City of Dublin

Office of the City Manager
5200 Emerald Parkway • Dublin, OH 43017-1090
Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council

From: Marsha I. Grigsby, City Manager

Date: November 13, 2014

Initiated By: Steve Langworthy, Director of Land Use and Long Range Planning

Re: Ordinance 114-14 – Amendments to Sections 153.057 through 153.066 of the City of Dublin Codified Ordinances (Zoning Code) to amend the Bridge Street District zoning regulations. (Case 13-095ADM)

Summary

This is a request for City Council approval of amendments to the Bridge Street District (BSD) zoning regulations, as recommended by the Planning and Zoning Commission, the Architectural Review Board, and the Administrative Review Team. This is the first comprehensive update to the BSD zoning regulations since they were adopted in March 2012.

The Bridge Street District regulations are contained in Zoning Code Sections 153.057 – 153.066. All sections included technical modifications and clarifications, while some of the sections include more substantial amendments. (Refer to the Planning Report for case 13-095ADM for a detailed description of the proposed amendments.)

Background

City Council adopted the Bridge Street District zoning regulations on March 26, 2012. As part of the provisions, Zoning Code Section 153.066(N)(4) states that the Planning and Zoning Commission and the Architectural Review Board (ARB) may evaluate and monitor the application of the requirements and standards of the BSD zoning requirements and standards, and recommend to City Council any changes needed to better implement the Bridge Street District Plan.

Since March 2012, numerous projects, ranging from small-scale sign applications to larger mixed-use development proposals, have been reviewed under the new BSD zoning regulations. Through these applications, Planning has identified a series of updates necessary to clarify certain provisions, as well as modify several of the regulations to ensure that all projects achieve the intent for development in the BSD.

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 Districts Scope and Intent, and 153.066, Review and Approval Procedures and Criteria. These amendments were effective December 18, 2013. The Commission also reviewed the existing BSD zoning regulations and provided Planning with comments and considerations to be evaluated as part of this comprehensive update. The BSD zoning regulations were also updated in August 2014 with a new zoning district (BSD Scioto

River Neighborhood District) and associated amendments in anticipation of future mixed-use development along the east side of Riverside Drive.

The Commission dedicated meetings in July and September 2014 to review the draft BSD zoning provisions to provide City Council with a recommendation on the amendments before the end of 2014.

Planning and Zoning Commission Review

At a special meeting held on October 29, 2014, the Commission made a recommendation of **approval** to City Council for first reading on November 17th of this request for an amendment to the Zoning Code for the Bridge Street District zoning regulations, including the amendments to the regulations as recommended by the Architectural Review Board (ARB) on October 22nd and the Administrative Review Team (ART) on October 23rd, with the following conditions:

1) That the comments of the Planning and Zoning Commission be incorporated in the draft version to be reviewed by City Council; and
2) That the comments of the Planning and Zoning Commission related to size-limited uses, housing diversity, structural soils and tree canopies be forwarded to City Council for future consideration as part of an additional Code amendment.

The draft BSD Code provisions have been modified since the October 29th PZC meeting to address **Condition 1**.

Condition 2 refers to the Planning and Zoning Commission's discussion at the October 29th meeting. In addition to their general comments on the draft Code text, the Commission discussed several topics with policy considerations for which City Council direction is requested for potential future amendments. These topics are summarized below and are referenced in the October 29th meeting minutes.

Size-Limited Uses

The Commissioners expressed concerns with the quantity of residential units proposed in several of the first major Bridge Street District projects, with the subsequent concern that the buildings themselves will result in massive, non-pedestrian-oriented structures. The Commission noted that, in their opinion, projects with a large number of residential uses (or any other single-use project) are inconsistent with the intent for the Bridge Street District of establishing a diverse range of uses capable of reducing vehicular trips.

Staff noted that development projects are functionally limited in three ways: maximum block sizes, maximum building height limitations, and the ability to provide required parking. While there is no cap on the density of any particular use, density regulations are effectively self-imposed, based on those three criteria. Staff also referenced the 2010 Bridge Street District Vision Report, which indicated that there is an immediate demand for urban housing in the Bridge Street District, which will naturally precede urban commercial uses since commercial uses require a significant amount of residential housing units in a proximate area to support the commercial square footage.

Following this discussion, the Commission's recommendation to City Council is to consider a BSD Zoning Code amendment to limit densities, particularly for single-use (residential) projects.

Housing Diversity
As a follow-up to their concerns with the need for size-limited uses, the Commission recommended that Council consider a Zoning Code amendment requiring housing diversity in terms of housing sizes and price points.

In addition to concerns with the size and scale of buildings proposed for the Bridge Street District, the Commissioners commented that when the number of units in a particular building or project reaches a certain number, the housing variety seems to be greatly reduced. Commissioners were concerned that, as a result, the tendency is to see a large number of housing units targeted to the same (or a very similar) market segment, given the similar unit sizes, types and price points. The Commissioners reiterated their concerns that large residential projects with limited housing diversity are inconsistent with the Vision for the Bridge Street District.

Structural Soils
One of the topics of discussion raised by the Commission was the use of structural soils for street trees and parking lot islands. The Commission noted the importance of tree planting details in an urban environment to maximize their potential to grow to maturity and establish healthy canopies.

