



To: Members of Dublin Architectural Review Board
From: Steve Langworthy, Planning Director
Date: September 24, 2014
Initiated By: Rachel S. Ray, AICP, Planner II
Re: Case 13-095ADMC – Zoning Code Amendment – Bridge Street District

Background

In September 2013, the Planning and Zoning Commission initiated a review of potential amendments to the Bridge Street District zoning regulations. As part of their initial review, the Commission made recommendations to City Council to adopt amendments to Code Sections 153.057-58, the General Purpose and BSC Districts Scope and Intent, and 153.066, Review and Approval Procedures and Criteria. These amendments were effective December 18, 2013.

As of July 2014, the Commission has begun reviewing draft Code amendments as part of a comprehensive update to the regulations, now that projects (large and small scale) have been implemented. Planning and the Commission have identified a series of updates necessary to clarify certain provisions, as well as modify certain regulations to ensure that all projects achieve the intent for development in the Bridge Street District.

The Architectural Review Board should review and comment on the Bridge Street District zoning regulations, with a particular emphasis on the provisions related to development in the Architectural Review District. These could include, but are not limited to, the uses permitted in the BSC Historic Core/BSC Historic Residential/BSC Historic Transition Neighborhood Districts; the building type requirements (general requirements, and requirements for the historic mixed use and historic cottage commercial building types); and signs.

September 24 Review Materials

Planning has prepared draft amendments for all sections of the Bridge Street District zoning regulations, including:

- 153.057 – General Purpose
- 153.058 – BSC Districts Scope and Intent
- 153.059 – Uses
- 153.060 – Lots and Blocks
- 153.061 – Street Types
- 153.062(A)-(N) – Building Types (General)
- 153.062(O) – Building Types (Individual Building Type Tables)
- 153.063 – Neighborhood Standards
- 153.064 – Open Space Types
- 153.065(A) – Site Development Standards – Purpose & Intent
- 153.065(B) – Site Development Standards – Parking & Loading
- 153.065(C) – Site Development Standards – Stormwater Management
- 153.065(D) – Site Development Standards – Landscaping & Tree Preservation

- 153.065(E) – Site Development Standards – Fences, Walls, and Screening
- 153.065(F) – Site Development Standards – Exterior Lighting
- 153.065(G) – Site Development Standards – Utility Undergrounding
- 153.065(H) – Site Development Standards – Signs
- 153.065(I) – Site Development Standards – Walkability Standards ([new section](#))
- 153.066 – Review and Approval Procedures and Criteria

Proposed amendments are shown as “tracked changes” ([new text](#) & ~~deleted text~~). All sections include technical amendments, such as changing references to the “Bridge Street Corridor” to the “Bridge Street District.”

An overview of the more substantial amendments is provided below.

153.059 | Uses

- Adding intent provisions.
- One of Planning’s considerations is whether to relocate all of the “Existing Uses” and “Existing Structures” provisions to a single Code section, with applicable regulations consolidated to be more user-friendly.
- Clarifying the Existing Uses provisions, and making a specific reference to requirements for nonconforming sites.
- Adding provisions to clarify principal uses vs. accessory uses.
- Modifying to the Use Table for *Dwelling, Multiple-Family; Group Residence; Eating and Drinking; Entertainment/Recreation, Indoor; Exercise and Fitness; Personal, Repair & Rental Services; Retail, General; Skilled Nursing, Rehabilitation, Home for the Aging and Nursing Homes; and Drive-in/Drive-Through for Banks.*
- Adding provisions to explain the intent of the use specific standards.
- Modifying the approach to size-limited uses (*Eating and Drinking; Entertainment/Recreation, Indoor; Exercise and Fitness; Personal, Repair and Rental Services; and Retail, General*) to allow uses exceeding the size limitations to be considered as conditional uses (instead of prohibited without a Waiver).
- Modifying the use specific standards for parking structures, requiring all parking structures visible from a public right-of-way to be conditional uses.
- Modifying the use specific standards for outdoor dining and seating, requiring a minimum of five feet of clear area for pedestrian use.

153.060 | Lots and Blocks

- Referencing the Principles of Walkable Urbanism and the proposed walkability standards.
- Clarifying that the provisions of this section apply to projects that require Development Plan Review.
- Potentially relocating the provisions for mid-block pedestrianways to the walkability standards.

- Adding to the design requirements for mid-block pedestrianways (where they begin and terminate, and appropriate lighting levels).

153.061 | Street Types

- Referencing the Principles of Walkable Urbanism, the proposed walkability standards and the Thoroughfare Plan.
- Designating street type and section determinations as the responsibility of the City Engineer.
- Clarifying how to plan for street alignments and existing roadways.

153.062(A)-(N) | Building Types (General)

- Enhancing the conditions for modifications to Existing Structures.
- Clarifying review standards applicable to new and Existing Structures in the Historic Core and Historic Residential Districts.
- Modifying the “Incompatible Building Types” table to prohibit parking structures to be sited across from or adjacent to existing parking structures.
- Clarifying provisions for parallel ridge lines (roof types); façade material transitions; roof materials; colors; awnings; balconies; stoops; treatments at terminal vistas; building variety; uses and occupancy requirements; façade transparency; and façade divisions.
- Potentially relocating the provisions for Entrances and Pedestrianways to the proposed Walkability Standards section.

