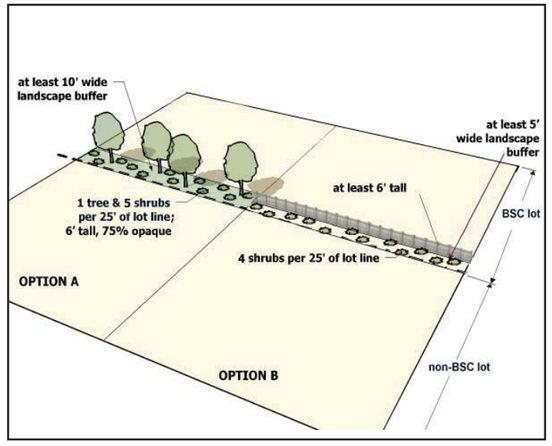
(a) Perimeter landscape buffering is required:

1. When development or redevelopment in accordance with §153.062(B)(1) in any BSC district abuts property in a non-BSC district; or
2. With the exception of the BSC Historic Core district, when a non-residential land use is adjacent to a parcel containing only single-family detached building types (regardless of whether there is an intervening street, alley, or driveway).

(b) Perimeter landscape buffering shall be provided in accordance with either Option A or B described below. The required reviewing body may require openings in the buffer to allow pedestrian passage if it determines that passage between the two properties is desirable. Refer to Figure 153.065-B for an illustration of each option.

1. Option A
   - A. A landscape buffer at least 10 feet wide shall be provided on the side or rear of the BSC district parcel adjacent to the non-BSC property or on the side or rear of the non-residential land use parcel adjacent to the residential-only land use parcel.
   - B. The buffer shall include natural landscape materials such as lawn, ground cover, mounds, shrubs, and trees, and shall not contain impervious materials, except that a pedestrian or multi-use path may be permitted.
   - C. One tree and five evergreen or deciduous shrubs shall be provided for every 25 lineal feet of boundary lot line, or fraction thereof. Plantings may be creatively clustered and architecturally designed to achieve a naturalized appearance, as appropriate to the character of the surrounding area, provided the spacing is designed to provide a minimum 75% year round opacity six feet above grade level. The required opacity shall be provided within four years of planting, as measured on the non-BSC district/ residential only land use side of the property line.

FIGURE 153.065-B: PERIMETER LANDSCAPE BUFFERING OPTIONS.



2. Option B
   - A. A landscape buffer at least five feet wide shall be provided on the side or rear of the BSC district parcel adjacent to the non-BSC property or on the side or rear of the non-residential land use parcel adjacent to the residential-only land use parcel.
   - B. The buffer shall include an opaque wall, fence or dense vegetative screen with 100% year round opacity at least six feet in height.
   - C. If a fence or wall is provided, it shall meet the requirements of §159.065(E), and the side facing the non-BSC district or a residential use shall be at least as finished in appearance as the side facing the BSC district or non-residential use. Four evergreen or deciduous shrubs, evergreen or deciduous trees, or a combination thereof, shall be provided per 25 lineal feet of boundary lot line, or fraction thereof. Plantings may be creatively clustered and architecturally designed to achieve a naturalized appearance, as appropriate to the character of the surrounding area, and shall be provided on the side of the fence or wall facing the non-BSC district/ residential use.
   - D. If a dense vegetative screen is provided, it shall be at least six feet in height within four years after planting and may be located on the shared boundary.

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Number: 1 Author: Planning Subject: Applicants Guide Notes Date: 11/7/2013 4:25:55 PM
Remove figure; include a better diagram with more context in the Applicant Guide.

(c) These requirements apply when a site subject to these requirements is developed or redeveloped in accordance with §153.062(B)(2). No existing development shall be required to install perimeter landscape buffering because of a change in the nature, character, or zoning classification of an adjacent parcel.

(d) The required perimeter landscape buffer area may be located within a utility or other easement with the prior approval of the City Engineer provided all of the landscape requirements are met.

(e) Required buffer materials must be placed on the parcel where development or redevelopment is occurring, unless both the parcel providing the buffering and the parcel being buffered are in common ownership, in which case the buffer may be provided on either or portions of both properties.

(f) Vehicles or other objects shall not overhang or otherwise intrude upon the required perimeter landscape buffer. Refer to §153.065(B)(6)(d) for curb and wheel stop requirements.

(g) Existing landscape material in good or fair condition may be used to satisfy these requirements with the prior approval of the Director.

(5) Surface Parking and Circulation Area Landscaping

All surface parking lots containing ten or more parking spaces, vehicular circulation areas for fueling/service stations, drive in/drive throughs, and other vehicular use areas shall provide the landscaping required by §153.065(D)(5). Refer to Figure 153.065-C for an illustration of this requirement.

(a) Street Frontage Screening

Surface parking lots and other vehicular use areas located within 40 feet of a public street shall either be landscaped, or a street wall shall be installed in accordance with §153.065(E)(2) along the parking lot boundary facing the street to create a visual edge along the public right-of-way. The required street frontage treatment shall be in accordance with the following:

1. Where a surface parking lot/vehicular use area is located between 20 feet and 40 feet from any street right-of-way the property owner shall install at least one deciduous tree per 40 lineal feet, or fraction thereof, of parking lot boundary facing the public street, in addition to the street trees required by §153.065(D)(3). In addition, at least five deciduous or evergreen shrubs per 25 lineal feet, or fraction thereof, of a parking lot boundary facing the public street shall be installed, with a mature height of at least three feet. Required landscaping shall be installed within five feet of the edge of the parking lot and may be creatively clustered and architecturally designed, as appropriate to the character of the surrounding area.

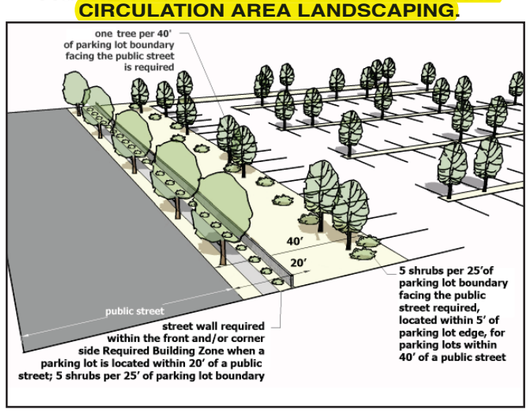
2. Where a surface parking lot/vehicular use area is located within 20 feet of any street right-of-way, the property owner shall install a street wall in accordance with §153.065(E)(2) and at least five deciduous or evergreen shrubs per 25 lineal feet, or fraction thereof, of a parking lot boundary facing the public street. Trees are permitted to be installed but not required. Required landscaping may be creatively clustered and architecturally designed, as appropriate to the character of the surrounding area.

(b) Where a surface parking lot/vehicular use area is located within 20 feet of a principal frontage street, the property owner shall install a masonry or wrought iron street wall in accordance with §153.065(E)(2). In addition, at least five deciduous or evergreen shrubs per 25 lineal feet, or fraction thereof, of a parking lot boundary facing the public street shall be installed. Trees are permitted to be installed but not required. Required landscaping may be creatively clustered and architecturally designed, as appropriate to the character of the surrounding area.

(b) Perimeter Buffering

Where a surface parking lot is located within 30 feet of a side, corner side, or rear lot line, and the adjacent property contains only single-family detached building types or is a non-BSC district (regardless of whether there is an intervening street, alley, or driveway), the property owner shall install perimeter buffering meeting the requirements of §153.065(D)(4).

FIGURE 153.065-C: SURFACE PARKING AND CIRCULATION AREA LANDSCAPING.



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Number: 1 Author: Planning Subject: Code Amendment Date: 11/7/2013 4:25:35 PM
Proposed Amendment
Consider timing of installation; explore whether alternative street wall treatments may be appropriate in temporary conditions or phased developments.