Staff agrees with the Commissioners' comments regarding tree planting details and the need for a different approach in urban contexts. The proposed zoning regulations (Code Sections 153.065(D)(3) and 153.065(D)(5)(c)2) were drafted with the guidance of the City Forester and the Director of Parks and Open Space, and it is staff's recommendation that the text as proposed is sufficient to achieve the Commission's and the City's goals for planting trees in urban environments.

The Commission recommends a future Zoning Code amendment to develop a specific definition for "structural soil" as well as a standard spec drawing to ensure that developers understand the requirements and planting details.

Tree Diversity and Canopies
The Commission also discussed the creation of a consistent urban tree canopy as a highly desirable element of an urban environment. The Commission noted the City Forester's policy of planting different tree species in a designated area to prevent a disease or pest from wiping out an entire area. The Commission agreed with the desire for street tree diversity, but urged the City to consider diversity on a Bridge Street District-wide basis rather than on a block-by-block basis. The Commission commented that allowing the same species along both sides of a block or two would allow for the creation of a uniform urban street tree canopy, rather than trees with different sizes, heights, colors, and other characteristics.

The Commission recommends that the City develop an approach to planting street trees that would guarantee diversity on a large scale, but would result in consistent tree canopies from street to street. This is not likely to be a Zoning Code amendment, but rather a component of the Bridge Street District Streetscape Character Guide as a public realm element.

Recommendation

Planning recommends City Council approval of Ordinance 114-14 at the second reading/public hearing on December 8, 2014.

The Planning and Zoning Commission also requests feedback and direction on the following topics for consideration as future Zoning Code amendments:

- Size-Limited Uses
- Housing Diversity
- Structural Soils
- Tree Canopies

RECORD OF ORDINANCES

Dayton Legal Blank, Inc. Form No. 30043

Ordinance No. 114-14 Passed _____, 20____

AN ORDINANCE AMENDING SECTIONS 153.057 THROUGH 153.066 (BRIDGE STREET DISTRICT ZONING REGULATIONS) OF THE CITY OF DUBLIN CODIFIED ORDINANCES (CASE 13-095ADM)

WHEREAS, it is necessary from time to time to amend Dublin's Zoning Code to protect the health, safety and welfare of the citizens of the City of Dublin; and

WHEREAS, Dublin City Council adopted the Bridge Street Corridor Vision Report on October 25, 2010 and has since integrated the policy recommendations of the Vision Report into the Dublin Community Plan as the Bridge Street District Plan, adopted on July 1, 2013; and

WHEREAS, Dublin City Council adopted the Bridge Street Corridor Districts as part of the City of Dublin Zoning Code, including Sections 153.057-153.066, on March 26, 2012 and as amended in November 2013 and August 2014, to implement the five Vision Principles identified in the Vision Report; and

WHEREAS, Section 153.066 of the City of Dublin Zoning Code states that the Planning and Zoning Commission and the Architectural Review Board may evaluate and monitor the application of the requirements and standards of Sections 153.057 through 153.066 and recommend to City Council any changes needed in the BSC district standards and requirements to better implement the Bridge Street Corridor Vision Report; and

WHEREAS, the Architectural Review Board reviewed and discussed the proposed amendments to Zoning Code Sections 153.057 through 153.066 on September 24, 2014 and recommended adoption of the amendments to the Planning and Zoning Commission and City Council on October 22, 2014; and

WHEREAS, the Administrative Review Team reviewed and discussed the proposed amendments to Zoning Code Sections 153.057 through 153.066 and recommended adoption of the amendments to the Planning and Zoning Commission and City Council on October 23, 2014; and

WHEREAS, the Planning and Zoning Commission reviewed and discussed the proposed amendments to Zoning Code Sections 153.057 through 153.066 on July 10 and September 11, 2014 and recommended adoption of the amendments on October 29, 2014 because they serve to improve the health, safety and welfare of the citizens of the City of Dublin.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, _____ of its elected members concurring, that:

Section 1. Sections 153.057 through 153.066 of the City of Dublin Zoning Code are hereby amended and shall provide as attached to this Ordinance as Exhibit A.

Section 2. Figure 153.061-A, Bridge Street District Street Network, is hereby amended and shall provide as attached to this Ordinance as Exhibit B.

Section 3. Figure 153.063-A, Illustration of Sawmill Center Neighborhood District Development Standards, is hereby amended and shall provide as attached to this Ordinance as Exhibit C.

Section 4. This ordinance shall be effective on the earliest date permitted by law.

RECORD OF ORDINANCES

Passed this _____ day of _____, 2014.

_____
Mayor - Presiding Officer

ATTEST:

_____
Clerk of Council

§ 153.057 General Purpose

(A) The primary purpose of the Bridge Street District (BSD) zoning districts is to implement the Bridge Street District Area Plan for development and redevelopment of the Bridge Street District consistent with the directions articulated in the Community Plan (Bridge Street District Area Plan). This is with the full recognition that the Plan may be revised and acknowledging that the illustrations in the Plan are conceptual and not regulatory. The Community Plan identifies the Bridge Street District as the centerpiece of the city with a focus on historic and cultural acknowledgement, preservation and creation of outstanding open spaces, and the presence of mixed use districts. These features allow for a wider range of choices for housing and employment, create interesting places and walkable districts, and enable buildings of lasting, memorable and high quality architectural character that maintain Dublin's commitment to exemplary planning and design.

