

§ 153.057 General Purpose

- (A) The primary purpose of the Bridge Street ~~Corridor~~District- (BSDC) zoning districts is to implement the ~~Vision Principles~~Bridge Street District Area Plan for development and redevelopment of the Bridge Street District consistent with the directions articulated in the ~~2010 Bridge Street Corridor Vision Report as incorporated into the Dublin~~ Community Plan (Bridge Street District Area Plan). This is with the full recognition that the Plan may be revised and acknowledging that the illustrations in the Plan are conceptual and not regulatory. The Community Plan identifies the Bridge Street District as the centerpiece of the city with a focus on historic and cultural acknowledgement, preservation and creation of outstanding open spaces, and the presence of mixed use districts. These features allow for a wider range of choices for housing and employment, create interesting places and walkable districts, and enable buildings of lasting, memorable and high quality architectural character that maintain Dublin's commitment to exemplary planning and design.
- (B) The Bridge Street District ~~Corridor~~-zoning districts are intended to bring to life the five Bridge Street District Vision Principles by enhancing economic vitality; integrating the new center into community life; embracing Dublin's natural setting and celebrating a commitment to environmental sustainability; expanding the range of choices available to Dublin and the region; and creating places that embody Dublin's commitment to community.
- (C) Specific Purposes
- (1) More specifically, the purpose of the Bridge Street ~~Corridor~~District zoning districts is to promote development that creates an emerging center for urban lifestyles within a walkable, mixed-~~use~~ urban environment that will enhance central Dublin's image as an exceptional location for high quality business investment.
 - (2) These districts are further intended to create places that embody Dublin's commitment to community through the preservation of those areas having architectural landmarks and traditional design, creating complete neighborhoods, and providing designs that honor human scale in their details. In addition, the Bridge Street ~~Corridor~~District will continue to serve as a center of community for current and future Dublin residents.
 - (3) The ~~BSC district~~BSD zoning districts also provide a simplified, but thorough, development review process that provides a high degree of predictability and consistency. The process also sustains Dublin's reputation for high quality development while allowing ~~BSC~~BSD property owners to compete efficiently and effectively in the marketplace.
 - (4) Because the Bridge Street District Area Plan is a transformative redevelopment concept designed for long-term implementation, a secondary purpose of the Bridge Street ~~Corridor~~District zoning districts is to allow property owners the flexibility to take advantage of new and innovative business opportunities that are consistent with the Plan.
- (D) Principles of Walkable Urbanism
- To advance the purposes of the Bridge Street ~~Corridor~~District zoning districts as described in §153.057 (A) through (C), the ~~following~~ principles of walkable urbanism and implementing requirements will serve as a guiding framework to be used in the review of zoning and development proposals subject to

the provisions of §§153.058 through 153.066. Individual principles [or requirements](#) may not apply in all circumstances, but should be used where appropriate to ensure the requirements and standards of these zoning districts are applied in a manner that contributes to the creation of walkable, mixed use urban environments as envisioned by the Bridge Street District Plan. [Zoning Code Section 153.065\(I\) contains requirements for creating the walkable urbanism desired by the City.](#)

~~(1) — General Principles~~

~~The designs of buildings, streets, and open spaces within the Bridge Street District should contribute to the creation of an urban neighborhood pattern of development, characterized by:~~

- ~~(a) — Quality architecture and urban design emphasizing beauty and human comfort and creating a sense of place;~~
- ~~(b) — Pedestrian friendly design that places a high priority on walking, bicycling and use of public transit;~~
- ~~(c) — Creation of interesting and convenient destinations within walking distance for visitors as well as ordinary activities of daily living; and~~
- ~~(d) — Respect for the natural environment.~~

~~(2) — Streets, Parking and Transit~~

~~Streets should be capable of accommodating multiple modes of transportation and should facilitate the creation of a public realm designed primarily for people, characterized by:~~

- ~~(a) — Streets and blocks arranged to allow for comfortable walking distances, to disperse traffic and to reduce the length of automobile trips;~~
- ~~(b) — A connection to and enhancement of the existing street network;~~
- ~~(c) — A recognition of the role of buildings and landscaping that contributes to the physical definition of streets as civic places;~~
- ~~(d) — On-street public parking wherever possible;~~
- ~~(e) — Shared parking and other strategies to reduce the size of surface parking lots and enable efficient and creative site design; and~~
- ~~(f) — Residential and business uses that have convenient access to existing and future transit stops.~~

~~(3) — Open Space~~

~~The Bridge Street District should have a variety of functional, well-designed open spaces that enhance the quality of life for residents, businesses, and visitors. Open spaces should:~~

- ~~(a) — Include a wide range of characters from small intimate spaces to larger neighborhood and community uses, including small parks and playgrounds to provide gathering spaces for neighborhoods;~~
- ~~(b) — Be arranged and designed as part of a district-wide open space network that defines and connects neighborhoods and the larger Dublin community;~~
- ~~(c) — Be located within convenient walking distance of all residents and businesses.~~

~~(4) — Buildings~~

Comment [r1]: We are evaluating the most appropriate location in the Code to house the Principles of Walkable Urbanism and associated requirements. We also anticipate relocating some appropriate regulations related to this topic so that the Principles and related regulations are in the same place. Since they involve a wide range of site-related issues, a preferred location is the Site Development Standards (Zoning Code Section 153.065).

An alternative is a stand-alone Section, but this would require significant renumbering of Code Sections. Regardless, Planning prefers to relocate the Principles from the General Purposes section to a more appropriate location.

~~Buildings should have a range of high-quality residential, commercial, mixed-use and civic architectural styles to reinforce the unique identities of each part of the District. Buildings should be characterized by:~~

- ~~(a) Easily convertible spaces that allow for uses to change over time;~~
- ~~(b) Residential uses with a variety of housing types, sizes, and price levels;~~
- ~~(c) A broad mix of shops, offices, and housing integrated within and among a variety of building types; and~~
- ~~(d) Architecture that reflects Dublin's commitment to high quality and enduring character.~~

§ 153.058 Bridge Street ~~Corridor~~[District](#) (~~BSC~~[BSD](#)) Districts Scope and Intent

(A) Scope

The following Bridge Street ~~Corridor~~[District](#) (~~BSC~~[BSD](#)) districts are hereby created. The districts described by §153.058 are intended to be used for all land within the Bridge Street ~~Corridor~~[District](#). Unless otherwise specifically noted, after the effective date of this amendment all development and redevelopment within the ~~BSC district~~[BSD zoning districts](#) shall be consistent ~~with~~ [with the general purpose of the BSC districts as specified in §-153.057, General Purpose](#) and subject to the regulations of §§-153.058 through 153.066. Other provisions of Chapters 152 and 153 of the Dublin Code of Ordinances apply in the ~~BSC district~~[BSD zoning districts](#) to the extent those provisions are not inconsistent with the provisions of §§-153.058 through 153.066. Nothing contained herein shall prohibit an application for rezoning to any non-~~BSC district~~[BSD zoning district](#) provided in this Chapter.

