

§153.063 Neighborhood Standards

(A) Intent

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

(4) The BSD Riverside Neighborhood District is a mixed-use neighborhood with a diversity of uses located in proximity to a walkable shopping corridor. Streets, blocks, buildings and open spaces are designed to encourage park-once visits, window shopping, impromptu public gatherings and sidewalk activity. The development scale will reflect the highly walkable character of the Historic Core District, but at a slightly larger scale to establish a modern urban neighborhood character and accommodate a wide variety of uses.

(F) The BSD Riverside Neighborhood District

(1) Development Intent

The BSD Riverside Neighborhood District provides a significant opportunity for a well-planned and designed mixed-use neighborhood. Predominant land uses include a substantial residential presence to complement a strong mix of uses, with office employment and supporting service and commercial uses. A comfortable, walkable street network is intended to convey a strong sense of connection between each of these diverse but complementary land uses.

(2) Refer to §153.058 for the BSD Riverside Neighborhood District intent, and refer to the revised Zoning Map for the actual limits of the BSD Riverside Neighborhood District. Refer to Figure 153.063-D for an illustration of a conceptual development pattern desired for this district.

(3) Block, Access, and Street Layout

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

(b) Block Length

1. Refer to Table 153.060-A, Maximum Block Dimensions, for block length requirements.
2. Blocks with frontage on Riverside Drive/State Route 161 facing the roundabout may exceed the maximum block length, but shall be required to provide mid-block pedestrianways in accordance with §153.060(C)(6).
3. For the purposes of measuring block length, the limits of private streets designed to public street standards shall be used in lieu of right-of-way.

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- (c) Access

Refer to §§153.060 and 153.061 for existing and potential principal frontage streets within the BSD Riverside Neighborhood District and acceptable block access configurations.
- (d) Street Types

Refer to §153.061 for existing and planned streets and street family designations within the BSC Riverside Neighborhood District.
- (4) Building Types & Uses. Refer to §153.062.
 - (a) Permitted Building Types
 1. Corridor Building, Loft Building, Apartment Building, Podium Apartment Building, Single-Family Attached, Mixed Use Building, Large Format Commercial Building, Civic Building, Parking Structure
 2. Corridor buildings with residential, hotel, or office uses located on a parcel within 600 feet of West Dublin-Granville Road or the I-270 right-of-way are permitted to be a maximum of 7.5 stories provided any stories exceeding 5.5 stories include a minimum eight-foot step-back from each front façade.
 - (b) Building Type Layout and Relationships
 1. Any permitted building type may be constructed immediately across the street from or on the same block face as any other permitted building type.
 2. Buildings containing conference centers as a principal use are permitted to be single story.
 - (c) Vehicular Canopies

In addition to the requirements of §153.062(L), canopies shall be located per Figure 153.062-J, and are permitted on the side of a building located on a corner lot, provided the vehicular use area is screened from any principal frontage streets and shopping corridors in accordance with §153.059(C)(4)(c).
 - (d) Ground Story Use & Occupancy Requirements.

Residential, Office and all related support spaces including lobbies, common areas, mechanical and service uses are permitted on the ground floor. Mechanical rooms, service uses, and other related areas shall not front a shopping corridor.
- (5) Placemaking Elements
 - (a) Shopping Corridor
 1. At least one continuous shopping corridor is required and shall be located on and perpendicular to a principal frontage street in the approximate location shown on Figure 153.063-D.
 2. The minimum required length of the required shopping corridor shall be measured as the aggregate length of the block faces along both sides of the principal frontage street, except where portions of the shopping corridor have frontage along Riverside Drive. The required length shall be based on the total area of the development site as noted in Table 153.063-D.

| TABLE 153.063-D Shopping Corridor Length - BSD Riverside Neighborhood District | |
|---|-----------------------------------|
| Development Area | Required Shopping Corridor Length |
| Less than 5 acres | No minimum |
| 5 to 20 acres | 600 linear feet minimum |
| Over 20 acres | 1,200 linear feet minimum |