(B) The Bridge Street District zoning districts are intended to bring to life the five Bridge Street District Vision Principles by enhancing economic vitality; integrating the new center into community life; embracing Dublin's natural setting and celebrating a commitment to environmental sustainability; expanding the range of choices available to Dublin and the region; and creating places that embody Dublin's commitment to community.

(C) Specific Purposes

(1) More specifically, the purpose of the Bridge Street District zoning districts is to promote development that creates an emerging center for urban lifestyles within a walkable, mixed-use urban environment that will enhance central Dublin's image as an exceptional location for high quality business investment.

(2) These districts are further intended to create places that embody Dublin's commitment to community through the preservation of those areas having architectural landmarks and traditional design, creating complete neighborhoods, and providing designs that honor human scale in their details. In addition, the Bridge Street District will continue to serve as a center of community for current and future Dublin residents.

(3) The BSD zoning districts also provide a simplified, but thorough, development review process that provides a high degree of predictability and consistency. The process also sustains Dublin's reputation for high quality development while allowing BSD property owners to compete efficiently and effectively in the marketplace.

(4) Because the Bridge Street District Area Plan is a transformative redevelopment concept designed for long-term implementation, a secondary purpose of the Bridge Street District zoning districts is to allow property owners the flexibility to take advantage of new and innovative business opportunities that are consistent with the Plan.

(D) Principles of Walkable Urbanism

To advance the purposes of the Bridge Street District zoning districts as described in §153.057 (A) through (C), the following principles of walkable urbanism will serve as a guiding framework to be used in the review of zoning and development proposals subject to the requirements of §§153.058 through 153.066. Individual principles may not apply in all circumstances, but should be used where appropriate

to ensure the requirements and standards of these zoning districts are applied in a manner that contributes to the creation of walkable, mixed use urban environments as envisioned by the Bridge Street District Plan. In addition to the development requirements throughout §§153.058 through 153.066 intended to support walkability in the Bridge Street District, Zoning Code Section 153.065(I) contains specific requirements for creating safe and comfortable pedestrian-oriented development desired by the City and consistent with the Principles of Walkable Urbanism.

(1) General Principles

The designs of buildings, streets, and open spaces within the Bridge Street District should contribute to the creation of an urban neighborhood pattern of development, characterized by:

(a) Quality architecture and urban design emphasizing beauty and human comfort and creating a sense of place;
(b) Pedestrian-friendly design that places a high priority on walking, bicycling and use of public transit;
(c) Creation of interesting and convenient destinations within walking distance for visitors as well as ordinary activities of daily living; and
(d) Respect for the natural environment.

(2) Streets, Parking and Transit

Streets should be capable of accommodating multiple modes of transportation and should facilitate the creation of a public realm designed primarily for people, characterized by:

(a) Streets and blocks arranged to allow for comfortable walking distances, to disperse traffic and to reduce the length of automobile trips;
(b) A connection to and enhancement of the existing street network;
(c) A recognition of the role of buildings and landscaping that contributes to the physical definition of streets as civic places;
(d) On-street public parking wherever possible;
(e) Shared parking and other strategies to reduce the size of surface parking lots and enable efficient and creative site design; and
(f) Residential and business uses that have convenient access to existing and future transit stops.

(3) Open Space

The Bridge Street District should have a variety of functional, well-designed open spaces that enhance the quality of life for residents, businesses, and visitors. Open spaces should:

(a) Include a wide range of characters from small intimate spaces to larger neighborhood and community uses, including small parks and playgrounds to provide gathering spaces for neighborhoods;
(b) Be arranged and designed as part of a district-wide open space network that defines and connects neighborhoods and the larger Dublin community;
(c) Be located within convenient walking distance of all residents and businesses,.

(4) Buildings

Buildings should have a range of high-quality residential, commercial, mixed-use and civic architectural styles to reinforce the unique identities of each part of the District. Buildings should be characterized by:

(a) Easily convertible spaces that allow for uses to change over time;
(b) Residential uses with a variety of housing types, sizes, and price levels;
(c) A broad mix of shops, offices, and housing integrated within and among a variety of building types; and
(d) Architecture that reflects Dublin's commitment to high quality and enduring character.

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

(A) Scope

The following Bridge Street District (BSD) districts are hereby created. The districts described by §153.058 are intended to be used for all land within the Bridge Street District. Unless otherwise specifically noted, after the effective date of this amendment all development and redevelopment within the BSD zoning districts shall be consistent with §153.057, General Purpose and subject to the regulations of §§153.058 through 153.066. Other provisions of Chapters 152 and 153 of the Dublin Code of Ordinances apply in the BSD zoning districts. Where there are conflicts, the provisions of §§153.058 through 153.066 shall prevail. Nothing contained herein shall prohibit an application for rezoning to any non-BSD zoning district provided in this Chapter.

(B) Intent

The Bridge Street District zoning districts are generally based on the District Framework of the Bridge Street District Area Plan. The purpose of the Framework is to allow development regulations to be adapted to the unique conditions present in each area. Although each district is unique, the five Vision Principles are intended to create a cohesive area, based on the concepts of walkability and urban vitality to support the quality of life for residents of all generations.

The titles of each district are intended to describe the predominant land use character and/or special geographic locations rather than a single type of use. The following further describes the intent of each BSD zoning district.

(1) BSD Residential

The intent of this district is to accommodate single-family, two-family, townhouse, live-work and multiple-family uses in mid-rise development. The BSD Residential district integrates existing and new residential developments to create true neighborhoods and add to the population base needed to help support nearby retail and office development. Uses are generally limited to residential and small-scale residential support uses, as listed in Table 153.059-A.