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 11/7/2013 4:26:08 PM
Remove figure; include a better diagram with more context in the Applicant Guide.

Number: 3 Author: Planning Subject: Proposed Amendment Date: 11/8/2013 10:50:12 AM
Proposed Amendment
Consider some minimum requirements for parking lot perimeter landscaping adjacent to alleys/rear drives, and/or where visible from a public right-of-way or other prominent view.

(c) Interior Landscaping

1. In addition to required street frontage and perimeter buffering described in subsections §153.065(D)(5)(a)-(b) above, a minimum of 5% of the interior parking lot area, calculated as the total of the area in all parking spaces and drive aisles, shall be landscaped.

2. Interior landscape areas shall be landscaped with one or more of the following options:

   A. Option A: Landscape Peninsula or Island – The minimum width of a landscape peninsula or island shall be 10 feet with a minimum area of 150 square feet, with a maximum run of 12 parking spaces permitted without a tree island. One medium deciduous tree as defined by Appendix E or as otherwise approved by the City Forester shall be planted for every 12 parking spaces. Structural soil or equivalent material as approved by the City Forester shall extend three feet beyond the edge of the peninsula or island into the adjacent pavement. All islands and peninsulas shall be excavated to a depth of three feet.

   B. Option B: Interior Tree Lawn - The minimum width of an interior tree lawn shall be 10 feet with a minimum area of 300 square feet. One medium or large deciduous tree as defined by Appendix E, or as otherwise approved by the City Forester, shall be planted for every 12 parking spaces or every 30 linear feet, whichever provides more canopy cover. Trees may be grouped or spaced within the interior lawn area. All interior tree lawns shall be excavated to a depth of three feet and filled with amended clean soil or equivalent material as approved by the City Forester.

   C. Option C: Large Consolidated Island – a landscape island interior to the parking lot with a minimum width of 36 feet with a minimum area of 1,300 square feet. One medium or large deciduous tree as defined by Appendix E, or as otherwise approved by the City Forester, shall be planted for every 12 parking spaces. Trees may be grouped or spaced within the large consolidated island. Exiting trees which are to be preserved may be incorporated into the large consolidated island, as approved by the City Forester. Where existing trees are not being preserved within the large consolidated island, the area shall be excavated to a depth of three feet and filled with amended clean soil or equivalent material as approved by the City Forester.

3. All trees planted in interior landscaped areas shall have a three foot minimum dimension from the tree trunk to the back of curb or edge of pavement, as applicable.

4. When a landscape peninsula or island abuts the length of a parking space, a clear space for persons entering and exiting parked vehicles shall be provided by turf or pavers, mulch, and other similar non-vegetative material.

5. Each interior landscaped area must include at least one deciduous shade tree (from the approved Urban Street Tree List) to be counted toward the required landscape area. Trees shall have a clear trunk of at least seven feet above the ground, and the remaining area shall be landscaped with hardwood mulch, shrubs, perennials or ground cover. Interior tree lawns and large consolidated islands may also use turf. Shrubs or perennials shall not exceed two feet in mature height.

6. Required on-site drainage shall be incorporated into interior landscaped areas to the maximum extent practicable. If a curb is located at the edge of a landscaped area, planted areas shall be installed at a lower grade than the parking lot pavement and curbing shall have openings or gaps allowing drainage from the pavement to enter and percolate through the landscaped areas. Plantings in landscaped areas intended to be used for biofiltration shall be those appropriate for rain gardens.

(5) Required Building Zone (RBZ) Treatment

All areas between the front or corner side property lines and the back of the RBZ or setback not occupied by a building shall be treated with either a landscape, patio, or streetscape treatment as required by §153.062(O).

(a) Landscape RBZ treatment shall include lawn and/or planters with perpendicular access walks connecting the public sidewalk with building entrances.

(b) Patio RBZ treatment shall include paved surfaces with landscape planters, seating, fencing in accordance with §153.065(E) and street furniture.

(c) Streetscape RBZ treatment shall be an extension of the public sidewalk streetscape with sidewalk paving, street trees, planters, and/or other street furniture.

(d) Where parking is permitted to the side or rear of a principal structure pursuant to the building type requirements of §153.062(O), surface parking areas and associated driveways may encroach into

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Number: 1 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
Illustrate Options A, B, and C

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 11/7/2013 4:28:43 PM
DIAGRAM

Number: 3 Author: Planning Subject: Applicant Guide Notes Date: 11/7/2013 4:28:30 PM
DIAGRAM

Number: 4 Author: Planning Subject: Applicants Guide Notes Date: 11/7/2013 4:29:36 PM
Include list

Number: 5 Author: Planning Subject: Code Amendment Date: 11/7/2013 4:38:54 PM
CLARIFICATION
Coordinate with curb gap requirements for parking areas; reference the Stormwater Management Manual.

Number: 6 Author: Planning Subject: Applicants Guide Notes Date: 11/7/2013 4:39:15 PM
DIAGRAM

Number: 7 Author: Planning Subject: Code Amendment Date: 11/7/2013 4:42:18 PM
CLARIFICATION
Required Building Zone (RBZ) and Setback Treatment - where there is a setback between the right-of-way and the minimum RBZ.

Number: 8 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'
Include examples of each type

Number: 9 Author: Planning Subject: Applicants Guide Notes Date: 11/7/2013 4:43:28 PM
DIAGRAM

1 The front and/or corner side RBZ provided a street wall is installed in accordance with §153.065(E)(2) to screen the parking area. The area on the street facing side of the street wall shall be treated with either landscape, patio, or streetscape RBZ treatment as permitted by the building type.

(7) Foundation Planting

Building foundation landscaping is required for all façades of all principal structures as described below:

2 (a) 3 Building foundation landscaping is required along all sides of a building not otherwise occupied by building entrances, sidewalk, parking, or loading areas, or other similar areas. Building foundation landscaping is not required for portions of the front or corner side building façades located within 10 feet of the front property line and where a streetscape or patio RBZ treatment is provided.

(b) 4 Where building foundation landscaping is required, at least one shrub shall be provided per each 10 linear feet of building façade, or fraction thereof, within a landscape bed or raised planter extending a minimum of 42 inches beyond the foundation. Where streetscape or patio RBZ treatment is provided, raised planting beds, raised planters, and flower boxes may be used. Landscaping may be creatively clustered and architecturally designed, as appropriate to the character of the surrounding area.

(c) Building foundation landscaping may be installed at building foundation grade level or in a raised planter. The planter shall not be higher than three feet above the building foundation grade level. Roof top gardens do not count towards meeting this requirement.

(d) A minimum of 80% of the surface area of any foundation planting landscape bed shall be covered by living materials, rather than bark, mulch, gravel or other non-living materials in accordance with §153.065(D)(2)(e).

(8) Credit to Preserve Existing Trees

(a) Credit Available

Property owners who demonstrate they have preserved mature, non-diseased trees with a six-inch caliper as measured at diameter breast height (DBH) during development or redevelopment may obtain credits toward required landscaping. Trees intended to be preserved shall be indicated on the landscape plan and shall be protected during construction through use of tree protection fencing around the critical root radius. The total amount of tree credits shall not exceed 50% of the required tree landscaping requirement.

(b) Amount of Credit

Credit for preserved trees is shown in Table 153.065-E. Any preserved trees for which credit is given and that are lost to damage or disease within five years after the credit is awarded, shall be replaced by the land owner with the number of trees for which the credit was granted.

TABLE 153.065-E: TREE PRESERVATION CREDITS.