(B) Intent

The Bridge Street ~~Corridor~~[District](#) zoning districts are generally based on the District Framework of the Bridge Street District [Area](#) Plan. The purpose of the Framework is to allow development regulations to be adapted to the unique conditions present in each area. Although each district is unique, the five Vision Principles are intended to create a cohesive area, based on the concepts of walkability and urban vitality to support the quality of life for residents of all generations.

The titles of each district are intended to describe the predominant land use character and/or special geographic locations rather than a single type of use, [consistent with the intent for uses in the Bridge Street District as described in §153.059\(A\)](#). The following further describes the intent of each ~~BSC district~~[BSD zoning district](#).

(1) ~~BSC~~[BSD](#) Residential

The intent of this district is to accommodate single-family, two-family, townhouse, live-work and multiple-family uses in mid-rise development. The ~~BSC~~[BSD](#) Residential district integrates existing and new residential developments to create true neighborhoods and add to the population base needed to help support nearby retail and office development. Uses are generally limited to residential and small-scale residential support uses, as listed in Table 153.059-A.

(2) ~~BSC~~[BSD](#) Office Residential

The intent of this district is to accommodate a mix of office and multiple-family residential development at higher densities and in larger buildings. This district offers great flexibility to take advantage of visibility and access for office uses, with opportunities to create residential

neighborhoods to support the adjacent ~~BSC district~~[BSD zoning districts](#). Uses include a mix of residential, personal service, and commercial uses, as listed in Table 153.059-A.

(3) ~~BSC~~[BSD](#) Office

The intent of this district is to allow a mix of offices and retail support uses, as listed in Table 153.059-A. The ~~BSC~~[BSD](#) Office district provides significant additional development capacity and redevelopment opportunities that foster office uses with a walkable design along signature streets, and provides increased accessibility and an improved roadway network to ease traffic pressure along major roadways.

(4) ~~BSC~~[BSD](#) Commercial

This district applies generally to existing retail centers and other low-rise commercial uses, including single use freestanding retail buildings, as listed in Table 153.059-A. Properties initially zoned into this district may be eligible for rezoning to the ~~BSC~~[BSD](#) Vertical Mixed Use District or to other surrounding ~~BSC district~~[BSD zoning districts](#) when future redevelopment to higher densities is desired.

(5) ~~BSC~~[BSD](#) Historic Core

This district applies to the historic center of Dublin and reinforces the character of this area as the centerpiece of the Bridge Street ~~Corridor~~[District](#). The district focuses on ensuring sensitive infill development and redevelopment and providing an improved environment for walking while accommodating vehicles. The district accepts building types that are consistent with the historic development pattern of Historic Dublin, subject to review by the Architectural Review Board, and permit similar uses that support a highly walkable setting, as listed in Table 153.059-A.

(6) ~~BSC~~[BSD](#) Historic Residential

The intent of this district is to permit the preservation and development of homes on existing or new lots that are comparable in size, mass, and scale, while maintaining and promoting the traditional residential character of the Historic Dublin area. The purpose of these regulations is to protect the scale and character of the original platted village by maintaining regulations consistent with the previous Historic Residential zoning in place prior to the adoption of this amendment, as listed in Table 153.059-A.

(7) ~~BSC~~[BSD](#) Sawmill Center Neighborhood

This district applies to the majority of the commercial areas at the east end of the ~~Corridor~~[District](#). The standards of the ~~BSC~~[BSD](#) Sawmill Center Neighborhood create an active, walkable destination through integration of a strong mix of uses. Development within this district relies on the provision of physical and visual connections through improved access and enhanced visibility from Sawmill Road, and links to adjacent neighborhoods and open spaces.

This district accommodates a wide variety of building types and permitted uses, as listed in Table 153.059-A. Redevelopment of the ~~BSC~~[BSD](#) Sawmill Center area creates a walkable, mixed use core as the east anchor of the ~~Corridor~~[District](#). The district is subject to the specific neighborhood standards defined in §153.063(C), establishing open space patterns, location requirements for building types, and permitting pedestrian-oriented, mixed use shopping areas.

(8) ~~BSC~~BSD Historic Transition Neighborhood
 This district complements the ~~BSC~~BSD Historic Core district by accommodating a variety of building types within a finer grained street and block network and uses consistent with that district. It accommodates uses similar to those in the ~~BSC~~BSD Historic Core district, as listed in Table 153.059-A. Development allows an extension of the walkable mixed use character of the ~~BSC~~BSD Historic Core district on the larger parcels within this district. The district is subject to the specific neighborhood standards defined in §153.063(D). These requirements establish open space patterns and location requirements for building types, provide additional residential opportunities, and extend the small scale commercial activities of the ~~BSC~~BSD Historic Core district.

(9) ~~BSC~~BSD Indian Run Neighborhood
 This district applies to the larger parcels north and west of the Indian Run and south of I-270, including adjacent properties fronting the north side of Bridge Street. The ~~BSC~~BSD Indian Run Neighborhood district is intended to develop as a new walkable, mixed use district that takes advantage of excellent highway visibility, an improved road network, and proximity to Historic Dublin and the natural areas flanking the Indian Run. Development within the district relies on a comprehensive road network providing connections within the Indian Run district and to the rest of the ~~Corridor~~District, as well as sensitivity of development at its edges given its proximity to Historic Dublin and the Indian Run.

This district accommodates a wide variety of building types and permitted uses, as listed in Table 153.059-A. Redevelopment of the area creates a walkable, mixed use core as the west anchor of the ~~Corridor~~District. The district is subject to specific neighborhood standards defined in §153.063(E). These regulations are intended to establish natural and man-made open space patterns; build pedestrian, bicycle, and vehicular networks; provide location requirements for building types; and foster a pedestrian-oriented, neighborhood scale mixed use shopping area.

(10) BSD Scioto River Neighborhood

The standards of the BSD Scioto River Neighborhood are intended to create an active, walkable destination through integration of a vibrant mix of uses. Development in this district is oriented toward the Scioto River and the public spaces along the riverfront, and includes important vehicular and bicycle links to adjacent neighborhoods and open spaces.

This district accommodates a wide variety of building types and permitted uses, as listed in Table 153.059-A. Development of the BSD Scioto River Neighborhood area establishes a walkable, mixed-use core as the center of the Bridge Street District. The district is subject to the specific neighborhood standards defined in §153.063(F), establishing open space patterns, location requirements for building types, and permitting pedestrian-oriented, mixed-use shopping areas.