(2) BSD Office Residential

The intent of this district is to accommodate a mix of office and multiple-family residential development at higher densities and in larger buildings. This district offers great flexibility to take advantage of visibility and access for office uses, with opportunities to create residential neighborhoods to support the adjacent BSD zoning districts. Uses include a mix of residential, personal service, and commercial uses, as listed in Table 153.059-A.

(3) BSD Office
The intent of this district is to allow a mix of offices and retail support uses, as listed in Table 153.059-A. The BSD Office district provides significant additional development capacity and redevelopment opportunities that foster office uses with a walkable design along signature streets, and provides increased accessibility and an improved roadway network to ease traffic pressure along major roadways.

(4) BSD Commercial
This district applies generally to existing retail centers and other low-rise commercial uses, including single use freestanding retail buildings, as listed in Table 153.059-A. Properties initially zoned into this district may be eligible for rezoning to the BSD Vertical Mixed Use District or to other surrounding BSD zoning districts when future redevelopment to higher densities is desired.

(5) BSD Historic Core
This district applies to the historic center of Dublin and reinforces the character of this area as the centerpiece of the Bridge Street District. The district focuses on ensuring sensitive infill development and redevelopment and providing an improved environment for walking while accommodating vehicles. The district accepts building types that are consistent with the historic development pattern of Historic Dublin, subject to review by the Architectural Review Board, and permit similar uses that support a highly walkable setting, as listed in Table 153.059-A.

(6) BSD Historic Residential
The intent of this district is to permit the preservation and development of homes on existing or new lots that are comparable in size, mass, and scale, while maintaining and promoting the traditional residential character of the Historic Dublin area. The purpose of these regulations is to protect the scale and character of the original platted village by maintaining regulations consistent with the previous Historic Residential zoning in place prior to the adoption of this amendment, as listed in Table 153.059-A.

(7) BSD Sawmill Center Neighborhood
This district applies to the majority of the commercial areas at the east end of the District. The standards of the BSD Sawmill Center Neighborhood create an active, walkable destination through integration of a strong mix of uses. Development within this district relies on the provision of physical and visual connections through improved access and enhanced visibility from Sawmill Road, and 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. Redevelopment of the BSD Sawmill Center area creates a walkable, mixed use core as the east anchor of the District. The district is subject to the specific neighborhood standards defined in §153.063(C), establishing open space patterns, location requirements for building types, and permitting pedestrian-oriented, mixed use shopping areas.

(8) BSD Historic Transition Neighborhood
This district complements the BSD Historic Core district by accommodating a variety of building types within a finer grained street and block network and uses consistent with that

district. It accommodates uses similar to those in the BSD Historic Core district, as listed in Table 153.059-A. Development allows an extension of the walkable mixed use character of the BSD Historic Core district on the larger parcels within this district. The district is subject to the specific neighborhood standards defined in §153.063(D). These requirements establish open space patterns and location requirements for building types, provide additional residential opportunities, and extend the small scale commercial activities of the BSD Historic Core district.

(9) BSD Indian Run Neighborhood

This district applies to the larger parcels north and west of the Indian Run and south of I-270, including adjacent properties fronting the north side of Bridge Street. The BSD Indian Run Neighborhood district is intended to develop as a new walkable, mixed use district that takes advantage of excellent highway visibility, an improved road network, and proximity to Historic Dublin and the natural areas flanking the Indian Run. Development within the district relies on a comprehensive road network providing connections within the Indian Run district and to the rest of the District, as well as sensitivity of development at its edges given its proximity to Historic Dublin and the Indian Run.

This district accommodates a wide variety of building types and permitted uses, as listed in Table 153.059-A. Redevelopment of the area creates a walkable, mixed use core as the west anchor of the District. The district is subject to specific neighborhood standards defined in §153.063(E). These regulations are intended to establish natural and man-made open space patterns; build pedestrian, bicycle, and vehicular networks; provide location requirements for building types; and foster a pedestrian-oriented, neighborhood scale mixed use shopping area.

(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.

(11) BSD 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 BSD Indian Run Neighborhood, BSD Scioto River Neighborhood and BSD 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 BSD Commercial District or elsewhere in the Bridge Street District 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 BSD zoning districts are initially adopted.

(12) BSD 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

(A) Intent

(1) The intent of §153.059 is to establish uses for land and buildings desired in each BSD zoning district based on the vision for each area described in the Dublin Community Plan (Bridge Street District Area Plan) and the Bridge Street District's five Vision Principles. This is achieved through the variety of permitted, conditional, accessory and temporary uses allowed in each zoning district. In some cases, special siting and size limitations to establish the development character articulated in the Dublin Community Plan apply.

(2) This section ensures vibrant, mixed-use, pedestrian-oriented development by emphasizing certain uses in each zoning district and positioning the Neighborhood Districts to thrive as critical activity nodes by concentrating commercial activity in these special character areas. Refer to §153.063, Neighborhood Standards, for the neighborhood district requirements.

(3) The titles of each zoning district describe the predominant land use character and/or special geographic locations rather than a single type of use. Zoning district titles shall not be construed as requiring a particular use and shall not preclude other uses from being established in each district, as permitted in this section. Refer to §153.058, BSD Districts Scope and Intent, for the intent of each zoning district.