DBH of Preserved Tree (in inches)	Numbers of Trees Credited
Over 12 in.	3
8 in. to 11.9 in.	2
6 in. to 7.9 in.	1

(9) Tree Preservation

(a) General Provisions

1. Applicability

§153.065(D)(9) applies to protected trees on all public and private properties.

2. 5 Tree Preservation Plan Required

A. Due to unique and/or noteworthy characteristics including size, species, age, and historical significance, landmark trees and significant groups of mature, non-diseased trees are community amenities that should be preserved to the maximum extent feasible.

B. Applicants shall submit a tree preservation plan for approval by the required reviewing body the demonstrates the site landscaping complies with the provisions of §153.065(D). At either the preliminary plat or initial application stage, the property owner shall submit a copy of the tree preservation plan to the appropriate public utilities in order to alert those public utilities to the proposed placement of the trees in relation to utility service lines.

6 3. A tree survey shall be submitted with the tree preservation plan for all Development Plan and/or Site Plan Review applications for lots containing existing trees. The tree survey shall include the location, size, condition and species of all existing trees over four inches caliper as measured at DBH.

7 3. The tree preservation plan submitted as part of the Development Plan and/or Site Plan Review application shall identify all landmark trees and/or significant tree stands on the site, including critical root zones to establish the limits of tree preservation zones, as determined by the required reviewing body.

8 3. The property owner shall replace inch for inch any trees within tree

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Number: 1 Author: Planning Subject: Applicants Guide Notes Date: 11/7/2013 4:43:46 PM
DIAGRAM

Number: 2 Author: Planning Subject: Code Amendment Date: 11/7/2013 4:45:46 PM
CLARIFICATION
Clarify that the intent is for continuous landscaping, although plant material may be clustered.

Number: 3 Author: Planning Subject: Applicants Guide Notes Date: 11/7/2013 4:43:55 PM
DIAGRAM

Number: 4 Author: Planning Subject: Applicants Guide Notes Date: 10/15/2013 2:48:02 PM -04'00'

Number: 5 Author: Planning Subject: Applicants Guide Notes Date: 11/7/2013 4:47:00 PM
Provide an explanation of intent.

Number: 6 Author: Planning Subject: Code Amendment Date: 11/7/2013 4:47:51 PM
CLARIFY
The 4-inch and above survey requirement applies to the tree survey only; Replacement is not required for trees between 4 and 5.9 inches DBH.

Number: 7 Author: Planning Subject: Code Amendment Date: 11/7/2013 4:48:29 PM
PROPOSED AMENDMENT
Add Minor Projects.

Number: 8 Author: Planning Subject: Code Amendment Date: 11/7/2013 4:49:24 PM
PROPOSED AMENDMENT
"The property owner shall replace inch for inch any protected trees that are removed or lost . . ."

preservation zones that are removed or lost due to damage, regardless of their location on the lot, except as provided in §153.065(D)(9)(b).

3. Site Layout and Design

Where practicable, site design and architectural layout activities shall preserve existing protected trees and avoid risk of protected tree loss through changes of grade and soil moisture, both on the subject parcel and on adjacent parcels. This includes, but is not limited to, the layout and design of buildings and any associated site improvements including auguring, jacking, or boring to install utilities (as opposed to open cutting). The critical root zones of protected trees on the subject parcel and adjacent parcels shall be reviewed and land disturbance within those zones avoided to the extent reasonable.

4. Tree Removal Permit

The provisions of §153.143 shall apply, except as provided in §153.065(D)(9)(b).

A. Protected trees used as credit to meet a required tree landscape requirement which die shall be replaced by the land owner with the number of trees for which the credit was granted. Replacement trees may count towards the credit amount for the development.

B. Replacement trees provided pursuant to §153.065(D)(9)(b) shall count towards landscaping required under other portions of this section if they meet the size, type, and location standards for the landscaping required.

(b) Exemptions

The following activities are not subject to the tree replacement requirements for protected trees as described in §153.146 provided the proposed tree removal is included in the required application as described in §153.066.

1. Trees planted due to a requirement of a previously approved development plan or as a condition to a previously issued Certificate of Zoning Plan Approval prior to the date this provision takes effect;

2. Removal of trees that, at the determination of the City Forester, are undesirable with respect to structure, species, and/or condition;

3. Removal of trees on any portion of a lot required to be occupied by a structure pursuant to the standards of §153.062 as approved by the required reviewing body with a Site Plan Review application;

4. Removal of trees which are an obstruction to traffic signals or traffic signs, power lines, or other utilities;

5. Removal of trees necessary for rescue in an emergency or for cleanup after a natural disaster; and

6. Removal of trees deemed hazardous by the City Forester or a certified arborist, and approved by the City Forester.

(10) Maintenance and Replacement

(a) Street Trees and Public Trees

Each property owner shall comply with those standards for maintenance, replacement, protection and management of street trees and public trees in §153.065(D)(3).

(b) Other Required Landscaping on Private Property

For landscaping other than public trees and street trees, each property owner shall:

1. Maintain all required landscaping in good condition, as determined by the City Forester;

2. Remove any landscaping or tree that dies or is required to be removed due to damage or disease within three months after the loss of that landscaping or tree; and

3. Replace the landscaping or tree within three months of its removal.

(c) The City Forester may extend times for performance if weather or other conditions prevent performance within the times stated above.

(11) Alternative Landscaping

In lieu of compliance with the specific requirements of §153.065(D)(3)-(9) an owner may propose alternative approaches consistent with the intent of §153.065(D)(2) to accommodate unique site conditions, abutting or surrounding uses, or other conditions, as deemed appropriate by the required reviewing body. Requests for alternative landscaping shall be reviewed by the required reviewing body with the Site Plan Review application and approved only if the proposed alternative is equal to or better than the aesthetic, environmental, and buffering functions anticipated with the provisions of §153.065(D).

(E) FENCING, WALLS AND SCREENING

(1) Fence and Wall Standards

The provisions of this section are required for all fences, walls, and screening materials in the BSC districts. Notwithstanding the provisions of this section, the provisions of §153.064(G) shall be met with respect to fencing and walls for open spaces.

(a) Prohibited Materials

Chain link, vinyl and temporary plastic fences (such as snow fences) are prohibited except during construction as security for construction sites and materials. Fences that are electrically charged, constructed of barbed wire, and razor wire are prohibited. No fence, wall or retaining wall shall be constructed of materials not designed to be used for that purpose. High quality synthetic materials may be approved with the Site Plan Review by the required reviewing body with examples of successful, high quality installations.

(b) Fence and Wall Height and Opacity

1. No fence or wall located between the principal structure on a lot and the front property line shall exceed four feet in height. No fence located between the principal structure on a lot and the front property line shall be more the 50% opaque unless otherwise required by §153.065(E)(2) or §§153.059 through 153.065. These provisions apply to all street frontages on multiple frontage lots.
2. No fence or wall located between the principal structure on a lot and the side, corner side, or rear property line shall exceed six feet in height.
3. The height provisions of §153.065(E)(1)(b)1-2 shall not apply to fences or walls required to comply with the screening standards of §153.065(D).
4. The provisions of §153.065(E)(1)(b)1-2 shall apply to all portions of retaining walls that extend above grade level, as measured from the elevated side of the retaining wall. Where a fence is located on top of a retaining wall, the combined height of the retaining wall and fence shall not exceed the maximum height permitted for a fence, as measured from the elevated side of the retaining wall.

(2) Street Wall Standards

(a) Intent

Street walls are intended to screen vehicular use areas or service areas and/or to define the pedestrian realm.