(11) ~~BSC~~BSD Vertical Mixed Use
 The intent of this district is to allow a wide variety of mid-rise, mixed use development, including vertical mixed use with ground floor retail, and large format retail with liner buildings, as listed in Table 153.059-A. It is intended to be available for areas initially zoned into the ~~BSC~~BSD Indian Run Neighborhood, BSD Scioto River Neighborhood and ~~BSC~~BSD Sawmill

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PZC: July 10, 2014
[New Text](#) | ~~Deleted Text~~

Center Neighborhood districts, once these areas are developed and the applicable neighborhood standards are no longer needed to establish the organization and hierarchy of places. The district may be applied to areas initially zoned to the ~~BSC~~[BSD](#) Commercial District or elsewhere in the Bridge Street ~~Corridor~~[District](#) as may be deemed appropriate when future redevelopment to higher densities is desired. Accordingly, the district is not intended to be mapped at the time the ~~BSC district~~[BSD zoning district](#) are initially adopted.

(12+) ~~BSC~~[BSD](#) Public

This district applies to a variety of public spaces and facilities, including but not limited to schools, parks, open spaces, and places that accommodate more intensive recreation, such as outdoor entertainment venues, as listed in Table 153.059-A. It also applies to lands in and adjacent to rivers and creeks on which development is limited due to inclusion in a Federal Emergency Management Agency (FEMA) designated floodplain as regulated by this ~~c~~[c](#)Chapter, or lands that have special cultural or environmental sensitivity.

§ 153.059 Uses

(A) Intent

- (1) The intent of §153.059 is to establish uses desired in each BSD zoning district based on the vision for each area described in the Dublin Community Plan (Bridge Street District Area Plan) and the Bridge Street District’s five Vision Principles. This is achieved through the variety of permitted, conditional, accessory and temporary uses allowed in each zoning district, with special siting and size limitations to establish the development character articulated in the Dublin Community Plan.
- (2) This section ensures vibrant, mixed-use, pedestrian-oriented development by emphasizing certain uses in each zoning district while positioning the neighborhood districts to thrive as critical activity nodes by concentrating commercial activity in these special character areas. Refer to §153.063, Neighborhood Standards, for the neighborhood district requirements.
- (3) The titles of each zoning district describe the predominant land use character and/or special geographic locations rather than a single type of use and shall not preclude other uses from being established in each district, as permitted in this section. Refer to §153.058, BSD Districts Scope and Intent, for the intent of each zoning district.

(B) General Provisions

- (1) Permitted and conditional uses available in each ~~BSD~~ zoning 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 permitted ~~allowed~~ by right in that ~~BSC district~~ BSD zoning district, subject to compliance with ~~the any~~ 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~~ BSD zoning district on any floor of the structure other than the ground floor, subject to compliance with ~~the any~~ 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~~ BSD zoning district only upon approval of a ~~C~~ conditional U 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~~ BSD zoning district only if limited in size, subject to compliance with ~~the any~~ 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~~ BSD zoning district for a limited period of time pursuant to a permit from the City, subject to compliance with ~~the any~~ 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) ~~Additional standards may apply to either~~ Whether a land use is a permitted or a conditional use in a ~~BSC district~~ BSD zoning 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~~ A as use -specific standards and detailed in 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~~ District 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~~ BSD zoning district.
 2. The use is generally consistent with the intent of the ~~BSC district~~ BSD zoning district and this chapter.
 3. The use will not materially 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, including the Bridge Street District Area Plan.
- (b) The ~~Director's~~ written determination shall be provided ~~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.~~

(65) Existing Uses

The long range implementation of the Bridge Street District Area Plan ~~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 district~~ BSD zoning 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~~ BSD zoning 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~~ BSD zoning 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

Comment [r1]: Planning is evaluating whether an entirely separate section for Existing Uses and Existing Structures would be more appropriate, or if the relevant information can be consolidated and explained in the Applicant's Guide.

property within the 12 months prior to the rezoning of the property into the ~~BSC district~~BSD zoning district.

(b) Once a use that complies with the ~~BSC district~~BSD zoning district is established on a lot or parcel and all Existing Uses have been abandoned or voluntarily discontinued, no non-~~BSC~~BSD use of the prior zoning district may be re-established.

1. For multi-tenant buildings in Existing Structures, once the entire multi-tenant building is abandoned, demolished and/or all tenant spaces have established uses under the applicable BSD zoning district, no non-~~BSC~~BSD use permitted in the prior zoning district may be re-established on the parcel ~~once the entire multi-tenant building is abandoned or all tenant spaces have established uses under the applicable BSC district~~.

~~2.~~ For parcels with multiple Existing Structures, only after all buildings have been abandoned, demolished and/or all building have established uses under the applicable BSD zoning district, no non-BSD use permitted in the prior zoning district may be re-established on the parcel.

(c) Abandonment of an Existing Use

1. If an Existing Use is abandoned for any reason for a period of more than 12 months, only those uses allowed in the Bridge Street zoning district in which the property is located may be established. ~~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.

3. Once a use has been determined to be abandoned, any subsequent use shall comply with the provisions of §153.059-(B). Any new construction, including buildings, site features, parking areas, and other associated construction shall comply with the applicable provisions of §§153.057-066.

(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~~required reviewing body as required by §153.066 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 [as required by the applicable provisions of §§153.057-066](#); 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) [and as approved by the required reviewing body](#).

~~(f)~~ ~~(5)~~ Existing Structures

[Refer to §153.062\(B\)\(2\) for requirements related to Existing Structures.](#)

[\(g\) Refer to §§153.065\(A\)\(2\) for requirements related to nonconforming sites.](#)

~~(7)~~ Existing Planned Development Districts

All planned developments that are effective on the date of adoption of the applicable ~~BSC~~[BSD](#) 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~~[BSD zoning 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.

~~(8)~~ Principal Uses

[Any property is permitted any combination of principal uses in accordance with the requirements of this section and other applicable provisions of §§153.057-066.](#)

~~(8)~~ Accessory Uses

- [\(a\) 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 unless a permitted use or an approved conditional use also exists on the property.](#)
- [\(b\) Temporary uses are governed by time limits as provided by this Code.](#)
- [\(c\) Any principal use listed in a zoning district in Table 153.059-A may also be permitted as an accessory use in the same zoning district.](#)

~~(9)~~ Use Table
~~Refer to Table 153.059-A.~~

Comment [r2]: For example, an office use may include restaurants when they are clearly subordinate and incidental to the principal office use.