3. Any block within a shopping corridor exceeding 300 feet shall provide a mid-block pedestrianway meeting the requirements of §153.060(C)(6).
 4. The required shopping corridor is permitted to turn the corner of a block provided the minimum required length of the shopping corridor is located along the principal frontage street.
- (b) John Shields Parkway Frontage
- If buildings are fronted directly along the John Shields Parkway greenway, ground floor façades shall be treated the same as front façades on principal frontage streets.
- (c) Pedestrian-Oriented Streetscape
- A minimum of 12 feet of clear sidewalk width shall be provided along Riverside Drive and designated shopping corridors through the combination of public right-of-way and required building zone area with public access easements. Outdoor dining and seating areas shall not be permitted within this clear area.
- (d) Street Terminations
- Refer to §153.062(J) for Treatments at Terminal Vistas.
- (e) Gateways
1. Gateways are points of identification that provide a sense of arrival to the area. Gateway designs shall be pedestrian-oriented in scale and shall include a combination of architectural elements, landscape features, and/or public open spaces. Gateways may include a sign in accordance with §153.065(H). Gateway elements should be coordinated with the design of the nearby streetscape, open spaces and architecture as may be applicable.
 2. Gateways shall be provided in the approximate locations shown in Figure 153.063-D. Gateway designs shall be approved with the Site Plan Review, but locations shall be identified with the Development Plan Review and shall be coordinated with the street network.
- (f) Sign Plans
1. The BSC Riverside Neighborhood District is intended to accommodate a wide variety of building types and uses to create vibrant, mixed use shopping and entertainment districts. The sign and graphic standards shall contribute to the vibrancy of the district and the creation of a high quality environment with effective graphics intended for navigation, information, and identification primarily for pedestrians and secondarily for vehicles.
 2. A master sign plan shall be submitted for designated shopping corridors and as required by §153.065(H) and §153.066(L)(8). The approved master sign plan may include alternative sign types, number, size, heights, locations, colors, and

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lighting, provided the purpose and intent of the sign and graphic standards for the BSC Riverside Neighborhood District are maintained.

(6) Open Spaces. Refer to §153.064.

(a) Open Space Character

1. The BSC Riverside Neighborhood District is intended to accommodate a wide variety of building types and uses to create vibrant, mixed use shopping and employment districts accented by a high quality open space network that balances a variety of stunning natural greenways and hardscape areas designed to provide intimate gathering spaces appropriate for an urban setting.
2. A pedestrian bridge will connect the BSD Riverside Neighborhood District with the Historic District and BSD Historic Transition Neighborhood, establishing an iconic focal point and a key pedestrian and bicycle connection linking the two sides of the Scioto River.
3. A greenway connecting the BSD Riverside Neighborhood District with the BSC Sawmill Center Neighborhood District to the east is intended to create pedestrian and bicycle connections and natural corridors from this mixed use activity center to the Sawmill Center and throughout the Bridge Street District.

(b) Required Open Space

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

(c) Permitted Open Space Types

All open space types are permitted.

(d) Open Space Network

1. Open spaces within the BSD Riverside Neighborhood District shall be organized as a series of interconnected nodes and corridors appropriate to the scale and character of surrounding streets, buildings and land uses. The purpose of this requirement is to create highly accessible public gathering spaces and activity areas along a continuous open space network weaving through and around the edges of this urban neighborhood.
2. The open space network shall be provided, at a minimum, in the approximate locations shown in Figure 153.063-D. Open space locations shall be approved with the Site Plan Review, but locations and types shall be identified with the Development Plan Review and shall meet the following criteria:
 - A. Open space corridors and nodes shall be coordinated with the street network, and with gateways where applicable.
 - B. A greenway is required along John Shields Parkway and shall be designed to facilitate pedestrian and bicycle travel.
 - C. Open space nodes shall be provided at prominent street intersections, such as those serving as entrances to a designated shopping corridor, the open spaces associated with the pedestrian bridge landing, and other gateway

locations, with other appropriately scaled open space types integrated along the corridor as appropriate to the character of the street.