(b) Street Wall Design and Location

1. Street walls are intended to be placed within the front and/or corner RBZ where an RBZ exists. If an RBZ is occupied by a building, the street wall shall be installed along the same plane as the nearest building façade.
2. Street walls shall be designed to coordinate with the architectural character of the building to which it is associated. Street walls shall be constructed of brick, stone, or CMU with stucco finishing (masonry street wall type), wrought iron fencing combined with landscaping (wrought iron street wall type), or a hedgerow combined with landscaping and masonry posts (solid hedge and post type). The required reviewing body shall be permitted to approve or require specific or alternative street wall designs, such as stacked stone walls, based on the design of the associated building and/or the development character of the lots surrounding the site.
3. Street walls in the Historic Core shall be constructed as stacked stone walls, unless otherwise approved by the required reviewing body.
4. Street walls shall be a minimum of 30 inches, but no street wall shall exceed 36 inches in height.
5. Street walls are prohibited in required sight visibility triangles for site access points as defined in Appendix C and are prohibited in required sight visibility triangles for street intersections as determined by the City Engineer.

(c) Street Wall Landscaping

In all areas where landscaping is required, within four years after installation a minimum of 80% of the surface area of any landscape bed shall be covered by living materials, rather than bark, mulch, gravel, or other non-living materials.

1. Masonry Street Wall

For masonry street walls, the property owner shall provide at least five shrubs per 25 feet of linear street frontage or fraction thereof on the street side of the masonry wall where the Landscape RBZ treatment is used. Required landscaping may be clustered for a more natural design.

2. Wrought Iron Street Wall

For a wrought iron street wall, the property owner shall provide at least five shrubs per 25 feet of linear street frontage or fraction thereof on the side of the fence interior to the lot.

3. Solid Hedge and Post Street Wall

For a solid hedge, the property owner shall install dense, closely spaced living plant material composed of trees, deciduous or

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Number: 1 Author: Planning Subject: Applicants Guide Notes Date: 11/7/2013 4:50:55 PM
DIAGRAM

Number: 2 Author: Planning Subject: Code Amendment Date: 11/7/2013 4:51:17 PM
Proposed Amendment
Add a purpose/intent statement

Number: 3 Author: Planning Subject: Code Amendment Date: 11/7/2013 4:52:27 PM
PROPOSED AMENDMENT
Stucco is not a permitted building material, and should not be permitted for street walls.

Number: 4 Author: Planning Subject: Applicants Guide Notes Date: 11/7/2013 4:53:03 PM
EXAMPLE IMAGES

Number: 5 Author: Planning Subject: Code Amendment Date: 11/7/2013 4:56:42 PM
CLARIFY
Consider where fences on property lines are acceptable (for single-family attached and detached building types, for example).

Number: 6 Author: Planning Subject: Code Amendment Date: 11/7/2013 4:57:50 PM
CLARIFY
Clarify where fences of various heights are appropriate on a development site.

Number: 7 Author: Planning Subject: Applicants Guide Notes Date: 11/7/2013 4:58:11 PM
DIAGRAM

Number: 8 Author: Planning Subject: Applicants Guide Notes Date: 11/7/2013 4:58:18 PM
DIAGRAM

Number: 9 Author: Planning Subject: Code Amendment Date: 11/7/2013 5:00:20 PM
PROPOSED AMENDMENT
Include provisions for "Alternative Street Wall Types" - similar to "Alternative Landscaping" and "Alternative Screening" provisions.

Number: 10 Author: Planning Subject: Applicants Guide Notes Date: 11/7/2013 4:58:39 PM
EXAMPLE IMAGES

Number: 11 Author: Planning Subject: Applicants Guide Notes Date: 11/7/2013 4:58:47 PM
DIAGRAM

Number: 12 Author: Planning Subject: Code Amendment Date: 11/7/2013 5:01:14 PM
PROPOSED AMENDMENT
Consider an amendment requiring masonry posts for wrought iron-type street walls exceeding a certain length.

Number: 13 Author: Planning Subject: Applicants Guide Notes Date: 11/7/2013 4:58:53 PM
EXAMPLE IMAGES

Number: 14 Author: Planning Subject: Applicants Guide Notes Date: 11/7/2013 4:59:00 PM
EXAMPLE IMAGES

Number: 15 Author: Planning Subject: Applicants Guide Notes Date: 11/7/2013 4:59:09 PM
DIAGRAM

evergreen shrubs, or a combination thereof, with a masonry post every 25 feet of linear street frontage or fraction thereof. The ground on the street side of the hedge shall be landscaped with ground cover exclusive of grass.

(3) Screening

(a) Prohibited Materials

Chain link, vinyl, EIFS, and unfinished or non-decorative CMU are prohibited screening materials. No screen shall be constructed of materials not designed to be used for that purpose. High quality synthetic materials may be approved with the Site Plan Review by the required reviewing body with examples of successful, high quality installations.

(b) Roof Mounted Mechanical Equipment

All roof-mounted mechanical equipment (including but not limited to HVAC equipment, exhaust fans, cooling towers, and related guard rails or safety equipment) shall be fully screened from view at ground level on all sides of the structure and, to the extent practicable, from adjacent buildings of similar height in a BSC district.

1. Screening shall be provided by:

A. A parapet wall or similar feature that is an integral part of the building's architectural design (refer to §153.062(D) for roof requirements for building types); or

B. A screening structure located around the equipment that incorporates at least one of the primary materials and colors on a street-facing façade of the principal structure; or

C. A living wall or vertical garden which is covered by vegetation to provide a minimum of 50% year round opacity.

2. The parapet wall or screening structure shall be fully opaque year round and shall be at least as tall as the height of the mechanical equipment being screened.

3. The standards of §153.065(E)(3)(b) shall not apply if the only feasible location for screening would impede the functioning of solar, wind or geothermal energy equipment or systems.

(c) Ground Mounted Mechanical Equipment

1. All ground-mounted mechanical equipment shall be incorporated within the footprint of a principal or accessory structure or shall be fully screened from view on all sides using one of the following options:

A. Landscape material which provides a minimum of 50% year round opacity; or

B. A living wall or vertical garden which is covered by vegetation to provide a minimum of 50% year round opacity; or

C. A decorative wall or fence that incorporates at least one of the primary materials and colors of the nearest wall of the principal structure and that provides 75% year round opacity.

2. The wall or screen shall be at least one foot taller than the height of the mechanical equipment being screened, up to a maximum of 12 feet.

3. The standards of §153.065(E)(3)(c) shall not apply if the only feasible location for screening would impede the functioning of solar, wind or geothermal energy equipment or systems.

4. Utility boxes shall be oriented with access doors facing away from the street right-of-way or adjacent property to the maximum extent practicable.

(d) Outdoor Waste and Storage Containers and Enclosures

1. All waste, refuse, and recycling containers and enclosures shall be incorporated within the footprint of a principal or accessory structure to the maximum extent practicable. If incorporation within the building footprint is not practicable, outdoor waste and storage containers and enclosures shall be fully screened from view on all sides by landscaping or by a decorative wall or fence finished and constructed to match the materials and design of the nearest wall of the principal structure and shall be fully opaque year round.

2. The wall or screen shall be one foot taller than the height of the waste or storage container or enclosure being screened, up to a maximum of 12 feet.

(e) Off-Street Loading Areas

Off-street loading docks or loading areas used for the storage and staging of materials shall be screened from view on all sides facing a street right-of-way or adjacent property, as practicable, by a decorative wall or fence between six and 12 feet in height, as necessary to sufficiently screen the area, constructed and finished to match the materials and design of the nearest wall of the principal structure. This requirement does not apply to the side of a loading area facing an alley/service street; the side by which vehicles enter and leave the loading area; maneuvering areas used for vehicles to approach the loading area;

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Number: 1 Author: Planning Subject: Code Amendment Date: 11/7/2013 5:01:58 PM
PROPOSED AMENDMENT
Evaluate appropriate spacing.