Table 153.059-A: Permitted and Conditional Uses in BSC District BSD Zoning Districts													
Key P —Permitted U —Permitted on upper floor only C —Conditional Use S —Size Limited T —Time Limited		BSC District BSD Zoning Districts											
	Residential	Office Residential	Office	Commercial	Historic Core	Historic Residential	Historic Transition Neighborhood	Indian Run Neighborhood	Sawmill Center Neighborhood	Vertical Mixed Use	Scioto River Neighborhood	Public	Use Specific Standards See §153.059 (C)
PRINCIPAL USES													
Residential													
Dwelling, Single-Family	P					P							(1)(a)
Dwelling, Two-Family	P												
Dwelling, Townhouse	P	P					P	P	P		<u>P</u>		(1)(b)
Dwelling, Live-Work	C	P	P		P		P	P	P	P	<u>P</u>		(1) (c)
Dwelling, Multiple-Family	P	<u>P/U</u>	<u>P/U</u>	U	U		P	P	P	P	<u>P</u>		(1) (d)
Group Residence	S	P	<u>P</u>	<u>U</u>	<u>U</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		(1) (e)
Civic/Public/Institutional													
Cemetery												P	
Community Center	C	C					P	P	P	P	<u>P</u>		(2)(a)
Community Garden	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	(2)(b)
Day Care, Adult or Child		P	P	P	P		P	P	P	P	<u>P</u>		(2)(c)
District Energy Plant	C	C	C	C	C		C	C	C		<u>C</u>	C	(2)(d)
Educational Facility		P	P	P	P		P	P	P	P	<u>P</u>	P	
Elementary or Middle School		P	P	P	P	P	P	P	P	P	<u>P</u>	P	
Government Services, Safety	C	C	C	C			C	C	C	C	<u>C</u>	P	
High School		P	P	P	P		P	P	P	P	<u>P</u>	P	
Hospital		C/S	C/S					C/S	C/S	C/S	<u>C/S</u>	C/S	(2)(e)
Library, Museum, Gallery	P	P	P	P	P		P	P	P	P	<u>P</u>	P	(2)(f)
Municipal Parking Lot		P	P	P	P		P	P	P	P	<u>P</u>	P	
Religious or Public Assembly			C/S	C/S	C/S		C/S	C/S	C/S	C/S	<u>C/S</u>	C/S	(2)(g)
Parks and Open Space	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	
Transportation, Park & Ride			C	C				C	C	C	<u>C</u>	C	
Transportation, Transit Station			C	C				P	P	C	<u>C</u>	C	

Table 153.059-A: Permitted and Conditional Uses in BSC District <u>BSD Zoning Districts</u>													
Key P —Permitted U —Permitted on upper floor only C —Conditional Use S —Size Limited T —Time Limited		BSC District <u>BSD Zoning Districts</u>											
<u>P</u> Permitted <u>U</u> Permitted on upper floor only <u>C</u> Conditional Use <u>S</u> Size Limited <u>T</u> Time Limited	Residential	Office Residential	Office	Commercial	Historic Core	Historic Residential	Historic Transition Neighborhood	Indian Run Neighborhood	Sawmill Center Neighborhood	Vertical Mixed Use	<u>Scioto River Neighborhood</u>	Public	Use Specific Standards See §153.059 (C)
Commercial													
Animal Care, General Services, Veterinary Offices, and Veterinary Urgent Care and Animal Hospitals			P	P	P		P	P	P	P	<u>P</u>		(3)(a)
Bank		P	P	P	P		P	P	P	P	<u>P</u>		
Bed and Breakfast					P								(3)(b)
Conference Center			C				<u>CP</u>	<u>CP</u>	<u>CP</u>	<u>CU</u>	<u>C</u>		
Eating and Drinking	C/S	<u>P/S</u> <u>/C</u>	<u>P/S</u> <u>S/C</u>	P	P		P	P	P	P	<u>P</u>		(3)(c)
Entertainment/Recreation, Indoor		<u>P/S</u> <u>/C</u>	<u>P/S</u> <u>/C</u>	<u>P/S</u> <u>S/C</u>			<u>P/S</u> <u>S/C</u>	P	P	P	<u>P</u>	C	(3)(d)
<u>Exercise and Fitness</u>			<u>P</u>	<u>P</u>	<u>C</u>		<u>P/S</u> <u>/C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Fueling/Service Station				C									(3)(e)
Hotel		P	P	P	P		P	P	P	P	<u>P</u>		
Office, General		P	P	P	P		P	P	P	U	<u>P</u>		
Office, Medical		P	P	P	P		P	P	P	P	<u>P</u>		
Parking, Structure		<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	C		<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	(3)(f)
Parking, Surface Lot		C	P	C	C			P	P	C	<u>C</u>		(3)(g)
Personal, Repair, & Rental Services	C/S	<u>P/S</u> <u>S/C</u>	<u>P/S</u> <u>S/C</u>	<u>P/S</u> <u>S/C</u>	<u>P/S</u> <u>S/C</u>		<u>P/S</u> <u>S/C</u>	P	P	<u>P/S</u> <u>S</u>	<u>P</u>		(3)(h)
Research & Development		P	P	P	P		P	P	P	U	<u>P</u>		
Retail, General	C/S	<u>P/S</u> <u>/C</u>	<u>P/S</u> <u>/C</u>	P	<u>P/S</u> <u>S/C</u>		<u>P/S</u> <u>S/C</u>	P	P	P	<u>P</u>		(3)(i)
Sexually Oriented Business Establishment				C									(3)(j)
<u>Skilled Nursing, Rehabilitation.</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>									

Table 153.059-A: Permitted and Conditional Uses in BSC District <u>BSD Zoning Districts</u>													
Key P —Permitted U —Permitted on upper floor only C —Conditional Use S —Size Limited T —Time Limited	BSC District <u>BSD Zoning Districts</u>												
	Residential	Office Residential	Office	Commercial	Historic Core	Historic Residential	Historic Transition Neighborhood	Indian Run Neighborhood	Sawmill Center Neighborhood	Vertical Mixed Use	<u>Scioto River Neighborhood</u>	Public	Use Specific Standards See §153.059 (C)
<u>Home for the Aging, and Nursing Homes</u>													
Vehicle Sales, Rental, and Repair				C					C				(3)(k)
Wireless Communications	Refer to Chapter 99 of Dublin Code of Ordinances												
ACCESSORY AND TEMPORARY USES	<i>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.</i>												
ATM, Walk-Up	P	P	P	P	P		P	P	P	P	<u>P</u>		
Bicycle Facilities	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	
Community Activity and Special Event	T	T	T	T	T	T	T	T	T	T	<u>I</u>	T	(4)(a)
Construction Trailer/Office	T	T	T	T	T		T	T	T	T	<u>I</u>	T	(4)(b)
Day Care, Adult or Child	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	(2)(c)
Drive-in/Drive-through <u>for Banks</u>			C	C			C	C	C	C	<u>C</u>		(4)(c)
Dwelling, Accessory	P	P	P	P	P		P	P	P	P	<u>P</u>		(4)(d)
Dwelling Administration, Rental, or Sales Office	P	P	P	P	P		P	P	P	P	<u>P</u>		(4)(e)
Eating & Drinking		P	P	P	P		P	P	P	P	<u>P</u>	P	
Essential Utility Services	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	
Exercise and Fitness	P	P	P	P	P		P	P	P	P	<u>P</u>	P	
Farmers Market			P	P	P		P	P	P	P	<u>P</u>	P	
Helipad/Heliports			C					C	C	C	<u>C</u>	C	
Home Occupation	P	P	P		P	P	P	P	P	P	<u>P</u>		(4)(f)
Outdoor Dining and Seating	P/C	P/C	P/C	P/C	P/C		P/C	P/C	P/C	P/C	<u>P/C</u>	P/C	(4)(g)