- D. Where a conference center use is present, an adjacent plaza or square shall be provided to serve as a required open space.

§ 153.058 Bridge Street District (~~BSD~~) – Districts Scope and Intent

(10) BSD Riverside Neighborhood

The standards of the BSD Riverside Neighborhood are intended to create an active, walkable destination through integration of a vibrant mix of uses. Development within this district will include a strong residential presence to complement other diverse uses in the district and surrounding areas, which are oriented to the Scioto River and the public spaces along the riverfront. This district also 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 Riverside Neighborhood area establishes a walkable, mixed-use core as the center of the Bridge Street District, complementing the Historic District on the west side of the Scioto River. 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.

§ 153.060 Lots and Blocks

(C) General Block and Lot Layout

(2) Maximum Block Size

(a) Required Subdivision

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

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

(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.~~ 2. Block perimeter shall be the aggregate block length along all sides of a block measured along the property lines.
- ~~2.3.~~ 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>Riverside Neighborhood</u> | <u>500</u> | <u>1,750</u> |
| Vertical Mixed Use | 500 | 1,750 |
| Public | 300 | 1,000 |

§ 153.059 Uses

(B) Use Table

Refer to Table 153.059-A.

| Table 153.059-A: Permitted and Conditional Uses in BSC Districts | | | | | | | | | | | | |
|--|---------------|--------------------|--------|------------|---------------|----------------------|----------------------------------|-------------------------|-----------------------------|--------------------|-------------------------------|---|
| Key P Permitted U Permitted on upper floor only C Conditional Use S Size Limited T Time Limited | BSC Districts | | | | | | | | | | | |
| | Residential | Office Residential | Office | Commercial | Historic Core | Historic Residential | Historic Transition Neighborhood | Indian Run Neighborhood | Sawmill Center Neighborhood | Vertical Mixed Use | <u>Riverside Neighborhood</u> | Public |
| P Permitted U Permitted on upper floor only C Conditional Use S Size Limited T Time Limited | | | | | | | | | | | | Use Specific Standards See §153.059 (C) |
| PRINCIPAL USES | | | | | | | | | | | | |

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Table 153.059-A: Permitted and Conditional Uses in BSC Districts

| <u>Key</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 | BSC Districts | | | | | | | | | | | | Use Specific Standards See §153.059 (C) |
|---|---------------|--------------------|--------|------------|---------------|----------------------|----------------------------------|-------------------------|-----------------------------|--------------------|------------------------|--------|--|
| | Residential | Office Residential | Office | Commercial | Historic Core | Historic Residential | Historic Transition Neighborhood | Indian Run Neighborhood | Sawmill Center Neighborhood | Vertical Mixed Use | Riverside Neighborhood | Public | |
| 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 | P | P | U | U | | P | P | P | P | <u>P</u> | | |
| Group Residence | S | P | | | | | | | | | | | (1)(d) |
| 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>P</u> | C | |

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Table 153.059-A: Permitted and Conditional Uses in BSC Districts

