

INDIAN RUN MEADOWS
COMMERCIAL USES
DEVELOPMENT STANDARDS

A. Yard Requirements

1. Front Yard setback: For structures and parking 50'.
2. Side and rear yard setback adjacent to residential uses: All structures 50', all parking, service and loading areas 30': for non-residential uses, 25' setback for structures and 15' for parking, loading and services areas.

B. Building Area Development Standards

1. Maximum building height: Shall not exceed thirty five (35) feet.

C. Parking Standards

1. Off street parking shall be provided at one space per 150 square feet in area or at the rate required under the Dublin Zoning Code as it applies to commercial uses, whichever is less.

D. Lighting Standards

1. All lighting in the area shall be cut-off type fixtures (down lighting) maximum height of fixtures will not exceed 35'.
2. All external outdoor lighting fixtures to be used within a given development shall be from the same family, or similar manufacturer's type, to insure aesthetic compatibility. All light poles and standards shall be of wood or metal painted black, brown, or bronze.

E. Signage and Graphics Standards

1. All signing shall be of ground type (no pole signs) and shall be of a standard shape and frame. All sign frames shall be of natural wood, stone or metal painted black, brown or bronze. Internally illuminated graphics with opaque background shall be permitted, as well as externally lighted signs that do not interfere with safe vehicular movement.
2. Types of signs prohibited include signs with flashing lights or changeable copy, projecting signs, roof signs, billboards, co-ops signs, rotating signs, and trailer type signs. Any directory signs shall be more than 30 feet from the right-of-way.

3. Individual store graphics shall be integrated within the architectural design of the facia, and the background shall be of the same family and color.

F. Additional Development Standards

1. Curbcut locations: One full service curbcut and median cut into Muirfield Drive will be provided to jointly service the commercial and institutional parcels to be located on the common property line. There shall be only one full service cut into the southerly right-of-way. One (1) right turn in-and-out curbcut shall be permitted onto Muirfield Drive but have no median break. The Dublin Planning and Zoning Commission may determine that an additional break or separate median breaks for each use are more appropriate based on a Final Development Plan.
2. Landscape Buffer
 - a. Where commercial development abuts residential development, a landscape buffer will be installed containing a board-on-board fence as detailed on page 9 and a landscape buffer of both deciduous shade, ornamental, and evergreen trees. Minimum size at installation shall be 2-1.2" cal for deciduous shade trees, 1-1/2" cal for ornamental trees, and 6'-8' on evergreen. Landscape plant material will be placed on the residential side of the fence at a spacing of 1 tree per 15 linear feet of property line. Landscape buffer will be installed prior to the beginning of any construction on the sites. With the installation of Muirfield Drive, the site will be graded and seeded. The developer or his successor shall mow and properly maintain the site until it is developed.
 - b. The Muirfield Drive frontage of the multi-family site, commercial site, office institutional site, church site, undeveloped single-family site, school site, and park site shall be landscaped with plant material at least of a size, quantity and quality that currently exists on the east side of Muirfield Drive south of Tara Hill. The landscaping and mounding shall be in conformity with the drawing contained in the Indian Run Meadows single-family design guidelines. Weather permitting, landscaping and mounding shall be installed contemporaneously with the construction of Muirfield Drive. Mounding along both sides of Muirfield Drive and within the median strip shall be sodded. All other parcels shall be landscaped prior to occupancy of any building on such parcel.

Landscape Frontage Treatment on Side Streets

A landscaped earth mound shall be installed where the commercial, church, school, multi-family and office/institutional parcels front the side streets.

The mound shall have a minimum height of 4 feet above top of curb and shall be noncontinuous in height.

The same landscaping standards as shown on page 10, "Muirfield Boulevard Landscape Edge Treatment" shall be the standards applied to the frontage treatment on side streets.

3. Dumpster Enclosures

All dumpsters shall be enclosed with a 4 sided enclosure of wood, stone, brick or stucco. All enclosures will be of the same architectural materials as the main structure and will conform to all building setback requirements.

4. Street Grade

The street grade for the single-family street west of Muirfield Drive shall be at the same or less grade than Muirfield Drive.

The foundation of any house located on any lot abutting Muirfield Drive shall not be higher than three (3) feet above the street grade of the abutting street.

G. Architectural Standards

1. In keeping with the residential framework of the area, all architecture will be of a residential character and constructed of natural materials being stone, brick, wood and stucco. All buildings will be of the same finished quality on all 4 sides. Stone accent will be integrated into all buildings.

H. Permitted Uses

1. Those permitted uses shall be those listed in Chapter 153.027, Neighborhood Commercial District except "Eating and drinking places" shall include full line restaurants and shall not include fast food or drive-in restaurants or places primarily designed for entertainment or dancing and referred to by various names such as dance hall, cabaret, and night club and the following uses listed in Section 153.028, Community Commercial District.

Mens and boys clothing and furnishings stores

Womens accessory and specialty stores

Womens ready to wear stores

Shoe stores

Custom tailors

Furriers and fur shops

Book and stationery stores
Jewelry stores
Camera and photographic supply stores
Optical goods stores

2. A maximum of 1,680 square feet of outdoor dining patio area located in front of the restaurant operating at 7148 Muirfield Drive at the time of approval of this development text known as Shade on Muirfield. This patio shall be constructed only in the location shown on the preliminary development plan.

The patio shall use amenities (such as tables, chairs, fence, umbrellas, flower boxes) that are of high quality. Patio chairs shall be black in color. Table tops may use a different color. Umbrellas shall be market-style. No outdoor amplifiers or music shall be permitted in the patio area. No additional lighting (other than allowed building lighting) shall be permitted in the patio area. The food service for this patio shall end at 10:30 p.m. and the patio operations shall cease at 11 p.m. A rezoning process will be required for any other patio areas.

Other than as set forth in the foregoing paragraph, the conditional uses contained in Section (Section 153.027(B)) are hereby prohibited.

I. Intensity

1. Within the commercial site the total square footage shall not exceed 10,000 square feet per acre. No single store shall exceed 30,000 sq. ft. and one-third of the total square footage shall be in stores which are less than 20,000 square feet in area.

Other than the standards listed above, all remaining development standards shall be as listed and applicable under Section 153 of the Dublin Code.