Table 153.059-A: Permitted and Conditional Uses in BSC District BSD Zoning Districts													
Key P —Permitted U —Permitted on upper floor only C —Conditional Use S —Size Limited T —Time Limited	BSC District BSD Zoning Districts												
	Residential	Office Residential	Office	Commercial	Historic Core	Historic Residential	Historic Transition Neighborhood	Indian Run Neighborhood	Sawmill Center Neighborhood	Vertical Mixed Use	Scioto River Neighborhood	Public	Use Specific Standards See §153.059 (C)
Outdoor Display or Seasonal Sales	T	T	T	T	T		T	T	T	T	<u>I</u>		(4)(h)
Parking, Structure	P/C	P/C	P/C	P/C	C		P/C	P/C	P/C	P/C	<u>P/C</u>	P/C	(3)(f)
Parking, Surface Lot	P	P	P	P	P		P	P	P	P	<u>P</u>	P	(4)(i)
Renewable Energy Equipment	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	(4)(j)
Renewable Energy Equipment, Wind	C	C	C	C				C	C	C	<u>C</u>	C	(4)(k)
Residential Model Home	T	T	T		T		T	T	T	T	<u>I</u>		(4)(l)
Retail or Personal Services		P	P	P	P		P	P	P	P	<u>P</u>		
Swimming Pool	P	P	P	P				P	P	P	<u>P</u>	P	
Transportation, Transit Stop	P	P	P	P	P		P	P	P	P	<u>P</u>	P	
Vehicle Charging Station	P	P	P	P	P		P	P	P	P	<u>P</u>	P	
Wireless Communications	Refer to Chapter 99 of Dublin Code of Ordinances												

(C) Use Specific Standards

[Certain uses listed in this section may be permitted or conditional only with additional use specific standards. Additional use specific standards may apply to uses within specific building types and neighborhood districts; refer to §153.062\(O\) for use and occupancy requirements based on building type and §153.063 for use requirements for neighborhood districts.](#)

(1) Residential Uses

(a) Dwelling, Single-Family

1. ~~No Development Plan or Site Plan a~~[Applications for development](#) shall not contain more than 35 detached single-family dwelling units.
2. ~~No Development Plan or Site Plan a~~[Development applications](#) containing detached single-family dwelling units shall ~~may not~~ be ~~accepted approved~~ if any of the [property lines of the](#) proposed units would be located within 400 feet of any single-family detached dwelling constructed or approved within the ~~BSC~~[BSD](#) 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 as measured from the nearest property line.
4. ~~Single-~~family detached dwellings shall have no more than one principal building and its permitted accessory structures located on each lot.
5. Single-family dwellings in the BSD Historic Residential District shall meet the requirements of §153.063(B) and shall not be required to meet the standards of §153.062(O)(1).

~~(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 BSCBSD Historic Transition Neighborhood District.~~

(eb) 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.
3. Signs are permitted in accordance with §153.065(H).

~~(ec)~~ Multiple-Family

Multiple-family uses in the BSD Office Residential and Office zoning districts are not permitted on the ground floor when the dwelling units directly front a street. They may be permitted on the ground floor for interior courtyard or other non-street facing portions of the building.

(d) Group Residence

No more than ~~six~~ five residents are permitted per dwelling, not including caregivers, in the ~~BSCBSD~~ Residential district, or as otherwise permitted or required by the Ohio Revised Code.

(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.

(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

~~1. The indoor gross floor area of the Eating and drinking facilities shall be limited to no more than 10,000 square feet of gross floor area for square feet in single tenant buildings in the BSCBSD Office, BSCBSD Office Residential, and BSCBSD Residential districts, unless otherwise permitted as a conditional use.~~

2. Eating and drinking facilities in For multi-tenant buildings in the same districts shall be limited to no more than 10,000 square feet of gross floor area, or 20% of the gross floor area of the ground floor of the principal structure, whichever is smaller, unless otherwise permitted as a conditional use.~~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.~~

Comment [r3]: We will need to consider how to address single-tenant uses in Existing Structures, and whether conditional uses would still be required.

(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 BSCBSD Office, BSCBSD Office Residential, BSCBSD Commercial, and BSCBSD Vertical Mixed Use districts, unless otherwise permitted as a conditional use.
2. In the BSCBSD Public district, the use must be owned and operated by either a public or non-profit organization.

(e) Exercise and Fitness

To avoid large, single tenant uses that detract from the urban, walkable intent of the Bridge Street District, exercise and fitness uses shall be limited to no more than 10,000 square feet of gross floor area in the BSD Historic Transition Neighborhood District. Exercise and fitness facilities exceeding 10,000 square feet in this district may be permitted as conditional uses.

(f) 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)-(13) are permitted uses, provided they are wrapped on all street frontages by usable space available for non-residential uses permitted in the zoning district. In addition, a~~Any parking structure completely screened by buildings and not readily

visible from a public street right-of-way is a permitted use. ~~in all~~ All other parking structures, including podium 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 BSCBSD Office, BSCBSD Office Residential, and BSCBSD Residential districts, unless otherwise permitted as a conditional use. 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 services in multi-tenant buildings in the same districts shall be limited to no more than 10,000 square feet of gross floor area, or 20% of the gross floor area of the ground floor of the principal structure, whichever is smaller, unless otherwise permitted as a conditional use.
 - 2.3. 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 district~~BSD zoning districts except the ~~BSCBSD~~ Indian Run Neighborhood, ~~and BSCBSD~~ Sawmill Center Neighborhood and BSD Scioto River Neighborhood, unless otherwise permitted as a conditional use.
- (i) Retail, General
- ~~————To avoid large, single tenant uses that detract from the urban, walkable intent of the Bridge Street District, g~~General retail uses shall be limited to no more than 20,000 square feet of gross floor area, unless otherwise permitted as a conditional use. This limitation does not apply for the ~~in all BSC districts except the BSCBSD~~ Indian Run Neighborhood, ~~BSCBSD~~ Sawmill Center Neighborhood, BSD Scioto River Neighborhood, BSCBSD Commercial, and ~~BSCBSD~~ Vertical Mixed Use districts.
- (j) Sexually Oriented Business Establishments
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

Comment [r4]: We will need to consider how to address single-tenant uses in Existing Structures, and whether conditional uses would still be required.