| <u>Key</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 | BSC Districts | | | | | | | | | | | | Use Specific Standards See §153.059 (C) |
|--|--|--------------------|--------|------------|---------------|----------------------|----------------------------------|-------------------------|-----------------------------|--------------------|------------------------|--------|--|
| | Residential | Office Residential | Office | Commercial | Historic Core | Historic Residential | Historic Transition Neighborhood | Indian Run Neighborhood | Sawmill Center Neighborhood | Vertical Mixed Use | Riverside Neighborhood | Public | |
| 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 | | | | | | <u>P</u> | | (3)(b) |
| Conference Center | | | C | | | | P | P | P | U | <u>P</u> | | |
| Eating and Drinking | C/S | P/S | P/S | P | P | | P | P | P | P | <u>P</u> | | (3)(c) |
| Entertainment/Recreation, Indoor | | P/S | P/S | P/S | | | P/S | P | P | P | <u>P</u> | C | (3)(d) |
| 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 | | 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 | | C | P | C | C | | | P | P | C | <u>C</u> | | (3)(g) |
| Personal, Repair, & Rental Services | C/S | P/S | P/S | P/S | P/S | | P/S | P | P | P/S | <u>P</u> | | (3)(h) |
| Research & Development | | P | P | P | P | | P | P | P | U | <u>P</u> | | |
| Retail, General | C/S | P/S | P/S | P | P/S | | P/S | P | P | P | <u>P</u> | | (3)(i) |
| Sexually Oriented Business Establishment | | | | C | | | | | | | | | (3)(j) |
| Vehicle Sales, Rental, and Repair | | | | C | | | | | C | | | | (3)(k) |
| Wireless Communications | Refer to Chapter 99 of Dublin Code of Ordinances | | | | | | | | | | | | |
| ACCESSORY AND | Accessory uses are permitted only in connection with a permitted or approved | | | | | | | | | | | | |

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Table 153.059-A: Permitted and Conditional Uses in BSC Districts

| <u>Key</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 | BSC Districts | | | | | | | | | | | | Use Specific Standards See §153.059 (C) |
|---|--|--------------------|--------|------------|---------------|----------------------|----------------------------------|-------------------------|-----------------------------|--------------------|------------------------|--------|--|
| | Residential | Office Residential | Office | Commercial | Historic Core | Historic Residential | Historic Transition Neighborhood | Indian Run Neighborhood | Sawmill Center Neighborhood | Vertical Mixed Use | Riverside Neighborhood | Public | |
| TEMPORARY USES | conditional use on the same property, and must be clearly subordinate and incidental to that use. No accessory use may be operated when a permitted or approved conditional use does not exist on the property. Temporary uses are governed by time limits as provided by this Code. | | | | | | | | | | | | |
| ATM, Walk-Up | P | P | P | P | P | | P | P | P | P | <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>T</u> | T | (4)(a) |
| Construction Trailer/Office | T | T | T | T | T | | T | T | T | T | <u>T</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 | | | 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) |
| Outdoor Display or Seasonal Sales | T | T | T | T | T | | T | T | T | T | <u>T</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) |

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| Table 153.059-A: Permitted and Conditional Uses in BSC Districts | | | | | | | | | | | | | | |
|---|--|--------------------|--------|------------|---------------|----------------------|----------------------------------|-------------------------|-----------------------------|--------------------|-----------------------------------|--------|--------|--|
| Key P Permitted U Permitted on upper floor only C Conditional Use S Size Limited T Time Limited | BSC Districts | | | | | | | | | | | | | Use Specific Standards See §153.059 (C) |
| | Residential | Office Residential | Office | Commercial | Historic Core | Historic Residential | Historic Transition Neighborhood | Indian Run Neighborhood | Sawmill Center Neighborhood | Vertical Mixed Use | Riverside Neighborhood | Public | | |
| Renewable Energy Equipment, Wind | C | C | C | C | | | | C | C | C | C | C | (4)(k) | |
| Residential Model Home | T | T | T | | T | | T | T | T | T | T | | (4)(l) | |
| Retail or Personal Services | | P | P | P | P | | P | P | P | P | P | | | |
| Swimming Pool | P | P | P | P | | | | P | P | P | P | P | | |
| Transportation, Transit Stop | P | P | P | P | P | | P | P | P | P | P | P | | |
| Vehicle Charging Station | P | P | P | P | P | | P | P | P | P | P | P | | |
| Wireless Communications | Refer to Chapter 99 of Dublin Code of Ordinances | | | | | | | | | | | | | |