(B) General Provisions

(1) Permitted and conditional uses available in each BSD zoning district are shown in Table 153.059-A. Permitted and conditional uses may be restricted by location, size, period of operation, or other use-specific standards as designated in Table 153.059-A.

(2) Table 153-059-A - Explanation of Terms

(a) Listed uses are defined in §153.002(A).

(b) A "P" in a cell indicates a use that is permitted by right in that BSD zoning district, subject to compliance with any use specific standards referenced in the Use Table and the applicable provisions of Chapter 153.

(c) A "U" in a cell indicates a use that is allowed by right in that BSD zoning district on any upper floor of the structure, subject to compliance with any use specific standards referenced in the Use Table and the applicable provisions of Chapter 153. Unless otherwise restricted by specific building type requirements of 153.062(O), permitted or conditional uses not specified as "U" may occur on any floor, including basements or lower levels, subject to applicable use specific standards.

(d) A "C" in a cell indicates a use that is allowed in that BSD zoning district only upon approval of a conditional use as described in §153.236 and compliance with any use specific standards referenced in the Use Table and the applicable provisions of Chapter 153.

(e) An "S" in a cell indicates a use that is allowed in that BSD zoning district only if limited in size, subject to compliance with any use specific standards referenced in the Use Table and the applicable provisions of Chapter 153.

(f) A "T" in a cell indicates a use that is allowed in that BSD zoning district for a limited period of time pursuant to a permit from the City, subject to compliance with any use

specific standards referenced in the Use Table and the applicable provisions of Chapter 153.

(g) A blank cell indicates that the use is prohibited in that district.

(3) Use Specific Standards

(a) Additional standards may apply to either permitted or conditional uses in a BSD zoning district. These additional standards are cross-referenced in the last column of Table 153.059-A as use specific standards and detailed in §153.059(C).

(b) In some cases, additional restrictions on uses apply to specific building types in §153.062(O) and to the Bridge Street District neighborhood districts in §153.063.

(4) Similar Use Determination

(a) When a proposed land use is not explicitly listed in Table 153.059-A, the Director shall determine whether it is reasonably included in the definition of a listed use, or that the proposed use meets the following criteria to the extent that it should be treated as a permitted or conditional use in the district.

1. The use is not specifically listed in any other BSD zoning district.

2. The use is generally consistent with the intent of the BSD zoning district and this chapter.

3. The use will not materially impair the present or potential use of other properties within the same district or bordering districts.

4. The use has no greater potential impact on surrounding properties than those listed in the district in terms of aesthetics, traffic generated, noise, potential nuisances and other impacts related to health, safety and welfare.

5. The use will not adversely affect the relevant elements of the Community Plan, including the Bridge Street District Area Plan.

(b) The Director's written determination shall be provided to the applicant and may be appealed to the Board of Zoning Appeals.

(5) Existing Uses

The long range implementation of the Bridge Street District Area Plan requires sensitive treatment of existing uses that represent significant investments in the City of Dublin. While it is the intent of the BSD zoning districts for development to ultimately meet the building and use requirements of this chapter, it is the intent of this section to permit Existing Uses to continue and to be considered conforming to this Code, even if the use or the building type is not otherwise permitted in the district, provided that the following requirements are met.

(a) All uses that were permitted or conditional uses under the zoning of a property immediately prior to its rezoning into a BSD zoning district shall continue to be allowed as permitted or conditional uses on the property. Expansions of uses within Existing Structures as permitted by §153.062(B)(2) shall be permitted on the property provided that at least one of the permitted or conditional uses under the prior zoning has been operated continuously in an Existing Structure and/or associated use areas on the property within the 12 months prior to the rezoning of the property into the BSD zoning district.

(b) Once a use that complies with the BSD zoning district is established on a lot or parcel and all Existing Uses have been abandoned or voluntarily discontinued, no non-BSD use of the prior zoning district may be re-established.

1. For parcels with a single Existing Structure configured as a multi-tenant building, once the entire multi-tenant building is abandoned, demolished and/or all tenant spaces have established uses under the applicable BSD zoning district, no non-BSD use permitted in the prior zoning district may be re-established on the parcel.

2. For parcels with multiple Existing Structures, only after all buildings have been abandoned, demolished and/or all buildings have established uses under the applicable BSD zoning district, no non-BSD use permitted in the prior zoning district may be re-established on the parcel.

(c) Abandonment of an Existing Use

1. If an Existing Use is abandoned for any reason for a period of more than 12 months, only those uses allowed in the Bridge Street zoning district in which the property is located may be established. With regard to a multi-tenant building, the term "Existing Use" shall mean all of the existing uses in that building.

2. An Existing Use shall be determined by the Director to be abandoned if one or more of the following conditions exist:

A. Utilities, such as water, gas or electricity to the property, have been disconnected;

B. The property, buildings, or grounds have fallen into disrepair;

C. Signs or other indications of the presence of the use have been removed;

D. Equipment or fixtures necessary for the operation of the use have been removed; or

E. Other actions which, in the opinion of the Director, constitute an intention on the part of the property owner or lessee to abandon the use.

3. Once a use has been determined to be abandoned, any subsequent use shall comply with the provisions of §153.059(B). Any new construction, including buildings, site features, parking areas, and other associated construction shall comply with the applicable provisions of §§153.057-066.