153.062(O) | Building Types (Individual Building Type Tables)

- Evaluating the appropriateness of the upper story transparency requirements for Single-Family Detached and Single-Family Attached building types.
- Clarifying how the Architectural Review District requirements apply to properties in the BSC Historic Residential District.
- Evaluating the appropriateness of different types of permitted primary building materials, such as glass and fiber cement, and applicable quality measures.

153.063 | Neighborhood Standards

- General/technical amendments.

153.064 | Open Space Types

- Providing criteria for evaluating request for payment of a fee in lieu of dedicating open space.
- Allowing an applicant to pay a fee in lieu of dedicating open space if the required amount of open space is less than the smallest open space type permitted in that zoning district, with approval of the Director of Parks and Open Space.

- Allowing Pocket Parks as an open space type in all zoning districts (instead of only in the BSD Residential and Office Residential Districts).
- Allowing Parks (min. 2 acres) as an open space type in all zoning districts except the BSD Historic Transition District.

153.065(A) | Site Development Standards – Purpose & Intent

- Clarifying applicability to Existing Uses, Existing Structures, and Nonconforming Uses & Structures.

153.065(B) | Site Development Standards – Parking & Loading

- Adding an intent statement.
- Considering whether to eliminate Code Section 153.065(B)(2)(b)1B, prohibiting on-site parking lots from encroaching into setbacks to allow for more coordinated, shared parking arrangements.
- Clarifying the parking plan procedures and criteria.
- Clarifying parking requirements for temporary and accessory uses.
- Adding a “shopping center” parking requirement to avoid the need to calculate parking based on frequent turnover of individual tenants.
- Clarifying the demonstration of parking need for parking plan approval.
- Clarifying the bicycle parking location requirements for residential uses.
- Evaluating whether special bicycle parking provisions for the Historic District are appropriate, given the tighter public realm conditions (particularly south of Bridge Street).
- Clarifying the requirements for curbs and wheel stops.

153.065(C) | Site Development Standards – Stormwater Management

- Adding an intent statement.

153.065(D) | Site Development Standards – Landscaping & Tree Preservation

- Including provisions for tree diversity in landscape plans.
- Clarifying the requirements for structural soil, at the request of the City Forester and the Director of Parks & Open Space, to reflect appropriate applications for street trees and interior landscaping conditions.
- Eliminating the perimeter landscape buffering “options” in lieu of an approach that allows the required reviewing body to approve landscape buffering plans on a case by case, site by site basis (given the limited locations this provision will apply).
- Clarifying street frontage screening requirements.
- Potentially relocating the Required Build Zone treatment provisions to the new Walkability Standards (Code Section 153.065(I)).

- Clarifying tree replacement exemptions.

153.065(E) | Site Development Standards – Fencing, Walls and Screening

- Clarifying where fences can be placed.
- Allowing for creative, alternative street wall designs.

153.065(F) | Site Development Standards – Exterior Lighting

- Modernizing lighting requirements. Planning engaged a consultant firm specializing in lighting design (Illumination Arts) to recommend a comprehensive update to the City's overall lighting regulations, not just for the Bridge Street District. The consultant team has reviewed the existing regulations and does not disagree with the existing provisions in concept, with the understanding that they will be revisited in the context of the overall Zoning Code update.

153.065(G) | Site Development Standards – Utility Undergrounding

- Adding provisions for siting and screening utility transformers and similar utility structures and clarifying when overhead utility lines should be buried.

153.065(H) | Site Development Standards – Signs

- Planning engaged Studio Graphique, one of the City's sign review consultants, to review the Bridge Street District sign regulations. Studio Graphique has been instructed to provide recommendations for desired sign quality, aesthetics and design intent, in addition to construction quality. Their recommendations are due mid-September, and will be forwarded to the Commission for consideration as part of the final draft.
- Clarifying the purpose and intent of Master Sign Plans.
- Adding provisions related to quality of sign materials.
- Adding "Identification Plaques" as a sign type.
- Allowing a single, 1-square-foot window sign indicating the name of the business on the primary entrance for tenant spaces in multiple-tenant buildings with storefronts.
- Clarifying the placement and dimensional requirements for various building-mounted sign types.

153.065(I) | Site Development Standards – Walkability Standards - NEW SECTION

- Providing an intent statement with walkability objectives and references to the Principles of Walkable Urbanism. Provisions are sectioned in terms of the following objectives:
 - *Connectivity* (Mid-Block Pedestrianways and Mid-Building Pedestrianways)
 - *Safety* (Crosswalks and Pedestrian Circulation Plans)
 - *Comfort and Convenience* (Required Building Zone Treatment; Building Entrances; and Seating Areas)

153.066 | Review and Approval Procedures and Criteria

- Reformatting the Summary Procedure Table 153.066-A and adding Parking Plans.
- Adding subdivision as one of the four criteria for when Development Plans are required in addition to Site Plan Review.

Next Steps

Following the Architectural Review Board's review of the Code, final drafts will be provided to the Planning and Zoning Commission for a recommendation to City Council. The Architectural Review Board should consider making a recommendation to the Planning and Zoning Commission at their October 22nd meeting. The estimated timeline is to provide the Commission with a final draft by November, so a recommendation can be made to City Council for first reading at their December 8, 2014 meeting.

Recommendation

Planning recommends the Architectural Review Board review and discuss the proposed Code amendments and provide feedback.