(C) Use Specific Standards

(3) Commercial

(h) Personal, Repair, and Rental Services

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

(i) Retail, General

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

§ 153.062 BUILDING TYPES

(E) Materials

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(1) Façade Materials

- (c) Permitted primary building materials shall be high quality, durable, natural materials such as stone, cultured stone, full depth brick, glass, wood or fiber cement siding, and other architecturally appropriate high quality materials approved by the required reviewing body with examples of successful, high quality installations in comparable climates. To provide visual depth and strong shadow lines, clapboard siding must have a minimum butt thickness of a quarter of an inch. Refer to §153.062(O) for permitted primary building materials for individual building types.
- (d) Permitted secondary materials are limited to details and accents and include gypsum reinforced fiber concrete, metal, ~~and~~ exterior architectural metal panels and cladding, and other architecturally appropriate high quality materials approved by the required reviewing body with examples of successful, high quality installations in comparable climates. Exterior insulated finishing system (EIFS) is permitted for trim only, except as provided in 153.062(E)(1)(e).
- (e) EIFS and architectural metal panels and cladding shall not be utilized in the Historic Core district.
- (f) Other high quality synthetic materials may be approved during the Site Plan process by the required reviewing body with examples of successful, high quality installations in comparable climates.

(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 of six feet deep and five feet wide.

(b) Connection to Building

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

(c) Façade Coverage

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

(d) Juliet Balconies

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

(2) Open Porches

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

(a) Size

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

(b) Street Frontage

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

(3) Stoops

(a) Size

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

(b) Street Frontage

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

§ 153.065 SITE DEVELOPMENT STANDARDS

(B) Parking and Loading

(5) Parking Structure Design

Parking structures shall be designed in accordance with the minimum requirements of this section. Refer to the building type requirements for Parking Structures in §153.062(O) for additional information.

(c) Interior Circulation

4. Design of all other parking structures and upper levels shall ~~include a minimum ceiling clearance height of eight and one half feet~~ provide minimum clear heights as required by the Ohio Building Code and the Americans with Disabilities Act.

§ 153.065 SITE DEVELOPMENT STANDARDS

(F) Exterior Lighting

(4) Fixture Power and Efficiency

All light fixtures shall meet the standards in Table 153.065-H for power and efficiency.

| TABLE 153.065-H: FIXTURE POWER AND EFFICIENCY | | |
|---|-------------------------|----------------------|
| | BSDE Indian Run, | All other BSC |

153.063 – Neighborhood Standards

| | and BSC Sawmill Center, <u>BSD Riverside Neighborhood Districts</u> | Districts |
|--|---|--------------------|
| Maximum permitted initial lamp lumens per sq. ft. | 13.9 lumens/sq. ft. | 9.7 lumens/sq. ft. |
| Maximum lamp allowance | 60,000 lumens | 44,000 lumens |
| Minimum lumens per watt or energy consumed (as documented by manufacturers specifications or results of an independent testing laboratory) | 80 lumens/watt | 80 lumens/watt |

§ 153.065 SITE DEVELOPMENT STANDARDS

(H) SIGNS

(1) Intent and General Purpose

- (c) BSC Indian Run Neighborhood, Sawmill Center Neighborhood, Riverside Neighborhood, and Vertical Mixed Use District Signs

The purpose of signs in these districts is to accommodate a wide variety of building types and uses to create vibrant, mixed use shopping and entertainment districts. Sign and graphic standards shall contribute to the vibrancy of the districts and the creation of high quality environments with effective graphics intended for navigation, information, and identification primarily for pedestrians and secondarily for vehicles.

(3) BSC Districts with Special Sign Provisions

- (b) BSC Indian Run Neighborhood, Sawmill Center Neighborhood, Riverside Neighborhood, and Vertical Mixed Use Districts

1. Signs in these districts shall be subject to the requirements of §153.065(H)(6) through (7) as applicable, unless a master sign plan is approved by the Planning and Zoning Commission (refer to §153.065(H)(2)(b)6)).
2. A master sign plan is required for a planned shopping corridor. The master sign plan shall be submitted prior to or concurrent with a Site Plan Review in a shopping corridor.