

§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 Scioto River 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.

(C) ~~BSD~~ Sawmill Center Neighborhood District

(4) Building Types. Refer to §153.062.

(a) Permitted Building Types

Refer to §153.062(B)(3)(a) for permitted building types in the BSD Sawmill Center Neighborhood District.

~~Corridor Building, Loft Building, Apartment Building, Podium Apartment Building, Single Family Attached, Mixed Use Building, Large Format Commercial Building, Commercial Center, Civic Building, Parking Structure~~

(5) Placemaking Elements

(a) Shopping Corridor

1. The intent for designated shopping corridors in the BSD neighborhood districts is to provide continuous mixed-use street frontages with retail uses and eating and drinking facilities occupying the ground floor of buildings located on streets that have a well-defined and detailed pedestrian realm. Buildings with frontage on designated shopping corridors should be sited to accommodate a mix of outdoor activities, such as patios, seating areas, pocket plazas and spacious walkways.

2. At least one continuous shopping corridor is required and shall be located along at least one principal frontage street in the approximate location shown on Figure 153.063-A.

23. 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. The required length shall be based on the total area of the development site as noted in Table 153.063-B.

TABLE 153.063-B Shopping Corridor Length - BSD Sawmill Center 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	1200 linear feet minimum

34. Any block exceeding 300 feet within a shopping corridor ~~exceeding 300 feet~~ shall provide a mid-block pedestrianway meeting the requirements of §153.060(C)(6).
45. 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.

(d) Gateways

1. Gateways shall be provided in the approximate locations shown in Figure 153.063-A. 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.
2. 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 gateway sign in accordance with §153.065(H).~~ Gateway elements should enhance the character of the public realm consistent with the walkability standards of §153.065(I) and should be coordinated with the design of the nearby streetscape, open spaces and architecture as may be applicable.

(D) ~~BSC~~ BSD Historic Transition Neighborhood District

(4) Building Types. Refer to §153.062.

(a) Permitted Building Types

Refer to §153.062(B)(3)(a) for permitted building types in the BSD Historic Transition Neighborhood District.

~~Single Family Attached, Apartment Building, Podium Apartment Building, Loft Building, Historic Mixed Use Building, Civic Building, Parking Structure~~

(5) Placemaking Elements

(c) Gateways

1. Gateways shall be provided in the approximate locations shown in Figure 153.063-B. 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.

2. 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. Gateway elements should **enhance the character of the public realm and should** be coordinated with the design of the nearby streetscape, open spaces and architecture as may be applicable.

(E) BSC Indian Run Neighborhood District

(5) Building Types. Refer to §153.062.

(a) Permitted Building Types

Refer to §153.062(B)(3)(a) for permitted building types in the BSD Indian Run Neighborhood District.

~~Corridor Building, Loft Building, Apartment Building, Podium Apartment Building, Single Family Attached, Mixed Use Building, Large Format Commercial Building, Commercial Center, Civic Building, Parking Structure~~

(6) Placemaking Elements

(a) Shopping Corridor

1. **The intent for designated shopping corridors in the BSD neighborhood districts is to provide continuous mixed-use street frontages with retail uses and eating and drinking facilities occupying the ground floor of buildings located on streets that have a well-defined and detailed pedestrian realm. Buildings with frontage on designated shopping corridors should be sited to accommodate a mix of outdoor activities, such as patios, seating areas, pocket plazas and spacious walkways.**

2. At least one continuous shopping corridor is required and shall be located along at least one principal frontage street in the approximate location shown on Figure 153.063-C.

3. 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. The required length shall be based on the total area of the development site as noted in Table 153.063-C.

TABLE 153.063-C Shopping Corridor Length - BSC BSD Indian Run 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	1200 linear feet minimum

4. Any block **exceeding 300 feet** within a shopping corridor ~~exceeding 300 feet~~ shall provide a mid-block pedestrianway meeting the requirements of §153.060(C)(6).

45. 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.

(d) Gateways

1. Gateways shall be provided in the approximate locations shown in Figure 153.063-C. Gateway designs shall be approved by the required reviewing body, but locations shall be identified with the Development Plan Review and shall be coordinated with the street network.
2. 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 gateway sign in accordance with §153.065(H).~~ Gateway elements should [enhance the character of the public realm consistent with the walkability standards of §153.065\(I\)](#) and should be coordinated with the design of the nearby streetscape, open spaces and architecture as may be applicable.

