

Subarea C: Cluster Lots

I) Description:

Subarea C shall be located in the southern portion of the development east of Dublin Road, along the north side of Memorial Drive, and west of the existing City of Dublin parkland along the Scioto River, and south of Subarea B. This subarea shall consist of approximately 17.1 acres and shall contain “Cluster Lots” as described below.

II) Permitted Uses:

- A) Permitted uses shall include single-family detached dwellings. .
- B) Accessory Uses shall be as permitted by City of Dublin Code.

III) Density, Height, Lot and/or Setback Commitments:

- A) The maximum number of dwelling units in Subarea C shall be thirty-seven (37). The maximum density shall be 2.2 du/ac.
- B) Cluster Lots shall vary in size as shown on the site plan with a minimum width of sixty (60) feet at the maximum depth of the front build zone.

C) The minimum lot depth shall be of one hundred-twenty (120) feet.

C)D) Lots 1, 19, 33 and 37 shall be exempt from the minimum lot width and minimum lot depth requirements. The lot dimensions are permitted to be as approved on the Final Development Plan. These lots will be required to meet all other setback requirements specified for Subarea C.

D)E) Setbacks

- (1) There shall be a front build zone of zero (0) feet to ten (10) feet, as measured from the private street easement line. Any portion of the structure shall be built at or within the build zone.
- (2) The minimum rear-yard setback shall be thirty (30) feet from the property line.
- (3) The minimum side yard setback shall be five (5) feet from both side property lines.
- (4) Minimum building separation shall be ten (10) feet.
- (5) The parking setback shall be zero (0) feet from the private street easement line.

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~~E)F)~~ Encroachments into side yards by bay-windows, chimneys, air conditioner condensers, decks, or porches shall not be permitted.

~~F)G)~~ Encroachments up to 10 feet into the rear yard setbacks are permitted for patio, decks and fences, subject to approval by Planning.

~~G)H)~~ Maximum building height shall be thirty-five (35) feet. Height shall be measured from the finish grade at the front or main façade of the house to the height of the dominant roof mass.

~~H)I)~~ Lot Coverage: The maximum impervious coverage of any single lot shall not exceed 70%.

~~I)J)~~ Homes shall be permitted to have walk-out basements so as to minimize the need for extensive site grading.

IV) Access, Loading, Parking and/or other Traffic-Related Commitments:

A) All streets constructed as a part of this subarea shall be privately owned and maintained and shall be combined access and utility easements.

(1) Entry Boulevard:

(a) An entry boulevard shall provide access from Memorial Drive and shall be aligned to the intersection of Autumnwood Way.

(b) Easement width shall be a minimum of fifty-four (54) feet.

(c) Width of each drive lane on either side of the median shall be a minimum of fifteen (15) feet measured back of curb to back of curb.

(d) The median shall be eight (8) feet in width measured back-of-curb to back-of-curb.

B) All other private streets:

(1) Easement width shall be a minimum of forty (40) feet.

(2) Pavement width shall be a minimum of twenty-two (22) feet measured back of curb to back of curb.

(3) The street shall be widened at hydrant locations as shown on the plan to provide a minimum width of twenty-six (26) feet back-of-curb to back-of-curb.

- C) Stormwater Management
- (1) In lieu of traditional concrete gutters, streets may utilize permeable paving in up to three (3) feet wide strips adjacent to the face of both curbs, as part of the stormwater management system. The final width, infiltration trench, and overflow shall be sized and finalized at final engineering and shall be approved by the City of Dublin engineering staff.
 - (2) Permeable Gutters shall be maintained regularly with routine street-sweeping to remove foreign objects that could block drainage. The use of sand as a winter street treatment should be avoided as it can clog the permeable pavers. Maintenance shall be the responsibility of the homeowner's association.
- D) On-street parking shall not be required. The need for on-street parking will be evaluated with the final development plan. Should on-street parking be desired, bump-outs may be provided in areas as shown on the plan to provide a minimum width of twenty-six (26) feet measured back-of-curb to back-of-curb. The number of on-street spaces will be determined with the final development plan.
- E) Minimum Parking: All units shall be required to have a minimum of two (2) parking spaces within a garage, and two (2) parking spaces in driveway stacking area or in an auto-court for side-load garages.
- F) All units in this subarea shall front a private street.
- G) Garages
- (1) Garages shall adhere to the minimum side yard and rear yard setbacks.
 - (2) Garage elevations shall be detailed consistently with the main building façade.
 - (3) Front load garages shall be setback a minimum of eighteen (18) feet from the access easement line.
 - (4) Side load garages with an auto court shall be permitted on all lots, and shall be required on lots 70 foot wide or greater. Side load garages may be used to meet the front build zone requirement.
 - (5) A minimum of 14 lots shall contain side loaded garages.