(d) Expansions of Existing Uses

An Existing Use may be enlarged, increased or extended to occupy a greater area of buildings and lands only after a finding by the required reviewing body as required by §153.066 that the enlargement, increase or extension meets all of the following standards:

1. The expansion does not have a substantial detrimental effect on, or materially impair the use and enjoyment of, adjacent uses or lots, and does not limit the ability for adjacent lots to develop in accordance with this Chapter;

2. The buildings and area encompassing the expansion of the Existing Use complies with all parking, sign, or other regulations applicable to the area affected by the proposed enlargement, increase or extension of use area as required by the applicable provisions of §§153.057-066; and

3. The buildings and area encompassing the expansion of the Existing Use complies with any reasonable conditions imposed by the ART that are necessary to ensure that the proposed enlargement, increase, or extension of use area will not prove detrimental to adjacent properties or the surrounding community.

(e) Any Existing Use may be extended throughout any existing building or parts of a building which were manifestly arranged or designed for that use at the time of adoption of this amendment, but the Existing Use shall not be extended to occupy any land outside the existing building except as permitted by § 153.059(B)(5)(d) and as approved by the required reviewing body.

(f) Existing Structures

Refer to §153.062(B)(2) for requirements related to Existing Structures.

(g) Refer to §§153.065(A)(2) for requirements related to nonconforming sites. (6) Existing Planned Development Districts

All planned developments that are effective on the date of adoption of the applicable BSD rezoning shall continue in effect and be considered conforming under this Code in addition to the permitted and conditional uses under the applicable BSD zoning district. This provision shall only apply to planned developments where no construction has commenced. The procedures for the implementation of these developments, including time limits for approval of final development plans or other time limits, must conform to the requirements of Chapter 153, to the extent the approved Planned Unit Development text does not address the requirements.

(7) Principal Uses

Any property is permitted any combination of principal uses in accordance with the requirements of this section and other applicable provisions of §§153.057-066.

(8) Accessory Uses

(a) 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.

(b) Temporary uses are governed by time limits as provided by this Code.

(c) Any principal use listed in a zoning district in Table 153.059-A shall be permitted as an accessory use in the same zoning district.

(9) Use Table

Table 153.059-A: Permitted and Conditional Uses in BSD Zoning Districts													
Key	**BSD Zoning Districts**												
P Permitted **U Permitted on upper floor only** **C Conditional Use** **S Size Limited** **T Time Limited**	**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												

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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		(1)(d)
Civic/Public/Institutional													
Cemetery												P	
Community Center	C	C					P	P	P	P	P		(2)(a)
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	(2)(b)
Day Care, Adult or Child	C	P	P	P	P		P	P	P	P	P		(2)(c)
District Energy Plant	C	C	C	C	C		C	C	C		C	C	(2)(d)
Educational Facility	C	P	P	P	P		P	P	P	P	P	P	
Elementary or Middle School		P	P	P	P	P	P	P	P	P	P	P	
Government Services, Safety	C	C	C	C			C	C	C	C	C	P	
High School		P	P	P	P		P	P	P	P	P	P	
Hospital		C/S	C/S					C/S	C/S	C/S	C/S	C/S	(2)(e)
Library, Museum, Gallery	P	P	P	P	P		P	P	P	P	P	P	(2)(f)
Municipal Parking Lot		P	P	P	P		P	P	P	P	P	P	
Religious or Public Assembly	C/S		C/S	C/S	C/S		C/S	C/S	C/S	C/S	C/S	C/S	(2)(g)
Parks and Open Space	P	P	P	P	P	P	P	P	P	P	P	P	
Transportation, Park & Ride			C	C				C	C	C	C	C	
Transportation, Transit Station			C	C				P	P	C	C	C	
Commercial													
Animal Care, General Services, Veterinary Offices, and Veterinary Urgent Care and Animal Hospitals	C	C	P	P	P		P	P	P	P	P		(3)(a)
Bank	C	P	P	P	P		P	P	P	P	P		
Bed and Breakfast					P								(3)(b)
Conference Center			C				C	C	C	C	C		
Eating and Drinking	C/S	P/S	P/	P	P		P	P	P	P	P		(3)(c)

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		/C	S/C										
Entertainment/Recreation, Indoor	C/S	P/S /C	P/S /C	P/ S/C			P/ S/C	P	P	P	P	C	(3)(d)
Exercise and Fitness	C/S	C	P	P	C		P/S/ C	C	P	P	P	P	(3)(e)
Fueling/Service Station				C									(3)(f)
Hotel		P	P	P	P		P	P	P	P	P		
Office, General	C	P	P	P	P		P	P	P	U	P		
Office, Medical	C	P	P	P	P		P	P	P	P	P		
Parking, Structure		P/ C	P/ C	P/ C	C		P/ C	P/ C	P/ C	P/ C	P/C	P/ C	(3)(g)
Parking, Surface Lot		C	P	C	C			P	P	C	C		(3)(h)
Personal, Repair, & Rental Services	C/S	P/ S/C	P/ S/C	P/ S/C	P/ S/C		P/ S/C	P	P	P	P		(3)(i)
Research & Development		P	P	P	P		P	P	P	U	P		
Retail, General	C/S	P/S /C	P/S /C	P	P/ S/C		P/ S/C	P	P	P	P		(3)(j)
Sexually Oriented Business Establishment				C									(3)(k)
Skilled Nursing, Rehabilitation, Home for the Aging, and Nursing Homes	C	C	C	C									
Vehicle Sales, Rental, and Repair				C					C				(3)(l)
Wireless Communications	Refer to Chapter 99 of Dublin Code of Ordinances												
ACCESSORY AND TEMPORARY USES													
ATM, Walk-Up	P	P	P	P	P		P	P	P	P	P		
Bicycle Facilities	P	P	P	P	P	P	P	P	P	P	P	P	
Community Activity and Special Event	T	T	T	T	T	T	T	T	T	T	T	T	(4)(a)
Construction Trailer/Office	T	T	T	T	T		T	T	T	T	T	T	(4)(b)