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.
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.~~ [For any other street type w](#)~~in other locations where~~ vehicular use areas are located [in front of](#) ~~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 [Banks](#)

1. Drive-in/drive-throughs are ~~conditionally~~ permitted [as conditional uses](#) only for banks ~~in the BSCBSD Office, BSC Commercial, Vertical Mixed Use, and the BSCBSD Sawmill Center, Indian Run, Scioto River and~~ [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. [Structures related to drive-in/drive-throughs shall not have frontage on be readily visible from](#) any shopping corridor.
9. [Protective bollards, when used, shall be painted a subdued, neutral color such as gray or black.](#)

(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.

(e) Dwelling Administration, Rental, or Sales Office

~~These uses Dwelling sales or rental offices~~ shall comply [with the provisions of §153.073\(D\) and](#) ~~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 Occupations

All home occupations in the ~~BSC~~BSD Historic Residential district shall comply with the provisions of §153.073. In all other ~~BSC district~~BSD zoning 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 discernible 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. In no case shall these amenities be placed in a manner that would provide less than five feet of clear area for pedestrian use.
2. The use of outdoor speakers shall require ~~a c~~Conditional u~~se 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~~BSD Historic Core and ~~BSC~~BSD 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.
 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.

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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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§ 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. [It is intended that block configurations encourage and support the principles of walkable urbanism and the walkability standards provided in §153.065\(I\).](#)

(B) Applicability

The requirements of this section apply to ~~all new~~ developments within all ~~BSD~~ zoning districts [that require Development Plan Review in accordance with §153.066, and for land within all BSD zoning districts proposed for subdivision in accordance with Chapter 152.](#)

(C) General Block and Lot Layout

(1) Interconnected Street Pattern

The network of streets within the Bridge Street ~~Corridor~~ District 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 where practicable as determined by the City Engineer.](#) 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 [and the City's Thoroughfare Plan](#) for the general locations and configurations of existing and planned streets within the Bridge Street ~~Corridor~~ District.
- (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:~~

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- ~~1. All developments within the BSC Sawmill Center Neighborhood District, BSC Indian Run Neighborhood District, or BSC Historic Transition Neighborhood District;~~
- ~~2.1. Any developments requiring approval of a Development Plan as required in §153.066(E).~~

(a**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.
3. Alleys and service streets shall not be used to measure block length.

Table 153.060-A. Maximum Block Dimensions.

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
<u>Scioto River Neighborhood</u>	<u>500</u>	<u>1,750</u>
Vertical Mixed Use	500	1,750
Public	300	1,000

(e**b**) Shopping Corridors

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

(e**c**) 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

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such features as a highway, waterway, open space, utility line, 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 by the required reviewing body 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 the 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~~ Access for a ~~Alleys, service streets and driveways~~ 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 bordering ~~for~~ the property.
- (b) Blocks ~~may~~ shall include alleys/service streets or driveway entrances with the following recommended configurations unless otherwise permitted by the City Engineer. 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.
- (c) Wherever practicable, as determined by the City Engineer, 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

Comment [r1]: Planning is considering whether to relocate this section to the walkability standards. An advantage is that the requirement will apply regardless of whether a Development Plan is required.

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

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

(b) Mid-block pedestrianways shall be publicly accessible at all times.

[\(c\)](#) ~~Mid-block pedestrianways 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.

~~(d)~~ Design

1. [The mid-block pedestrianway shall terminate at either end at the public right-of-way, an open space meeting the requirements of §153.064, or another publicly accessible space as approved by the required reviewing body.](#)

[2.](#) 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.

~~23.~~ The mid-block pedestrianway shall be ~~lighted~~ [using footlights, bollard lights, building lights, and/or adjacent street lights to provide for safety and visibility.](#)

~~34.~~ 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)~~(e)~~.

~~(e)~~ 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.

~~(f)~~ 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.

[\(g\)](#) [The required reviewing body may require additional mid-block pedestrianways when necessary to create a cohesive, walkable block configuration and ensure consistency with the walkability standards provided in §153.065\(I\).](#)

(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.

Comment [r2]: Planning is researching an appropriate footcandle/lumen level.

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(9) 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 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 to 153.065.

(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, rear 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~~
3. The locations of front and corner side property lines on adjacent lots or lots located on the opposite side of the street; ~~and~~
- 3.4. Adjacency to an existing or planned shopping corridor.

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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-District~~ 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-District Vision Report~~ Area Plan of the Dublin Community Plan and guided by the Thoroughfare Plan. It is intended that the street network encourage and support the principles of walkable urbanism and the walkability standards provided in §153.065(I).

(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~~District, whether public or private.

(C) Street Network

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

(1) Street Families

Existing and planned streets within the Bridge Street ~~Corridor-District~~ 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~~ District 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 ~~and land use~~ 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 shall determine which street type is applicable to individual developments, and may require ~~additional modifications to~~ right-of-way ~~and/or~~ pavement widths, or require 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) and required improvements appropriate for these streets.

(4) Street Network Map

(a) Refer to Figure 153.061-A for a map of the planned Bridge Street ~~Corridor District~~ street network and street family designations. In addition to the Thoroughfare Plan, 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.

(b) ~~As noted below, a~~Actual street alignments and locations will be determined through the Development Plan Review process as individual properties are developed and through the City's Capital Improvements Program process, as applicable. Alignments may be subject to change pending further engineering analysis and land use programming. 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) Graphic Intent

The street network depicted in 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 District~~. 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.

(d) Illustrated Corridor Connector Streets

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

(e) 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~~District. ~~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.~~

(f) Illustrated Neighborhood Streets

Neighborhood streets illustrated in Figure 153.061-A includes 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.~~

(g) 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, 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.

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- (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~~used, 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~~City Engineer 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 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~~City Engineer with ~~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~~by the City Engineer.

(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~~by the City Engineer.

- (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**

(a) Crosswalks shall be required at the stop-controlled legs of unsignalized intersections and all legs of signalized intersections or as otherwise required by the City Engineer. 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.

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

~~(c) 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.~~

~~(d)~~(b) 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.

~~(e) 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.~~

Comment [r1]: Consider relocating to the Walkability Standards Section, 153.065(I).

(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, bicycle 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 State Route 161, 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 at the determination of the Fire Chief:

(1) **Room to Pass**

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

Comment [r2]: Planning is reviewing these standards with Washington Township to determine what updates, if any, are necessary.

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- (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.

(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) 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) 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 designed and constructed to provide sufficient physical support for emergency vehicles as required by the Fire Chief.