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 11/7/2013 5:02:12 PM
EXAMPLE IMAGES

Number: 3 Author: Planning Subject: Applicants Guide Notes Date: 11/7/2013 5:02:27 PM
DIAGRAM and/or EXAMPLE IMAGES

Number: 4 Author: Planning Subject: Applicants Guide Notes Date: 11/7/2013 5:02:54 PM
EXAMPLE IMAGES

or alternative loading area locations permitted by §153.065(B)(7)(b).

(f) Access Doors

Screening structures may contain access doors to accommodate servicing of equipment and emptying or replacement of containers. The access doors shall be self-closing, and shall be constructed and finished to coordinate with the materials and design of the nearest wall of the principal structure. Access doors shall remain closed and all containers fully within the structure when not being used. Offset openings may be used in lieu of man doors provided the service structures remain fully screened from view.

(g) Vegetative Screening

If vegetative screening is used to meet the requirements of §153.065(E)(3), evergreen and deciduous species may be used provided the plant size and opacity meet the required height and opacity requirements within four years after planting. The minimum planting bed width shall be 42 inches.

(h) Alternative Screening

In lieu of compliance with the requirements of §153.065(E)(3), an alternative approach to accommodate unique site conditions or surrounding uses may be approved if the required reviewing body determines that the proposed alternative achieves the aesthetic, environmental, and screening results better than compliance with the standards of §153.065(E)(3).

(F) EXTERIOR LIGHTING

(1) Intent

The standards of §153.065(F) are intended to allow adequate night time lighting to protect public safety while protecting residential uses from excessive night time light and glare, protecting motorists from glare along public rights-of-way, reducing consumption of electricity for lighting purposes, and prohibiting excessive light trespass beyond property lines.

(2) Applicability

The provisions of §153.149 shall apply to all development within the BSC districts in addition to the requirements of §153.065(F), except as noted in this section.

(3) Exemptions

The following types of lighting are exempt from the requirements of §153.065(F):

(a) Lighting for single family detached and single family attached dwellings.

(b) Pedestrian walkway ground lighting.

(c) Lighting for designated sports fields.

(4) Fixture Power and Efficiency

All light fixtures shall meet the standards in Table 153.065-F for power and efficiency.

TABLE 153.065-F: FIXTURE POWER AND EFFICIENCY

Requirement	BSC Indian Run and BSC Sawmill Center	All other BSC Districts
Maximum permitted initial lamp lumens per sq. ft.	13.9 lumens/sq. ft.	9.7 lumens/ sq. ft.
Maximum lamp allowance	60,000 lumens	44,000 lumens
Minimum lumens per watt or energy consumed (as documented by manufacturers specifications or results of an independent testing laboratory)	80 lumens/watt	80 lumens/ watt

(5) Shielding

(a) All exterior light sources and lamps that emit more than 900 lumens shall be concealed or shielded with an Illuminations Engineering Society of North America (IESNA) full cut-off style fixture with an angle not exceeding 90 degrees to minimize the potential for glare and unnecessary diffusion on adjacent property. No portion of the lamp, reflector, lens, or refracting system may extend beyond the housing or shield, with the exception of pedestrian lighting.

(b) All light sources shall be designed, located, and installed so that the light source is not directly visible from any adjacent property in a residential district.

(6) Lighting Uniformity

Lighting across a horizontal surface shall have an average range from one to three footcandles.

(7) Light Trespass

Light generated on site shall not add more than one footcandle to illumination levels at any point at grade level 10 feet beyond the property line.

(8) Light Poles

The base of light poles in parking areas shall be either flush with grade or mounted on a concrete foundation projecting no more than 36 inches above grade. The base of light poles in non-parking areas shall be either flush with grade or mounted on a concrete foundation projecting no more than six inches above grade.

(9) Wall Lighting

(a) Decorative incandescent lights shall be limited to no more than 40 watts and decorative LED lights shall be limited to no more than 20 watts. Decorative wall lighting shall not require

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Number: 1 Author: Planning Subject: Code Amendment Date: 11/7/2013 5:04:39 PM
PROPOSED AMENDMENT
Explore revisions to this section following analysis by a professional lighting designer.

Number: 2 Author: Planning Subject: Code Amendment Date: 11/7/2013 5:05:54 PM
CLARIFICATION
Evaluate how lighting from street lights are factored into site and building lighting.

Number: 3 Author: Planning Subject: Code Amendment Date: 11/7/2013 5:05:09 PM
PROPOSED AMENDMENT
Exemption for public street lighting.

Number: 4 Author: Planning Subject: Applicants Guide Notes Date: 11/7/2013 5:03:20 PM
EXAMPLES

shielding and may be used to provide uplighting accents for buildings in all BSC districts.

(b) Ground or pole-mounted floodlights are not permitted for façade lighting.

(10) Canopy Lighting

(a) All canopy lighting shall use recessed luminaire fixtures and shall be designed and located so as to prevent glare onto adjacent properties.

(b) Highly reflective material shall not be installed on the underside of the canopy.

(11) Prohibited Lighting Types

Sodium vapor light fixtures are prohibited in all BSC districts.

(G) UTILITY UNDERGROUNDING

In all BSC districts, all utility lines including but not limited to water supply, sanitary sewer service, electricity, telephone and gas, and their connections or feeder lines shall be placed underground. All utility connections shall be kept to the rear or the side of the building, out of view or screened.

(H) SIGNS

(1) Intent and General Purpose

(a) General

The intent of §153.065(H) is to enhance the physical appearance of the BSC districts and the City of Dublin as a whole by encouraging high quality, effective outdoor graphics for the purposes of navigation, information and identification; and to protect the health, safety, and general welfare of the community. More specifically, it is the intent of this section to provide sign standards that allow fair competition while ensuring that signs used by individual businesses will contribute to the urban vitality, interest, and uniqueness of the Bridge Street Corridor; provide aesthetic standards that ensure adherence to the high level of design and construction quality expected by the community; provide the public with a safe and effective means of locating businesses, services and points of interest by multiple modes of transportation; and to provide standards for signs that are appropriately scaled to the pedestrian realm and designed to enliven the pedestrian experience. It is also the intent to regulate signs in accordance with applicable federal and state law.

(b) BSC Residential, Office Residential, Office, Commercial, and Public Districts

The purpose of signs in these districts is to provide identification with high visual quality in a manner that respects the character and scale of residential areas while providing clear visibility for larger office, commercial and residential developments. Signs should provide high quality awareness through graphics that effectively assist in navigation, information and identification for both pedestrians and vehicles.

(c) BSC Indian Run Neighborhood, Sawmill Center Neighborhood, and Vertical Mixed Use District Signs

The purpose of signs in these districts is to accommodate a wide variety of building types and uses to create vibrant, mixed use shopping and entertainment districts. Sign and graphic standards shall contribute to the vibrancy of the districts and the creation of high quality environments with effective graphics intended for navigation, information, and identification primarily for pedestrians and secondarily for vehicles.

(d) BSC Historic Core and Historic Transition Neighborhood Districts

The purpose of signs in these districts is to provide for pedestrian-oriented signs that match the general character and scale of Dublin's original village commercial center. Signs should provide business identification in a manner consistent with the historic appearance and character of the districts, while encouraging a more interesting streetscape.

(2) General Provisions

(a) All applicable requirements of §§153.150 through 153.163 shall apply to the BSC districts except as modified by §153.065(H). In the event of a conflict with the provisions of §§ 153.150 through 153.163, the provisions of §153.065(H) shall govern.

(b) Where noted for the purposes of permitted signs, street frontages shall apply only to public streets.

