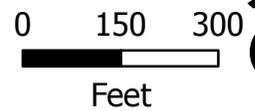


City of Dublin

13-099Z/PDP/PP  
 Rezoning/Preliminary Development Plan/Preliminary Plat  
 Noah's For All Life's Events  
 5555 Wall Street



# Approved Development Text

## Perimeter Center

### **Subarea C - Internal Orientation**

#### **Permitted Uses:**

The following uses shall be permitted with Subarea C:

1. Those uses listed in Section 1159.01 and 1175.01 of the Zoning Code.
2. Hospitals and clinics; other institutional uses without housing or overnight lodging capacity.
3. Health care including ambulatory care, outpatient care and surgery, medical offices and ancillary distribution.
4. Those uses listed in Section 1169.01(b).
5. Ancillary commercial uses within a structure primarily devoted to office uses
6. Limited manufacturing and light assembly activities such as:
  - a. Compact disc manufacture and distribution.
  - b. Electronics assembly.
  - c. "Clean room" manufacturing.
  - d. Other activity incidental to other permitted uses.
  - e. Packaging, assembly.
  - f. Warehousing and distribution incidental to other permitted uses provided such use does not comprise more than 25% of the gross building area on the premises except for multi-tenant buildings in which the average may be 50%.

#### **Yard and Setback Requirements:**

1. Setback from Perimeter Drive shall be 35' for all pavement areas, with 75' for buildings.
2. Side yards shall be 25' for pavement and buildings.
3. Rear yards shall be 25' for pavement and buildings.
4. All other publicly dedicated local streets within Subarea C shall have a 25' pavement setback and a 50' building setback.
5. Total ground covered by all buildings (excluding parking garages) shall not exceed 25%

## **Approved Development Text**

### **Perimeter Center**

of the total lot area. However, parking garages and buildings shall cover no more than 75% total lot area.

#### **Height Requirements:**

1. Maximum height for structures within Subarea C shall be 65' as measured per the Dublin Zoning Code.

#### **Parking and Loading:**

1. Size, ratio and type of parking and loading facility shall be regulated by Dublin Code Chapter 1193.

#### **Circulation:**

1. Perimeter Drive shall have minimum 80' right-of-way and a 36' pavement width.
2. Discovery Road shall have a minimum 60' right-of-way.
3. All other local public access streets shall have a 60' right-of-way, and a 32' pavement width.
4. Curb cuts on Perimeter Drive shall be spaced a minimum of 200' (as measured from the driveway's centerline) with opposing curb cuts offset no less than 100' or directly aligned wherever possible consistent with prudent traffic engineering principles and practice.

#### **Storage and Equipment:**

1. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of a parcel outside a permitted structure. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building.

#### **Landscaping:**

1. Landscaping shall be according to the Dublin Landscape Code, Chapter 1187.
2. In addition, landscaping within the Perimeter Drive setback shall include a 3' - 4' landscaped mound with street trees planted 50' on center within the right-of-way and planted +1' from the R.O.W. line.
3. Parking lot lighting shall be no higher than 28'.