Table 153.059-A: Permitted and Conditional Uses in BSD Zoning Districts													
Key	**BSD Zoning Districts**												
P Permitted **U Permitted on upper floor only** **C Conditional Use** **S Size Limited** **T Time Limited**	**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)**
Day Care, Adult or Child	P	P	P	P	P	P	P	P	P	P	P	P	(2)(c)
Drive-in/Drive-through			C	C			C	C	C	C	C		(4)(c)
Dwelling, Accessory	P	P	P	P	P		P	P	P	P	P		(4)(d)
Dwelling Administration, Rental, or Sales Office	P	P	P	P	P		P	P	P	P	P		(4)(e)
Eating & Drinking	C	P	P	P	P		P	P	P	P	P	P	
Essential Utility Services	P	P	P	P	P	P	P	P	P	P	P	P	
Exercise and Fitness	P	P	P	P	P		P	P	P	P	P	P	
Farmers Market	C		P	P	P		P	P	P	P	P	P	
Helipad/Heliports			C					C	C	C	C	C	
Home Occupation	P	P	P		P	P	P	P	P	P	P		(4)(f)
Outdoor Dining and Seating	P/C	P/C	P/C	P/C	P/C		P/C	P/C	P/C	P/C	P/C	P/C	(4)(g)
Outdoor Display or Seasonal Sales	T	T	T	T	T		T	T	T	T	T		(4)(h)
Parking, Structure	P/C	P/C	P/C	P/C	C		P/C	P/C	P/C	P/C	P/C	P/C	(3)(f)
Parking, Surface Lot	P	P	P	P	P		P	P	P	P	P	P	(4)(i)
Renewable Energy Equipment	P	P	P	P	P	P	P	P	P	P	P	P	(4)(j)
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	C	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

Certain uses listed in this section may be permitted or conditional only with additional use specific standards. Additional use specific standards may apply to uses within specific building types and

neighborhood districts; refer to §153.062(O) for use and occupancy requirements based on building type and §153.063 for use requirements for neighborhood districts.

(1) Residential Uses

(a) Dwelling, Single-Family

1. Applications for development shall not contain more than 35 detached single-family dwelling units.

2. Development applications containing detached single-family dwelling units shall not be accepted if any of the property lines of the proposed units would be located within 400 feet of any single-family detached dwelling constructed or approved within the BSD Residential district after the effective date of this amendment.

3. No single-family detached dwelling unit may be constructed within 500 feet of the I-270 right-of-way as measured from the nearest property line.

4. Single-family detached dwellings shall have no more than one principal building and its permitted accessory structures located on each lot.

5. Single-family dwellings in the BSD Historic Residential District shall meet the requirements of §153.063(B) and shall not be required to meet the standards of §153.062(O)(1).

(b) Dwelling, Townhouse

1. If single-family attached residential units are located across the street from existing single-family detached dwellings, no more than eight attached units may be permitted in a building.

2. Ground floor residential uses are not permitted on Bridge Street in the BSD Historic Transition Neighborhood District.

(c) Dwelling, Live-Work

1. No more than two non-resident employees are permitted in addition to the resident(s) of the dwelling.

2. The non-residential use must be operated by a resident of the live-work dwelling unit.

3. Signs are permitted in accordance with §153.065(H).

(d) Multiple-Family

Multiple-family uses are not permitted on ground floor elevations fronting Principal Frontage Streets in the BSD Office Residential and Office districts.

(2) Civic/Public/Institutional Uses

(a) Community Center

Incidental sales of such products as refreshments, athletic supplies for activities conducted on the premises, and similar products are permitted.

(b) Community Garden

1. Incidental sales of items grown on the premises are permitted. Areas used for sales shall be located at least 10 feet from the edge of the pavement of any street. Parking shall be located off-street or in permitted on-street locations. One, 24-

square-foot sign shall be permitted, located at least 10 feet from the edge of the street and not within the public street right-of-way.

2. Refuse and compost bins must be constructed to be rodent-resistant and located as far as practicable from abutting residential uses. Refuse must be removed from the site at least once a week.

3. No outdoor work activity that involves power equipment or generators may occur after 9:00 pm or prior to 7:00 am.

4. One accessory building, not exceeding 100 square feet in gross floor area, may be permitted, provided the location meets all setback requirements applicable to accessory buildings as provided in §153.074.

(c) Day Care, Adult or Child

1. The use shall at all times comply with the requirements of O.R.C. §5104.

2. Outdoor recreation areas shall be located to the side or rear of the principal structure and be enclosed with a permitted fence. The outdoor recreation area shall be screened using fencing and/or landscaping to provide a minimum 50% opaque screen.

3. All outdoor play equipment and shade structures visible from the right-of-way or adjacent properties shall use subdued, earth toned colors.

4. Adult and/or child day care uses are prohibited in civic building types as the sole principal use.

(d) District Energy Plant

Incidental sales of electrical energy to public utilities are permitted.

