

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.

4b) 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.

1b) 2) 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

T	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.			
T	Number: 2	Author: Planning	Subject: Applicants Guide Notes	Date: 10/15/2013 2:48:02 PM -04'00'
	Link to stormwater manual			
T	Number: 3	Author: Planning	Subject: Code Amendment	Date: 11/7/2013 4:10:09 PM
	Proposed Amendment			
	This should read "153.065(D)"			
T	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.

1) 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.

3) 4) 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.

5) 6) 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 7) 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.

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 epiphytic 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:

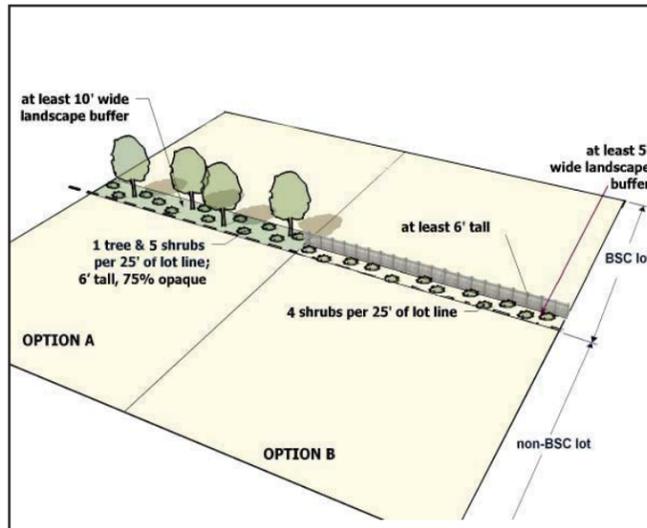
1. When development or redevelopment in accordance with §153.062(B)(1) in any BSC district abuts property in a non-BSC district; or
2. With the exception of the BSC Historic Core district, when a non-residential land use is adjacent to a parcel containing only single-family detached building types (regardless 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.

T	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.			
T	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.			
T	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) 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.

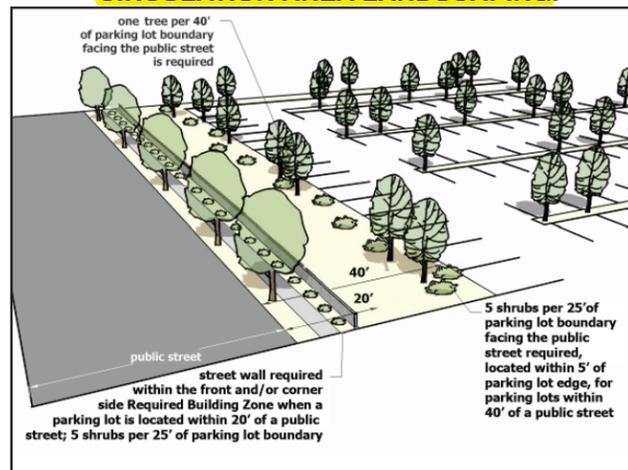
(5) Surface Parking and Circulation Area Landscaping

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

FIGURE 153.065-C: SURFACE PARKING AND CIRCULATION AREA LANDSCAPING.



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.

1. 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.

3. 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).

(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.**
- 7. 8. 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**

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) 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.

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. 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. 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. 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. The property owner shall replace inch for inch any trees within tree

T	Number: 1	Author: Planning	Subject: Applicants Guide Notes	Date: 11/7/2013 4:43:46 PM
	DIAGRAM			
T	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.			
T	Number: 3	Author: Planning	Subject: Applicants Guide Notes	Date: 11/7/2013 4:43:55 PM
	DIAGRAM			
T	Number: 4	Author: Planning	Subject: Applicants Guide Notes	Date: 10/15/2013 2:48:02 PM -04'00'
T	Number: 5	Author: Planning	Subject: Applicants Guide Notes	Date: 11/7/2013 4:47:00 PM
	Provide an explanation of intent.			
T	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.			
T	Number: 7	Author: Planning	Subject: Code Amendment	Date: 11/7/2013 4:48:29 PM
	PROPOSED AMENDMENT			
	Add Minor Projects.			
T	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).

2E) 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.

5b) Fence and Wall Height and Opacity

6) 7) 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 than 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) 8) 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) 11) 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) 15) Street walls are intended to be placed within the front and/or corner RBZ where an RBZ

1) 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 3) 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) 4) 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.

9b) 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) 10) 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.

12) 13) 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) 14) 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

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. **4 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. **2 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. **3 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;

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).

(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.

2) 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) 4) 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

T 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.

T 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.

T Number: 3 Author: Planning Subject: Code Amendment Date: 11/7/2013 5:05:09 PM

PROPOSED AMENDMENT

Exemption for public street lighting.

T Number: 4 Author: Planning Subject: Applicants Guide Notes Date: 11/7/2013 5:03:20 PM

EXAMPLES

1) 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.

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.

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.