§ 153.062 BUILDING TYPES

(A) Intent

The building types detailed in this section outline the required building forms for new construction and renovated structures within the ~~BSC districts~~ [Bridge Street District zoning 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~~ [Bridge Street District](#).
- (b) [New s](#)Structures constructed after the date of this amendment that are subsequently made nonconforming by an amendment to this ~~Chapter~~ [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 [principal buildings structures](#) exists on a site that do not comply with the requirements of this ~~Code~~ [chapter](#) 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, ~~or height~~, 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)~~ [required reviewing body](#) upon finding that all of the following conditions are met:
 - 1. That the Existing Structure meets all height, area, [setback](#) and ~~or~~ parking and loading provisions that were applicable immediately prior to the rezoning of the property into a ~~BSC district~~ [BSD zoning district](#).
 - 2. That the enlargement or extension is limited to the same parcel on which the Existing Structure was located on at the time of the adoption of this amendment.
 - 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.
 - 5. [That the improvements do not make the structure any further from conformance with the requirements of the applicable BSD zoning district requirements.](#)
 - 6. [That the improvements to the Existing Structure are architecturally appropriate, at the determination of the required reviewing body.](#)

(c) Parking for Existing Structures

Comment [r1]: Planning is evaluating appropriate Code language to ensure that modifications to Existing Structures bring them closer to compliance, and address "architectural appropriateness," materials, color palettes, etc. The requirements should strike a balance in terms of the level of reinvestment required in an Existing Structure that does not meet the building siting requirements and should be encouraged to redevelop over time.

Existing Structures which do not have the minimum number of parking or loading spaces required by this chapter, 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). ~~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 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~~ that Existing Structure must be constructed and/or brought into conformance with the requirements of this ~~chapter~~ Code for the building types required for the district.

(e) Determination of Building Type

1. The ~~ART~~ required reviewing body may designate an Existing Structure as a specific building type upon a finding that the structure is substantially similar in ~~character and~~ form and design to one of the permitted building types for the district in which the structure is located.
2. Should the required reviewing body designate an Existing Structure as a specific building type, then all further improvements on the property associated with the Existing Structure must be constructed and/or brought into conformance with the requirements of this chapter.

(f) Exceptions

1. ~~Where~~ Once subsequent modifications ~~are made to bring~~ the Existing Structure ~~that bring it~~ into compliance with the specific building type requirements for the designated building type, ~~those modifications to the e-~~ Existing Structure shall not be further modified in a manner that brings the Existing Structure out of compliance with those specific requirements.
2. For Existing Structures within the BSD Historic Core ~~and Historic Residential Districts~~, the Architectural Review Board shall determine ~~if those~~ the building type requirements that will apply to specific buildings.
3. All new construction in the BSD Historic Core District ~~within this district~~ shall meet the requirements of §153.062, §§153.170 through 153.180, and the Historic Dublin Design Guidelines.

4. All new construction in the BSD Historic Residential District within this district shall meet the requirements of §153.063(B), §§153.170 through 153.180 and the Historic Dublin Design Guidelines, in addition to the requirements of §153.062 as determined to be architecturally appropriate by the Architectural Review Board.

~~3. For Existing Structures within the Historic Residential district, the Architectural Review Board shall determine if the building type requirements apply to specific buildings. All new construction within this district shall meet the requirements of §153.063(B), §§153.170 through 153.180 and the Historic Dublin Design Guidelines.~~

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

(3) General Requirements

Every building, erected, altered or moved, shall be located on a lot as defined herein, or as otherwise permitted by this chapter. All building types shall meet the following requirements.

(a) Zoning Districts

Each building type shall be constructed only within its designated ~~BSC district~~BSD zoning district. Table 153.062-A, Permitted Building Types in Each ~~BSC District~~BSD Zoning District, outlines which building types are permitted in which ~~BSC districts~~BSD zoning districts. Refer to §153.058, ~~BSC Districts~~BSD Districts Scope and Intent, for a description of each district.

		BSC BSD Districts											
		Residential	Office Residential	Office	Commercial	Historic Core	Historic Transition Neighborhood	Indian Run Neighborhood	Sawmill Center Neighborhood	Scioto River Neighborhood	Vertical Mixed Use	Public	Historic Residential
Permitted Building Types	Single Family Detached	*											
	Single Family Attached	*	*				*	*	*	*			
	Apartment Building	*	*	*			*	*	*	*			
	Loft Building	*	*	*			*	*	*	*			
	Corridor Building		*	*				*	*	*	*		
	Mixed Use Building		*	*	*			*	*	*	*		
	Commercial				*			*	*				

Table 153.062-A. Permitted Building Types in Each BSC BSD Zoning District												
	BSC BSD Districts											
	Residential	Office Residential	Office	Commercial	Historic Core	Historic Transition Neighborhood	Indian Run Neighborhood	Sawmill Center Neighborhood	Scioto River Neighborhood	Vertical Mixed Use	Public	Historic Residential
Center												
Large Format Commercial Building				*			*	*	1 *	*		
Historic Mixed Use Building					*	*						
Historic Cottage Commercial					*							
Civic Building	*	*	*	*	*	*	*	*	1 *		*	
Parking Structure	*	*	*	*	*	*	*	*	1 *	*	*	
Podium Apartment Building						*	*	*	1 *	*		
* Building Types do not apply to the Historic Residential District. Refer to §153.063(B).												

(b) Uses

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

(c) No Other Building Types

Principal buildings shall meet the requirements of [Table 153.062-A, Permitted Building Types in Each BSD Zoning District](#). ~~the building types permitted within the appropriate BSC district.~~

(d) Permanent Structures

All buildings constructed, including principal ~~structures~~buildings 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~~ buildings. Accessory structures shall ~~be constructed to~~ comply with §153.062(E), or as otherwise approved by the required reviewing body, except that ~~more than~~ one primary façade material ~~may be used. 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~~ [BSD zoning 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 [following approval of a Waiver in accordance with §153.066](#). Refer to Table 153.062-B, ~~for building types considered to be~~ Incompatible [Building Types](#).

		Table 153.062-B. Incompatible Building Types												
		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
		Building Type being developed	Single Family Detached											
Single Family Attached														
Apartment Building														
Loft Building														
Corridor Building	NP		NP								NP			
Mixed Use Building	NP										NP			
Commercial Center	NP		NP	NP							NP			
Large Format Commercial	NP		NP								NP			

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 through approval of a Waiver.	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
Building													
Historic Mixed Use Building													
Historic Cottage Commercial													
Civic Building													
Parking Structure	NP¹	NP¹	NP¹									NP¹	NP¹
Podium Apartment Building	NP¹											NP¹	NP¹

(2) Shopping Corridors

At least one street or street segment shall be designated as a shopping corridor in the ~~BSD~~ Indian Run, ~~and BSD~~ Sawmill Center, and BSD Scioto River 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 continuous street frontages uninterrupted by other building types or parking areas for a minimum of 300 linear feet, as measured along the sidewalk. Street frontages may turn the corner and continue along an intersecting street provided the minimum required length of the shopping corridor is located along the principal frontage street.
- (b) The required shopping corridor shall be designated along a principal frontage street unless otherwise permitted by the required reviewing body.