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- H) Driveways
- (1) Driveway materials shall be concrete, decorative unit pavers, or a combination thereof. Asphalt, gravel, and mulch shall be prohibited as driveway materials.
 - (2) Driveway curb-cuts shall not exceed twenty (20) feet in width.
- I) Auto-Courts
- (1) Auto courts shall be screened from the street and from the adjoining lot by a four (4) feet tall screen. Double screening and waste spaces should be avoided, and it is encouraged that the design of lots be coordinated with adjoining lots to share screening alongside lot lines. The maintenance of any screen shall be the responsibility of the lot owner on which the screen is constructed.
 - (2) The screen may be made of a decorative masonry wall detailed to complement the main building façade, or an evergreen hedge, and may be permitted to encroach into the front and side yard setbacks.
 - (3) Hedge material shall be sized to reach the required height within four (4) years of installation and shall be planted within a minimum three (3) feet wide planting bed.
 - (4) Hedge material may be used in combination with piers detailed to complement the main building façade, and / or decorative metal fencing.
 - (5) Screening oriented toward an adjoining lot may be located adjacent to the property line. The auto-court may be permitted to encroach into the side yard up to the screening.
- J) Sidewalks, bike paths, or leisure trails shall not be required along the private street.
- K) A four (4) foot wide pedestrian path shall be provided from the end of the eastern-most private street to the future City of Dublin park, as shown on the plan. Final path location shall be coordinated with City staff.

V) Architectural Standards:

A) Design Review: All homes shall be held to a high quality of design and construction. No improvements, change, construction, addition, excavation, landscaping, tree removal, or other work or action that in any way alters the exterior appearance of the lots or common open space shall be commenced or continued without review and written approval from the Design Committee. The committee shall be appointed by the Trustees of the Association, and shall consist of at least three members. Design review procedure shall be outlined within the deed restrictions of the lots.

B) Architectural Design

- (1) Four-sided architecture shall be required on all homes; all elevations on a home shall be architecturally consistent.
- (2) Front façade:
A minimum of 20% of the front façade shall be stone or brick.
- (3) Side façades:
When the side façade of a unit is visible from the private street or is oriented towards the private street, the amount of brick and stone used on the side façades shall be proportional to the amount used on front façades, as architecturally appropriate, subject to Planning approval.
- (4) Rear façades:
When the rear façade is visible from the public or private street, or is oriented toward the private street or a neighboring lot's side façades, the amount of brick and stone used on the rear façades shall be proportional to the amount used on front façades, as architecturally appropriate, subject to Planning approval.
- (5) A change in materials must occur in architecturally appropriate locations.
- (6) Exterior cladding materials:
Brick, stone, manufactured stone, wood, stucco, cementitious siding, or any combination thereof.
- (7) Trim materials
 - (a) Brick, stone, wood, aluminum (for gutters and downspouts only), copper, EIFS fiber-cement products, composite wood and vinyl products.
Shutters shall be considered "trim".
 - (b) Windows and doors on the front and sides of the house shall incorporate trim that is architecturally appropriate.
- (8) Colors shall be earth-tone, or mimic natural materials. High-chroma colors are not permitted.

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- (9) Roofs
 - (a) Minimum pitch shall be 8 inch rise to 12 inch run. Permitted Materials: dimensional asphalt shingles, wood, slate (including manufactured slate products), or tile. A metal roof, such as copper, may be permitted for up to 20% of the total roof area.
- (10) Chimney Materials: Same as permitted Exterior cladding materials, with the exception of wood.
- (11) Lighting:
 - Each house shall have a minimum of one yard-post light near the walk of the front entry, and one porch-light near the front door.
- (12) Front porches shall not be required. However, when included, the style of the porch must support the style of the house. Glass and screens shall be prohibited from front porches.
- (13) Garage Doors shall be a maximum 18 feet wide opening.

C) Diversity

Homes located on adjacent lots shall be required to utilize different floor plans and different massing configurations.