(c) Approval Authority

1. All signs shall require a permanent sign permit unless otherwise exempted for a specific sign type.
2. Required reviewing bodies shall not address the content of the sign message.
3. Off-premise signs are only permitted with the approval of a master sign plan.
4. All signs located within or projecting over the public right-of-way shall be approved by the City Engineer prior to placement.
5. Notwithstanding any other provision of this Code, the design and placement of City sponsored banners for special events or public announcements affixed to public facilities in the right-of-way within the Bridge Street Corridor Districts shall be approved by the City Manager prior to placement.

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Number: 1 Author: Planning Subject: Applicants Guide Notes Date: 11/7/2013 5:06:12 PM
DIAGRAM and/or EXAMPLES

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 11/7/2013 5:07:04 PM
Clarify the intent of this section in the Applicant Guide.

(G) Master Sign Plans

A. Any applicant may request approval of a master sign plan that departs from the requirements of §153.065(H), provided the purpose and intent of the sign and graphic standards for the applicable BSC district is maintained. Except as provided in §153.065(H)(2)(6)(E), the Planning and Zoning Commission shall review all master sign plans and shall be permitted to approve alternative requirements for sign number, type, size, height, location, and lighting.

B. All applications for a Basic Plan Review as required in §153.066(D) shall include a description of the general design intent for proposed signs, demonstrating coordination with proposed building architecture and compatibility with the surrounding development context. Information provided at the Basic Plan Review shall demonstrate that signs will meet all requirements of §153.065(H), or that the applicant intends to request modifications to those requirements as part of a master sign plan. A master sign plan may be reviewed concurrently with a Basic Plan Review.

C. A master sign plan shall include, at a minimum: the proposed locations, types, number, heights and sizes of signs, indicated on scaled plans and/or building elevation drawings; proposed materials to be used for sign structures and sign faces; and proposed types of illumination.

D. Where applicable, all signs located within a development shall meet the requirements established in an approved master sign plan. All requirements of §153.065(H) shall continue to apply except as modified by the master sign plan.

E. The Architectural Review Board shall be permitted to approve master sign plans that depart from the requirements of §153.065(H), provided the purpose and intent of the sign and graphic standards for the BSC Historic Core and Historic Transition Neighborhood districts and the historic character of Historic Dublin are maintained. The Board shall determine the appropriateness of signs and their placement given the architecture of buildings within these districts.

(3) BSC Districts with Special Sign Provisions

(a) BSC Historic Residential District

The requirements of §§153.150 through 153.163 shall apply in the BSC Historic Residential district without modification.

(b) BSC Indian Run Neighborhood, Sawmill Center Neighborhood, and Vertical Mixed Use Districts

1. Signs in these districts shall be subject to the requirements of §153.065(H)(6) through (7) as applicable, unless a master sign plan is approved by the Planning and Zoning Commission (refer to §153.065(H)(2)(b)6)).

2. A master sign plan is required for a planned shopping corridor. The master sign plan shall be submitted prior to or concurrent with a Site Plan Review in a shopping corridor.

(c) BSC Historic Core and Historic Transition Neighborhood Districts

1. Signs in these districts shall be subject to the requirements of §153.065(H)(6) through (7) as applicable, unless a master sign plan is approved by the Architectural Review Board (ARB) (refer to §153.065(H)(2)(b)6).

2. All new ground and building-mounted signs in those parts of the BSC Historic Core and Historic Transition districts that fall within the Architectural Review District boundaries shall be subject to review and approval by the Architectural Review Board.

(H) Sign Design and Lighting

All permitted sign types shall be designed with the maximum of creativity and the highest quality of materials and fabrication. It is strongly recommended that all signs be designed by a professional sign designer and be installed by a qualified sign builder or contractor.

(a) All permitted sign types shall be designed to fully integrate with the building architecture and overall site design, and to enhance the pedestrian experience in the Bridge Street Corridor. Signs attached to principal structures shall be coordinated and fit appropriately with the architecture of the building in accordance with §153.062(M). Signs placed on windows, awnings and canopies shall meet the requirements of §153.062(H).

(b) The illumination of signs is strongly encouraged to help add a sense of liveliness and activity to the area. Unless otherwise noted, signs may be externally illuminated, provided that all exterior lighting meets the requirements of §153.065(F). Internally illuminated pan channel or cabinet signs are permitted, provided that the sign is creatively designed with high quality materials and fabrication, as determined by the required

Page: 100

Number: 1 Author: Planning Subject: Highlight Date: 12/4/2013 9:25:16 AM
Proposed Amendment
Clarify the intent of the Master Sign Plan.

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 12/4/2013 9:23:16 AM
PROVIDE EXAMPLES, DESCRIBE INTENT

Number: 3 Author: Planning Subject: Highlight Date: 12/4/2013 9:27:47 AM
Proposed Amendment
Identify specific sign design elements that will help ensure sign quality.

Use the Applicants Guide to illustrate desirable sign characteristics.

Number: 4 Author: Planning Subject: Applicants Guide Notes Date: 12/4/2013 9:28:04 AM
ILLUSTRATIVE EXAMPLES

Number: 5 Author: Planning Subject: Applicants Guide Notes Date: 12/4/2013 9:28:23 AM
ILLUSTRATIVE EXAMPLES

reviewing body. Awning signs and sandwich board signs may not be internally illuminated. Illuminated signs shall be constructed so that raceways, conduit and piping for electrical sources are not exposed to view.

(c) The provisions of §153.158(C)(3) (limitations on sign shape), shall not apply in the BSC districts.

(d) Sign Colors and Secondary Images

Logos or images used to convey information about the business or use of the building or lot must be compatible with the size, design, and scale of the sign, Colorful logos and signs are encouraged to help add character and interest to the building and streetscape.

(1) Signs shall be limited to three colors, including black and white. The background color shall be considered one of the three permissible colors, unless channel letters are used, in which case the background is not considered one of the three colors. As long as a registered corporate trademark or symbol used in a sign adheres to the size limitations of §153.158(C)(2), colors used in the registered corporate trademark or symbol shall not be limited in number, but shall be considered as one of three permissible colors. Sign copy or background shall use one of the colors used in the registered corporate trademark or symbol.

(1) Where a registered corporate trademark or symbol exceeds 20% of the sign area, signs shall have a maximum of five colors including symbols, sign copy, and background color. The background color is included in the maximum permissible colors, unless channel letters are used and affixed directly to a building or other support structure, in which case the background is not considered one of the permissible colors.

(5) Sign Types Permitted in BSC Districts

(a) All sign types permitted in the BSC districts are listed in Table 153.065-G. Refer to §153.065(H)(6) for number of signs permitted, and §153.065(H)(7) for requirements for specific sign types.

(b) Different sign types may be used on the same frontage.

(c) Where required, setbacks shall be measured from the public street right-of-way, lot line, or minimum Required Building Zone, as applicable.

TABLE 153.065-G: SIGN TYPES PERMITTED IN BSC DISTRICTS

Sign Type	Code Section Reference	Sign Type Intent
Ground Sign		
Ground Sign	§153.065(H)(7)(a); Table 153.065-H	Ground signs are intended primarily for buildings with greater front and corner side setbacks.
Building-Mounted Signs		
Wall Sign	§153.065(H)(7)(b); Table 153.065-I	Building-mounted signs are intended to provide visibility for pedestrians and vehicles approaching from different directions and to create a diversity of signs along an active streetscape.
Awning Sign		
Projecting Sign		
Window Sign		
Building Identification Sign		
Building Identification Sign	§153.065(H)(7)(c); Table 153.065-J	Building identification signs are intended to identify major building tenants and large-scale commercial development in the Bridge Street Corridor. Building names or street address numerals may be used in lieu of a tenant name.
Other Permitted Signs		
Directory Sign	§153.065(H)(7)(d); Table 153.065-K	Directory signs are intended to provide identification for upper story tenants and/or tenants that are otherwise not permitted an individual identification sign. Directory signs may also be used for restaurant menus and other similar uses.
Display Sign		Display signs are intended to advertise goods or services. Display signs may change frequently and may be attached to or located within 3 feet of a window on the interior of the building. Examples include products for sale or display, and signs that show or describe goods or services offered.
Sandwich Board Sign		Sandwich board signs are intended to be used in areas with high pedestrian and commercial activity.

