

**PROPOSED CHAPTER 153 - ZONING CODE AMENDMENTS
DEFINITIONS AND TECHNOLOGY FLEX DISTRICT
TRUCK AND VAN RENTAL ESTABLISHMENTS**

Red = New language

AMEND § SECTION 153.002, DEFINITIONS, (A), USES DEFINITIONS, (19) USES DEFINITIONS – T, TO ADD A DEFINITION FOR TRUCK AND RENTAL VAN ESTABLISHMENT

(19) Uses Definitions – T

(a) Transportation

1. Park-and-Ride

A facility providing parking and shelter for transit passengers or carpooling that typically includes parking lots and associated structures located along or near public transit routes.

2. Transit Station

When a transit station is the principal use of the property, it is a facility where public transit vehicles load and unload patrons, and where patrons may transfer between public transit lines,. This use does not include park and ride or ride-sharing facilities, transit vehicle repair or maintenance facilities, bus stops located on public property, or bus stops accessory to a principal use of the property.

3. Transit Stop

An incidental area, either along the public right-of-way or on a private site, with shelters or other related amenities for patrons waiting for buses or other forms of public transportation. A transit stop shall not include a transit station, park-and-ride, or other major transit facility.

(b) **Truck and Van Rental Establishment**

A business that deals in the retail and/or wholesale rental of trucks and commercial vans used for such purposes as moving and storage, transportation of goods, and other similar uses.

AMEND § 153.044, TECHNOLOGY FLEX (TF) DISTRICT, (B) DISTRICT USES, (4) TABLE OF USES TO ADD TRUCK AND RENTAL VAN ESTABLISHMENTS

(A) *District purpose and intent.* The Technology Flex (TF) District provides for a broad range of research, office, laboratory and clean manufacturing uses that will foster a well-rounded and diverse economy for the city. The TF District supports appropriate light-industrial options, while

encouraging greater opportunity for research and office uses that will improve Dublin's competitive edge within the region. Flexible architectural spaces are desired that will accommodate the expansion and changing operations of small to medium size companies.

(B) *District Uses.* Uses in the TF District are as shown on the following table. Descriptions and characteristics of use categories can be found in §153.002(A) -Uses Definitions. Additional development requirements for particular uses are contained in §153.044(C) as referenced below within the “Use Specific Standards” column.

(1) *Permitted uses.* Uses denoted as "P" in Table 153.044(B)(4) indicate that the land use is allowed by right, subject to compliance with the use-specific standards referenced in the final column of the use table and all other applicable provisions of Chapter 153.

(2) *Conditional uses.* Uses denoted as "C" in Table 153.044(B)(4) indicate that the land use is allowed only upon approval of a conditional use permit as required by § 153.236, compliance with use-specific standards referenced in the final column of the use table and all other applicable provisions of Chapter 153.

(3) *Size or time limited uses.* Uses denoted with an "S" or "T" in Table 153.044(B)(4) indicate special limits regarding size or time duration of the use and are subject to compliance with the use-specific standards referenced in the final column of the use table and all other applicable provisions of Chapter 153.

(4) *Table of uses.*

| P=Permitted C=Conditional S=Size Limited T=Time Limited | | |
|---|-----------------------|-------------------------------|
| PRIMARY USES | USE CONDITIONS | USE SPECIFIC STANDARDS |
| Commercial Uses | | |
| Animal Care- General Services | P,T | 153.044(C)(1) |
| Animal Care- Veterinary Offices | P,T | 153.044(C)(2) |
| Animal Care- Veterinary Urgent Care and Hospitals | P,T | 153.044(C)(2) |
| Data Center | P | |
| Entertainment and Recreation- Indoor | C | |
| Medical and Diagnostic Laboratory | P | |
| Office- General | P | |
| Office- Call Centers | C | |
| Office- Flex | P,S | 153.044(C)(3) |
| Office- Medical | P | |
| Parking Structures | C | |
| Personal, Repair and Rental Services | P | 153.044(C)(4) |
| Retail | P | 153.044(C)(4) |
| Transportation- Park-and-Ride | P | 153.044(C)(5) |
| Truck and Van Rental Establishments | C | 153.044(C)(14) |
| Civic, Public & Institutional Uses | | |
| Day Care- Child | P | |

| P=Permitted C=Conditional S=Size Limited T=Time Limited | | |
|---|-----------------------|-------------------------------|
| PRIMARY USES | USE CONDITIONS | USE SPECIFIC STANDARDS |
| Educational Facility | P | 153.044(C)(6) |
| Government Services- General | P | |
| Government Services- Safety | P | |
| Government Services- Service | P | |
| Parks and Open Space | P | |
| Industrial Uses | | |
| Construction and Contract Service Trades | P | |
| Manufacturing and Assembly | P | 153.044(C)(7) |
| Mini-Storage | C | |
| Motor Vehicle Repair- Major | P | 153.044(C)(8) |
| Research and Development | P | |
| Utilities- Renewable Energy Facilities | C | 153.044(C)(9) |
| Utilities- Electric Substation | C | 153.044(C)(10) |
| Utilities- Essential Services | P | |
| Utilities- Wireless Communications | see Chapter 99 | 153.044(C)(11) |
| Wholesaling and Distribution | C | 153.044(C)(74) |
| Residential Uses | | |
| Dwelling- Single-Family | P | 153.044(C)(12) |

| P=Permitted C=Conditional S=Size Limited T=Time Limited | | |
|---|-----------------------|-------------------------------|
| ACCESSORY/TEMPORARY USES | USE CONDITIONS | USE SPECIFIC STANDARDS |
| 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. Permitted primary uses are permitted as accessory uses. | | |
| Bicycle Facilities | P | |
| Day Care- Child | P,S | 153.044(C)(13) |
| Community Activity | T | |
| Construction Trailer/Office | T | |
| Corporate Residences | P | |
| Entertainment and Recreation- Indoor | C | |
| Parking Structures | P | |
| Special Event | T | |
| Transportation- Transit Stop | P | |
| Utilities- Renewable Energy Equipment | P | |
| Utilities- Renewable Wind Equipment | P | |
| Vehicle Charging Station | P | |
| Wholesaling and Distribution | P | |

AMEND § 153.044, TECHNOLOGY FLEX (TF) DISTRICT, (C) USE SPECIFIC STANDARDS, TO ADD (14) TRUCK AND RENTAL VAN ESTABLISHMENTS

(C) *Use specific standards.* The following requirements shall apply in addition to all other applicable development regulations for specific types of uses in the Technology Flex (TF) District:

(14) *Truck and van rental establishments.*

(a) The minimum lot size shall be 20,000 square feet. For uses that have more than 10 vehicles for rent, an additional 1,500 square feet of lot area shall be required for each additional vehicle over 10, provided that not more than 40 vehicles may be displayed on any site. Permitted vehicles shall not exceed 26 feet in length. To minimize views from adjacent streets, this use shall not be permitted on a lot abutting an arterial street or freeway.

(b) Areas specifically set aside for parking of vehicles for rent shall be specifically designated on the site plan submitted with the application. Trucks and vans for rental shall not be parked in any other area, except as may be needed for the staging of vehicles for customer use. Minor servicing may be permitted on site provided it is done within an enclosed facility, not including vehicle washing or cleaning which may be permitted within the designated parking areas.

(c) The designated parking area for trucks or vans for rental shall meet the requirements of Section 153.044(E)(2), provided that the required screening shall be six feet in height and further provided that interior parking lot landscaping as required by Section 153.043(B) be satisfied.