D) Architectural Style

The intended architectural style of this subarea is “Romantic Revival”. Appendix 1 Architectural Guidelines is included as a guide to illustrate common characteristics of that style. Homes should be design based on interpretation from these guidelines, and also to meet the minimum requirements in this section.

VI) Buffering, Landscaping, Open Space and/or Screening Commitments

- A) All residential landscaping shall meet the landscape requirements of the City of Dublin Zoning Code, unless specified within the development text.
- B) Open Space: Subarea C shall contain approximately 7.3 acres of common open space. Common open space shall be maintained by the homeowners association.
- C) Common open spaces may incorporate utility easements and facilities including stormwater management facilities, such as detention, conveyance swales, or rain gardens.
- D) All existing trees in fair or good condition shall be preserved within the common open space, except in locations of necessary common access and utility easements or storm water management facilities. Any area not occupied by trees shall be maintained as lawn, planting area for screening purposes, or as natural vegetation.

E) Tree Preservation

- (1) It is the intent of the developer to preserve as many trees as possible in this subarea due to the heavily wooded nature of the site.
- (2) A tree survey will be provided at the final development plan identifying any trees within the proposed development footprint of any site improvement that will be removed. A tree replacement plan shall also be provided identifying tree replacement in accordance with the requirements as outlined below in Section (3). A good-faith effort shall be made to limit any tree removal to only those areas within the development footprint, to be identified on the final development plan.
- (3) The site shall meet the following requirements regarding tree preservation and replacement:
 - a. Any trees in good or fair condition removed from the common open space area (except as noted above) or from any required rear yard setback measuring between 6 inches up to and including 18 inches (DBH) in width shall be replaced on a tree-for-tree basis; and
 - b. Any trees in good or fair condition greater than 18 inches(DBH) removed from the site shall be replaced on an inch-for-inch basis.
- (4) All trees to be preserved shall be protected by tree preservation fencing in accordance with the City of Dublin's tree preservation fence details and guidelines.

F) Lot Landscaping

- (1) Lot Trees: In the event that the required number of lot trees (as determined by the City of Dublin Code) do not fit within the front yard space of a Cluster Lot due to space limitations, then those trees shall be relocated either on the rear of the lot or elsewhere in the subarea as indicated on the Final Development Plan.
- (2) Front Yard Landscaping
 - (a) All lots shall incorporate landscaping between any street-facing building elevation or auto-court screen and the private street back-of-curb.
 - (b) Landscaping shall be ornamental in nature consisting of any combination of shade trees, ornamental trees, shrubs, perennials, annuals, and lawn and designed to enhance the character of the streetscape, house, and auto court screen.

(c) Plantings shall not obstruct sight visibility triangles of driveways or street intersections

(d) All material shall be sized, installed and maintained to City of Dublin code requirements. Maintenance shall be the responsibility of the lot owner.

G) Street Trees:

- (1) Street Trees shall not be required along private streets.
- (2) The entry boulevard median shall incorporate ornamental landscaping consisting of ornamental trees, shrubs, perennials, annuals, or any combination thereof.
- (3) Plantings shall not obstruct sight visibility triangles of driveways or street intersections

H) Permanent Wood Screening:

- (1) Wood screening at a height of up to four (4) feet shall be allowed to encroach 10 feet into the required rear yard setback and be located along the side property lines, provided that such screening does not extend beyond the front façade of the home. Gates may be included. It is encouraged that fencing be arranged so that adjoining lots can tie into fences along side property lines, eliminating double fences and wasted side yard space.
- (2) Maintenance responsibilities shall be addressed within the deed restrictions.

VII) Gate and Entry Sign

A) Gate

- (1) The boulevard access shall be permitted to have a security gate for each drive lane, allowing 24-hour emergency access, and shall be approved by Washington Township Fire Department.
- (2) The gate shall have decorative masonry columns and wing-walls not more than six (6) feet in height. The gates shall be decorative in appearance and not more than six (6) feet in height.

B) Sign.

- (1) Entry feature signage shall be permitted at the private drive entrance along Memorial Drive.
- (2) The entry sign(s) may be incorporated into the gate structure indicating the development name.
- (3) The sign shall not exceed 20 square feet in size.

VIII) Model Homes

Model homes may be constructed and used as sales locations, but these will be typical of residential architecture planned for the subarea, and will ultimately be sold as residences.