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Number: 1 Author: Planning Subject: Highlight Date: 12/4/2013 9:30:59 AM
Proposed Amendment
Clarify that signs with secondary images that exceed 20% of the sign area can have up to 5 colors, not necessarily limited to the logo. The logo cannot have unlimited colors.

Number: 2 Author: Planning Subject: Highlight Date: 12/4/2013 9:29:32 AM
Potential Amendment
Consider sign area calculations for non-rectangular and 3D signs.

Number: 3 Author: Planning Subject: Applicants Guide Notes Date: 12/4/2013 9:29:47 AM
ILLUSTRATION/DIAGRAM

Number: 4 Author: Planning Subject: Highlight Date: 12/4/2013 9:30:31 AM
Proposed Amendment
Clarify that signs with secondary images 20% of the sign area or less are limited to a total of "3" colors (including a multi-color secondary image).

(8/8/12)

Number: 5 Author: Planning Subject: Applicants Guide Notes Date: 12/4/2013 9:31:13 AM
ILLUSTRATIVE EXAMPLES

Number: 6 Author: Planning Subject: Highlight Date: 12/4/2013 9:32:11 AM
Potential Amendment
Consider permitting other types of signs, such as plaques, medallions, and other creative sign applications.

(6) Number of Permitted Signs

Refer to §153.065(H)(6)(d) for the number of signs permitted in the BSC Historic Core and Historic Transition Neighborhood Districts and to §§153.150 through 153.163 for the BSC Historic Residential district. For all other BSC districts, the number of permitted signs shall be in accordance with subsections §153.065(H)(6)(a)-(c). Refer to Table 153.065-G, Sign Types Permitted in BSC Districts, for the list of permitted signs and the intent of each sign type.

(a) Ground Signs

In addition to any other signs permitted by §153.065(H)(6)(b) and (c), one ground sign is permitted per building or parcel for each street frontage, not to exceed a maximum of two ground signs. Refer to §153.065(H)(7)(a), Ground Signs, for specific requirements for size, location, and height.

(b) Single Tenant Buildings and Multiple Tenant Buildings without Storefronts

Refer to §153.065(H)(7)(b), Building-Mounted Signs, for specific requirements for sign types, sizes, locations, and heights.

1. Multiple tenant buildings without storefronts and single tenant buildings are permitted a maximum of one building-mounted sign per street frontage.
2. A directory sign may be used at each public entrance to identify tenants in multiple tenant buildings without storefronts. For buildings with fewer than three stories an additional projecting sign not exceeding eight square feet may be located adjacent to a common public entrance providing access to the upper floor tenant spaces.

(c) Multiple Tenant Buildings with Storefronts

Refer to §153.065(H)(7)(b), Building-Mounted Signs, for specific requirements for building-mounted sign types, sizes, locations, and heights.

1. Buildings with ground floor storefronts are permitted a maximum of two building-mounted signs for each ground floor tenant with a storefront. The two permitted building-mounted signs shall not be of the same sign type.
2. One additional building-mounted sign is permitted for each tenant with a storefront with a public entrance facing an off-street parking area or parking structure in the same block, provided that the entrance is located on the side or rear façade of the building.
3. A directory sign may be used to identify tenant spaces located above the ground floor. For buildings with fewer than three stories, an additional projecting sign is permitted provided it is located adjacent to a common public entrance providing access to the upper floor tenant spaces.

(d) Number of Permitted Signs in the BSC Historic Core and Historic Transition Neighborhood District

Refer to §153.065(H)(7)(a) and (b) for specific requirements for ground and building-mounted sign types, sizes, locations, and heights.

1. Single Tenant Buildings

A combination of two different sign types, including ground signs and building-mounted signs, are permitted for each street-facing building façade or frontage. For lots with more than one street frontage, one additional ground or building-mounted sign is permitted along the second lot frontage, not to exceed a total of three signs.

2. Multiple Tenant Buildings

A combination of two different sign types, including ground signs and building-mounted signs, are permitted for each ground floor tenant with a storefront.

3. An additional building-mounted sign is permitted for each tenant with a storefront where the tenant also has a dedicated public entrance facing an off-street parking area or parking structure in the same block, provided that the secondary public entrance is located on the side or rear façade of the building.
4. Tenant spaces located above the ground floor may be identified by a directory sign or by a window sign or projecting sign located adjacent to a common public entrance providing access to the upper floor tenant spaces.

(7) Specific Sign Type Requirements

(a) Ground Signs

1. Ground sign height is measured from the established grade of the base of the sign to the top of the sign or its frame/support. The height may not be artificially increased.
2. All ground signs shall comply with the provisions of Table 153.065-H, Ground Sign Requirements.

(b) Building-Mounted Signs

1. Building-Mounted Sign Types and Measurements

A. Building-mounted signs include wall signs, awning signs, projecting signs, and window signs.

B. Wall sign height is measured directly beneath the sign from the established

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Number: 1 Author: Planning Subject: Applicants Guide Notes Date: 12/4/2013 9:32:25 AM
DIAGRAM

Number: 2 Author: Planning Subject: Highlight Date: 12/4/2013 9:33:07 AM
Potential Amendment
Clarify that tenants with more than one tenant storefront can distribute their two permitted building-mounted signs (in accordance with 153.065(H)(6)(c)) among the storefronts on different building elevations.

grade at the base of the structure to which the sign is attached to the top of the sign.

C. Wall sign areas for buildings with storefronts shall be determined by taking the length of the storefront applicable to each tenant and computing sign requirements for that portion of the total wall.

D. Projecting sign height is measured directly beneath the sign from the established grade at the base of the structure to which the sign is attached to the top of the sign, but shall not include brackets or equipment which are necessary to attach the sign to the structure. Necessary brackets or equipment shall not be counted as part of the sign area.

2. All building-mounted signs shall comply with the provisions of Table 153.065-I, Building-Mounted Sign Requirements, except that:

A. Any building-mounted sign associated with a secondary public entrance as described in §153.065(H)(6)(c) and (d) shall not exceed six square feet in size and shall be located within six feet of the secondary public entrance, as measured horizontally along the building façade.

B. Any projecting sign associated with a common public entrance providing access to upper floor tenant spaces as described in §153.065(H)(6)(c) and (d) shall not exceed eight square feet and be located within six feet of the common public entrance.

(c) Building Identification Signs

1. In addition to any other permitted signs, one building identification sign is permitted per street frontage for buildings with three or more stories. Building identification signs are not permitted in the BSC Historic Residential, Historic Core, or Historic Transition Neighborhood districts unless approved by the Architectural Review Board through a master sign plan (refer to §153.065(H)(2)(b)6).

2. Building identification signs shall comply with Table 153.065-J, Building Identification Sign Requirements. If street address numbers are used in lieu of the name of a major tenant, the street address numbers shall require a permanent sign permit and shall comply with Table 153.065-J, Building Identification Sign Requirements.

(d) Other Permitted Signs

In addition to the signs permitted by Tables 153.065-H through 153.065-I, directory, display, and sandwich board signs shall be permitted in accordance with Table 153.065-K, Requirements for Other Permitted Signs.