(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 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 around~~ all ~~façades~~ sides of the building.
- (c) Horizontal Shadow Lines
 - ~~1. Expression lines are encouraged to define-distinguish~~ the parapet from the upper stories of the building and to define the top of the parapet, as determined to be architecturally appropriate by the required reviewing body.
 - ~~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.
- (2) Pitched Roof (Refer to Figures 153.062-B through 153.062-D)
 - (a) Roof Structure

Hipped, gabled, and combinations of hips and gables with or without dormers are permitted.
 - (b) Pitch Measure
 - 1. The principal roof shall have a pitch appropriate to the architectural style. Unless otherwise deemed architecturally appropriate by the required reviewing body, ~~R~~oofs 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~~ used 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~~ BSD zoning 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)
 - ~~1. 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.

2. 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 the appearance is determined to be architecturally appropriate by the required reviewing body.

(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 BSD 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 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.

~~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 BSD Historic Core district, unless otherwise determined by the required reviewing body to be architecturally appropriate.

(b) Eaves are encouraged on street facing façades.

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- (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
- (a) Other roof types not listed as a specific type but are ~~generally consistent with the surrounding buildings deemed architecturally appropriate to the proposed building~~ may be approved by the required reviewing body ~~during the Site Plan review~~.
 - (b) Green roofs and roof gardens are encouraged.
- (E) Materials
- (1) Façade Materials
- (a) A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials. Other facades shall use a combination of permitted primary and secondary materials, as determined by the required reviewing body. Use of a secondary material for an entire façade is not permitted.
 - (b) For individual façades over 1,000 square feet, exclusive of windows and doors (except where glass is a permitted primary material), a combination of ~~primary~~permitted 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 including but not limited to~~ stone, cultured stone, full depth brick, ~~or 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 but are not limited to wood or fiber cement siding, gypsum reinforced fiber concrete, metal-, and exterior architectural metal panels and cladding.
- (e) Exterior insulated finishing system (EIFS) is permitted for trim only, except as provided in 153.062(E)(1)(~~fe~~).
- (f) EIFS and architectural metal panels and cladding shall not be utilized in the Historic Core district.
- (g) To provide visual depth and strong shadow lines, clapboard siding must have a minimum butt thickness of a quarter of an inch.
- (~~hf~~) Other high quality synthetic materials may be approved ~~during the Site Plan process as permitted primary or secondary materials~~ 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 shall be incorporated below the ‘lighter’ material (e.g. masonry below siding).
- (c) Transitions between different colors of the same material shall occur at locations deemed architecturally appropriate by the required reviewing body, such as inside corners and vertical and horizontal façade divisions.

(3) Roof Materials

- (a) Permitted roof materials include ~~300 pound or better~~ dimensional asphalt composite shingles with a 25 year or greater warranty, 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) Roof materials for gambrel and mansard roofs shall be cedar shake, slate or metal. Other high quality simulated examples of these materials may be approved by the required reviewing body with examples of successful, high quality installations in comparable climates.
- (~~de~~) ~~The required reviewing body may approve~~ Engineered wood or slate may be approved by the required reviewing body with examples of successful, high quality installations in comparable climates~~during the Site Plan Review with examples of successful, high quality installations in comparable climates.~~
- (~~ed~~) Roof penetrations (fans, exhaust, vents, etc.) shall be finished to match the color of the roof, and to the extent practicable shall not be visible from principal frontage streets.

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~~(e) Green roofs and roof gardens are encouraged.~~

(4) Color

Colors for all painted ~~structures~~ elements, fiber cement siding, EIFS and other similar materials 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))

~~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~~ at 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 by ~~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.

Comment [r2]: Consider relocating portions to the Walkability Standards, 153.065(I).

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- (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 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, historic mixed use, and historic cottage commercial building types.

(f) Windows in masonry buildings shall have architecturally appropriate lintels and projecting sills.

(g) 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.

(h) Windows in single-family detached, single-family attached, apartment building, historic mixed use, and historic cottage commercial building types shall have vertical proportions with architecturally or historically appropriate window divisions. Horizontally-oriented windows 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.

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- (b) Shutters shall be wood or engineered wood. The required reviewing body may approve ~~Other materials may be approved during the Site Plan process~~ 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 durable and fade-resistant 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.
- (I) Balconies, Porches, Stoops, and Chimneys

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

- (1) Balconies
 - (a) Size

Balconies shall be a minimum open area 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. Balconies may project into the RBZ but may not extend into a right-of-way or be considered as part of a structure used to meet front or corner RBZ requirement.

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(c) Façade Coverage

A maximum of 40% of each 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~~ shall not extend more than six inches past the fenestration.

~~4.~~ 43. 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 of open area and be located on the front and corner side façades 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:

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- (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 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, courtyard with a sculpture, [pronounced change in building height](#), 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 one 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 entrance and window placement is required and one of the [other](#) criteria is satisfied.
 - (3) Changes to the roof design, including roof type, plane, or material, unless otherwise stated in the building type requirements.
 - (4) [Pronounced changes in building height](#).
- (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.
 - (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 [Minor Project or Site Plan applications, as applicable](#).
 - (3) Other sign requirements not specified in this section shall meet the requirements of §153.065(H).
- (N) Individual Building Type Requirements

Comment [r3]: Consider other architectural elements to achieve the intent of the Building Variety requirement.

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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).
3. A street wall [in accordance with §153.065\(E\)](#) may be used to meet up to 10% of the front property line coverage requirement.
4. 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).
5. ~~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.~~
6. ~~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 [an approved open space type, parking areas in accordance with §153.062\(N\)\(1\)\(c\), or the area shall be designed with](#) landscape, patio, or streetscape [RBZ](#) treatment. Refer to §153.065(D)(6) for RBZ treatment requirements.
8. 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, [and balconies](#) are not permitted to encroach into the right-of-way.

(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. [Side and rear yard setbacks shall not apply to open spaces permitted in accordance with §153.064.](#)

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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 ~~C~~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 City Engineer~~[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.

(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 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 [where more than 50% of the street-facing basement story height is visible above grade](#), 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 [on all ground story facades, regardless of whether a sidewalk is adjacent to the façade](#). 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. [Windows may be clustered along an elevation, provided the minimum façade transparency requirements and blank wall limitations are met using other architectural features.](#)

45. 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 [vertical](#) 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 ~~a~~ [distinctive](#) 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 [appropriate to the architectural character of the building type](#). 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.

(O) Building Types

The following defines the building types permitted in the ~~BSC districts~~[BSD zoning 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.