(F) BSD ~~Riverside-Scioto River~~ Neighborhood District

(1) Development Intent

The BSD ~~Riverside-Scioto River~~ Neighborhood District provides a significant opportunity for a well-planned and designed ~~mixed-use~~ neighborhood [with a balanced mix of land uses](#). Predominant land uses include a ~~substantial~~ residential presence to complement [and support](#) 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-Scioto River~~ Neighborhood District intent, and refer to the revised Zoning Map for the actual limits of the BSD ~~Riverside-Scioto River~~ 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 [\(conceptually shown on Figure 153.063-D\)](#) 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 street sections designed and constructed to public street standards and defined on the Development Plan shall be used in lieu of right-of-way.
- (c) Access
Refer to §§153.060 and 153.061 for existing and potential principal frontage streets within the BSD ~~Riverside-Scioto River~~ 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-Scioto River~~ Neighborhood District.
- (4) Building Types & Uses. Refer to §153.062.
 - (a) Permitted Building Types
Refer to §153.062(B)(3)(a) for permitted building types in the BSD Scioto River Neighborhood District.
 - ~~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.~~
 - ~~(be) 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).
 - ~~(dc) 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. The intent for designated shopping corridors in the BSD neighborhood districts is to provide continuous mixed-use street frontages with retail uses and eating and

drinking facilities occupying the ground floor of buildings located on streets that have a well-defined and detailed pedestrian realm. Buildings with frontage on designated shopping corridors should be sited to accommodate a mix of outdoor activities, such as patios, seating areas, pocket plazas and spacious walkways.

2. 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.

23. 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-Scioto River 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

34. Any block exceeding 300 feet within a shopping corridor ~~exceeding 300 feet~~ shall provide a mid-block pedestrianway meeting the requirements of §153.060(C)(6).

45. 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 enhance the character of the public realm consistent with the

[walkability standards of §153.065\(I\) and 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-BSD Riverside-Scioto River~~ 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 lighting, provided the purpose and intent of the sign and graphic standards for the BSD ~~Riverside-Scioto River~~ Neighborhood District are maintained.

(6) Open Spaces. Refer to §153.064.

(a) Open Space Character

1. The BSD ~~Riverside-Scioto River~~ 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-Scioto River~~ 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-Scioto River~~ 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-Scioto River~~ 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~~-Scioto River 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 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.

~~(1011)~~ BSC 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 Indian Run Neighborhood and BSC Sawmill 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 Commercial District or elsewhere in the Bridge Street Corridor 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 districts are initially adopted.

(H12) BSC 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 Chapter, or lands that have special cultural or environmental sensitivity.

§ 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	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		P		(1)(b)
Dwelling, Live-Work	C	P	P		P		P	P	P	P	P		(1)(c)
Dwelling, Multiple-Family	P	P	P	U	U		P	P	P	P	P		
Group Residence	S	P	P	U	U	P	P	P	P	P	P		(1)(d)

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	<u>Scioto River Neighborhood</u>	Public	
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	
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)

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	Scioto River Neighborhood		Public
Conference Center			C				PC	PC	PC	UC	C		
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 TEMPORARY USES	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.												
ATM, Walk-Up	P	P	P	P	P		P	P	P	P	<u>P</u>		

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	<u>Scioto River Neighborhood</u>	Public	
P Permitted													
U Permitted on upper floor only													
C Conditional Use													
S Size Limited													
T Time Limited													
<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													
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)
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>T</u>		(4)(l)
Retail or Personal Services		P	P	P	P		P	P	P	P	<u>P</u>		

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	<u>Scioto River Neighborhood</u>	Public	
P Permitted U Permitted on upper floor only C Conditional Use S Size Limited T Time Limited													
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

(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 Scioto River 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 Scioto River Neighborhood, BSC Commercial, and BSC Vertical Mixed Use districts.

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

(B) General Building Type Requirements

(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~~ BSD zoning district. Table 153.062-A, Permitted Building Types in Each ~~BSC~~ BSD Zoning District, outlines which building types are permitted in which ~~BSC~~ BSD zoning districts. Refer to 153.058, ~~BSC~~ BSD Districts Scope and Intent, for a description of each district.

Table 153.062-A. Permitted Building Types in Each ~~BSC~~ BSD Zoning District

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

		BSC - <u>BSD</u> Districts											
		Residential	Office Residential	Office	Commercial	Historic Core	Historic Transition Neighborhood	Indian Run Neighborhood	Sawmill Center Neighborhood	<u>Scioto River Neighborhood</u>	Vertical Mixed Use	Public	Historic Residential
	Historic Cottage Commercial					*							
	Civic Building	*	*	*	*	*	*	*	*	<u>*</u>		*	
	Parking Structure	*	*	*	*	*	*	*	*	<u>*</u>	*	*	
	Podium Apartment Building						*	*	*	<u>*</u>	*		
* Building Types do not apply to the Historic Residential District. Refer to §153.063(B).													

(E) Materials

(1) Façade Materials

- (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,~~ 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 wood or fiber cement siding, 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.~~
- (e) Exterior insulated finishing system (EIFS) is permitted for trim only, except as provided in 153.062(E)(1)(~~ef~~).
- (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.