TABLE 153.065-H: GROUND SIGN REQUIREMENTS

	BSC Historic Core and Historic Transition Neighborhood Districts	All Other BSC Districts
Number	Refer to §153.065(H)(6)(d)	1 per building or parcel, per street frontage, not to exceed 2.
Size	Maximum 8 sq. ft.	Maximum 24 sq. ft.
Location	Historic Cottage Commercial building type only.	8 ft. from the minimum required building zone, setback, or street right-of-way, as appropriate for the building type. Refer to §153.062(O) for more information regarding building types. If two ground signs are used, the signs shall be located on different street frontages.
	Minimum setback of 8 ft. from the street right-of-way or any property line.	
Height	Maximum 6 ft.	Maximum 8 ft.
General	Permitted ground signs may be attached to a freestanding wall or other similar structure on the same lot as the building or use.	
	Sign foundations may not be exposed and shall either be mounted on a masonry base or clad in material compatible with the material used for the sign and the principal structure containing the use with which the sign is associated.	
	Ground signs shall be landscaped where appropriate to site conditions.	

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Number: 1 Author: Planning Subject: Highlight Date: 12/4/2013 9:33:43 AM

Potential Amendment

Reference the Sign Code section referencing the "Signs Not Requiring a Permit" and other special signs, as applicable.

TABLE 153.065-I: BUILDING-MOUNTED SIGN REQUIREMENTS		
	BSC Historic Core and Historic Transition Neighborhood Districts	**All Other BSC Districts**
Wall Sign		
Number	Refer to §153.065(H)(6)(d).	Refer to §153.065(H)(6)(a) through (c) for requirements based on building type.
Size	Maximum 8 sq. ft.	½ sq. ft. per each lineal foot of building wall or storefront width up to a maximum of 50 sq. ft.
Location	On walls facing a public street	
	Signs shall be located on the portion of the wall associated with the tenant space or storefront, and/or 1 within 6 ft. of the common public entrance, where not associated with a storefront.	
	Wall signs shall not extend more than 14 inches from the face of the structure to which it is attached	
Height	Maximum 15 ft., and shall not extend above the roofline.	2 located within the first story as appropriate to each building type of §153.062(O) and shall not extend above the roofline.
Awning Sign		
Number	Refer to §153.065(H)(6)(d).	Refer to §153.065(H)(6)(a) through (c) for requirements based on building type.
		3 nly 1 sign permitted per awning.
Size	4 0% of the cumulative surface of the awning area, not to exceed 8 sq. ft.	
Location	Awning signs may be on any portion of the awning, and affixed flat to the surface and shall not extend vertically or horizontally beyond the limit of the awning.	
Height	Maximum 15 ft.	Located within the first story as appropriate to each building type of §153.062(O).
	The lowest portion of an awning sign shall be at least 8 ft. above the sidewalk.	
Projecting Sign		
Number	Refer to §153.065(H)(6)(d).	Refer to §153.065(H)(6)(a) through (c) for requirements based on building type.
Size	Maximum 8 sq. ft.	Maximum 16 sq. ft.
Location	Within 6 ft. of the principal entrance. Projecting signs shall be separated by at least 10 ft. from another projecting sign, as measured along the building façade.	
	Projecting signs shall not extend more than 6 ft. from the face of the structure to which it is attached and maintain at least 8 ft. of clearance above the sidewalk. A projecting sign shall be located within 6 ft. of the principal entrance of the building or storefront, as measured horizontally along the building façade.	
Height	Maximum 15 ft., or not extending above the sill of the second story window, whichever is lower.	Located within the first story as appropriate to each building type of §153.062(O) and shall not extend above the roof line.
	The lowest portion of a projecting sign shall be at least 8 feet above the sidewalk.	
Window Sign		
Number	Refer to §153.065(H)(6)(d).	Refer to §153.065(H)(6)(a) through (c) for requirements based on building type.
Size	5 0% of the surface area of the window to which it is attached, not to exceed 8 sq. ft.	
Location	Ground floor only, except as permitted by §153.065(H)(6)(d)4.	Ground floor only
General	Window signs shall only be permitted in lieu of display signs affixed to a window. Refer to Table 153.065-K, Requirements for Other Permitted Signs, for Display Sign Requirements.	

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Number: 1 Author: Planning Subject: Highlight Date: 12/4/2013 9:34:41 AM
Potential Amendment
Clarify this is intended to apply to multiple tenant buildings. Single tenant buildings are not subject to the 6-foot requirement.

Number: 2 Author: Planning Subject: Highlight Date: 12/4/2013 9:35:20 AM
Potential Amendment
Clarify that wall sign height for Existing Structures is limited to 15 feet above grade (consistent with Zoning Code requirements).

Number: 3 Author: Planning Subject: Highlight Date: 12/4/2013 9:35:44 AM
Potential Amendment
Clarify that only one sign is permitted per awning, regardless of whether the awning is shared by multiple tenants.

Number: 4 Author: Planning Subject: Highlight Date: 12/4/2013 9:37:17 AM
Potential Amendment
Clarify that the maximum permitted area cannot be distributed among multiple awnings (without Master Sign Plan approval): "Awning signs are limited to 20% of the cumulative surface of the awning area to which the sign is attached."

Number: 5 Author: Planning Subject: Highlight Date: 12/4/2013 9:37:37 AM
Potential Amendment
See awning sign notes, above.

TABLE 153.065-J: BUILDING IDENTIFICATION SIGN REQUIREMENTS		
	BSC Historic Core and Historic Transition Neighborhood Districts	**All Other BSC Districts**
Number	Not Permitted	1 wall sign per building or street frontage, not to exceed 2.
Location		On a building façade facing a street.
Size		½ sq. ft. per each lineal foot of building frontage, each sign not to exceed 100 sq. ft.
Height		Shall not extend above the roofline.
General		Individual channel or pin-mounted letters or characters are required.
		Buildings with frontage on the I-270 right-of-way are permitted an additional sign in accordance with §153.161(A).

TABLE 153.065-K: REQUIREMENTS FOR OTHER PERMITTED SIGNS		
	BSC Historic Core and Historic Transition Neighborhood Districts	**All Other BSC Districts**
Directory Signs		
Number	1 per public entrance.	
Location	Located within 6 ft. of the entrance and mounted flat to the wall.	
Size	Maximum 4 sq. ft.	
Height	Ground floor only.	
Display Signs		
Size	Display signs located within 3 feet of the window shall not exceed 20% of the surface area of the window on which the signs are displayed.	
	Display signs affixed to a window shall not exceed 20% of the surface area and 1hall not be permitted if a window sign is used. Refer to Table 153.065-I, Building-Mounted Sign Requirements, for window sign requirements.	
Height	Ground floor only.	
2andwich Board Signs		
Number	1 per ground floor storefront tenant.	Not Permitted
Location	Sandwich board signs are permitted only immediately in front of the building containing the activity described on the sign.	
	Signs shall be placed within 6 ft. of the primary ground floor public entrance of the business and generally along the same plane as other sandwich board signs to ensure a consistent sidewalk clearance.	
	Signs shall maintain a minimum unobstructed 5-ft. clearance on sidewalks and shall not impede the safe movement of pedestrians or the safe operation of vehicles.	
Size	6 sq. ft. per side.	
Height	3 ft.	
General	Sandwich board signs may include chalkboard and whiteboard elements. The sandwich board sign structure shall be constructed with subdued colors.	
	Sandwich board signs shall be removed and stored indoors or in a location not visible to the public during non-business hours.	

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Number: 1 Author: Planning Subject: Highlight Date: 12/4/2013 9:45:09 AM
Potential Amendment
Clarify that Display Signs are permitted only in lieu of window signs, but does not prevent the two additional permitted building-mounted signs (for multi-tenant buildings with storefronts).

Number: 2 Author: Planning Subject: Applicants Guide Notes Date: 12/4/2013 9:38:24 AM
EXAMPLES