~~(e) EIFS and architectural metal panels and cladding shall not be utilized in the Historic Core district.~~

(fh) 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.

(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 fenestration may not exceed the width of the windows.~~

43. Juliet balconies used with windows must be secured to the window jamb.

(O) Building Types

(5) Corridor Building

(a) Building Siting	
1. Street Frontage	
Multiple Principal Buildings	Permitted
Front Property Line Coverage	Minimum 75% ¹
Occupation of Corner	Required
Front RBZ	0-15 ft.
Corner Side RBZ	0-15 ft.

RBZ Treatment		Landscape, Patio, or Streetscape. Along State Route 161, Streetscape required.
Right-of-Way Encroachment		Awnings, canopies, eaves, patios & projecting signs
2. Buildable Area		
Minimum Setbacks	Side Yard	5 ft.
	Rear Yard	5 ft.
Lot Width	Minimum	50 ft.
	Maximum	None
Maximum Impervious Coverage		80%
Additional Semi-Pervious Coverage		10%
3. Parking Location & Loading		
Parking Location		Rear yard ² ; within building (refer to (c) Uses & Occupancy Requirements)
Loading Facility Location		Rear & side façade
Entry for Parking within Building		Rear & side façade; corner side façade on non-principal frontage streets
(b) Height		
Minimum Height		3 stories
Maximum Height		5.5 stories. For buildings with residential uses fronting on Riverside Drive, or any building located on a parcel within 600 ft. of the I-270 right-of-way, an additional 2 stories are permitted with an 8-foot step back from the front façade.
Ground Story Height	Minimum	12 ft.
	Maximum	16 ft.
Story Height	Minimum	9 ft.
	Maximum	14 ft.
(c) Uses & Occupancy Requirements		
Ground Story		Residential and general office uses are prohibited in shopping corridors

Upper Story	No additional requirements
Parking within Building	Permitted in the rear of the first 3 floors and fully in any basement(s)
Occupied Space	Minimum 30 ft. depth facing street(s) ²
(d) Façade Requirements	
Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.	
1. Street Façade Transparency	
Ground Story Street Facing Transparency	Minimum 60%
Transparency	Minimum 30%
Blank Wall Limitations	Required
2. Non-Street Façade Transparency	
Transparency	Minimum 15%
Blank Wall Limitations	Required
3. Building Entrance	
Principal Entrance Location	Primary street façade of building
Street Façades: Minimum Number of Entrances	1 per 75 ft. of façade
Parking Lot Façades: Minimum Number of Entrances	1 per 100 ft. of façade
Mid-Building Pedestrianway	In shopping corridors, required for buildings greater than 250 ft. in length
4. Façade Divisions	
Vertical Increments	No greater than 45 ft.
Horizontal Façade Divisions	On buildings 3 stories or taller, required within 3 ft. of the top of the ground story. Required at any building step-back.
Required Change in Roof Plane or Type	None
5. Façade Materials	
Permitted Primary Materials	Stone, Brick, Glass
6. Roof Types	

Permitted Types	Parapet, pitched roof, flat roof. Other types may be permitted with approval (refer to §153.062(D)).
Tower	Permitted on façades only at terminal vistas, corners at 2 principal frontage streets, and/or adjacent to an open space type

- 1 A courtyard covering up to 35% of the front or corner RBZ is permitted. The courtyard, when enclosed by building on three sides, may contribute to the front property line coverage.
- 2 Parking decks are permitted to extend between buildings, screened from street and covering a maximum of 10% of the length of the RBZ. Parking decks visible between principal buildings must be set back a minimum of 15 feet from the street facing façades.

§ 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

3. A minimum ceiling clearance height of 12 feet is required where the parking structure has street frontage, excluding the driveway opening, and the parking structure shall be designed and constructed to allow potential occupancy of the first 20 feet of building depth by a commercial or a civic/public/institutional use permitted by §153.059(B).
4. Design of all other parking structures and upper levels shall include a minimum ceiling clearance height of eight and one half feet.
5. Below-grade parking structure levels shall 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		
	BSD Indian Run, and BSD Sawmill Center, <u>BSD Scioto River</u> <u>Neighborhood Districts</u>	All other BSC Districts
Maximum permitted initial lamp lumens per sq. ft.	13.9 lumens/sq. ft.	9.7 lumens/sq. ft.
Maximum lamp allowance	60,000 lumens	44,000 lumens
Minimum lumens per watt or energy consumed (as documented by manufacturers specifications or results of an independent testing laboratory)	80 lumens/watt	80 lumens/watt

§ 153.065 SITE DEVELOPMENT STANDARDS

(H) SIGNS

(1) Intent and General Purpose

- (c) BSC Indian Run Neighborhood, Sawmill Center Neighborhood, Scioto River 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, Scioto River 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.