(e) Hospital

Hospitals shall be limited to no more than 75,000 square feet of gross floor area per structure, not including associated parking structures.

(f) Library, Museum, Gallery

Incidental sales of refreshments and items related to exhibits or activities at the facility are permitted.

(g) Religious or Public Assembly

Religious or public assembly structures shall be limited to no more than 100,000 square feet of gross floor area, not including associated parking structures.

(3) Commercial

(a) Animal Care, General Services, Veterinary Offices, and Veterinary Urgent Care and Animal Hospitals

All activities shall be conducted indoors. No outdoor animal exercise or activity areas shall be permitted.

(b) Bed and Breakfast

1. The property owner shall reside on the property and/or manage the facility. No more than eight guest units are permitted.

2. Guest accommodations are limited to short-term stays of no more than 14 days.

(c) Eating and Drinking

1. Eating and drinking facilities shall be limited to no more than 3,500 square feet of gross floor area for single tenant buildings in the BSD Office, BSD Office Residential, and BSD Residential districts, unless otherwise permitted as a conditional use.

2. Eating and drinking facilities in multi-tenant buildings in the BSD Office, BSD Office Residential, and BSD Residential districts shall be limited to no more than 5,000 square feet of gross floor area, or 20% of the gross floor area of the ground floor of the principal structure, whichever is smaller, unless otherwise permitted as a conditional use.

(d) Entertainment or Recreation, Indoor

1. Indoor entertainment or recreation uses shall be limited to no more than 25,000 square feet of gross floor area in the BSD Office, BSD Office Residential, BSD Residential, BSD Commercial, and BSD Vertical Mixed Use districts, unless otherwise permitted as a conditional use.

2. In the BSD Public district, the use must be owned and operated by either a public or non-profit organization.

(e) Exercise and Fitness

To avoid large, single tenant uses that detract from the urban, walkable intent of the Bridge Street District, exercise and fitness uses shall be limited to no more than 10,000 square feet of gross floor area in the BSD Residential and BSD Historic Transition Neighborhood districts. Exercise and fitness facilities exceeding 10,000 square feet in this district may be permitted as conditional uses.

(f) Fueling/Service Station

1. Fuel pumps shall be located on the same lot as a permitted building type.

2. Fuel pumps are not permitted between the principal structure and an adjacent principal frontage street.

3. Where pumps are facing any street type except for an alley or service street, a street wall at least three feet high shall be placed between the pumps and associated vehicular circulation area and the street. Refer to §153.065(E)(2) for street wall requirements.

4. Each fueling/service station shall be buffered from adjacent properties as required in §153.065(D)(4) and meet the applicable requirements of §153.065(D)(5).

5. Motor vehicles may be continuously stored outdoors on the property for no more than 24 hours.

6. Refer to §153.062(L) for vehicular canopy requirements.

(g) Parking, Structure

1. Parking structures completely lined by space available for occupancy along a public or private street frontage, and parking structures located on the interior of blocks with other building types located between the parking structure and the street, are permitted. All other parking structures, including podium parking

structures with non-occupied space along public and private street frontages, are conditional uses.

2. When constructed as a principal use, either as a public or a private parking structure, no more than 75% of the parking spaces shall be used to provide the required accessory parking for other principal uses located within 600 feet of the structure, unless otherwise approved with a parking plan in accordance with §153.065(B)(1)(f).

3. Where applicable, the building type requirements of §153.062(O)(12) – (13) shall also apply.

(h) Parking, Surface Lot

1. All surface parking lots shall meet the surface parking lot design requirements of §153.065(B)(6).

2. When constructed as a principal use, surface parking lots shall not have frontage on or have direct access from a principal frontage street unless permitted by the City Engineer.

(i) 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 BSD Office, BSD Office Residential, and BSD Residential districts, unless otherwise permitted as a conditional use.

2. Personal, repair, and rental services in multi-tenant buildings in the BSD Office, BSD Office Residential, and BSD Residential districts shall be limited to no more than 10,000 square feet of gross floor area, or 20% of the gross floor area of the ground floor of the principal structure, whichever is smaller, unless otherwise permitted as a conditional use.

3. Personal, repair, and rental service uses shall be limited to no more than 25,000 square feet of gross floor area in all other BSD zoning districts except the BSD Indian Run Neighborhood, BSD Sawmill Center Neighborhood and BSD Scioto River Neighborhood, unless otherwise permitted as a conditional use.

(j) Retail, General

To avoid large, single tenant uses that detract from the urban, walkable intent of the Bridge Street District, general retail uses in the BSD Residential, Office Residential, Office, Commercial, Historic Core and Public districts shall be limited to no more than 20,000 square feet of gross floor area, unless otherwise permitted as a conditional use.

(k) Sexually Oriented Business Establishments

1. Sexually Oriented Business Establishments shall be subject to the provisions of Chapter 120 of the Dublin Code of Ordinances.

2. No person shall operate, locate, or permit the location of a sexually oriented business establishment within 750 feet (as measured from property line to property line) of any residential use or district, school, preschool, adult or child care, religious or public assembly, or any other civic/public/institutional use (within the City of Dublin or other municipality), or another sexually oriented business establishment.

(l) Vehicle Sales, Rental, and Repair

1. There shall be not more than one full access driveway for each 100 feet of lot frontage or portion thereof.

2. Vehicular use areas are not permitted between the principal structure and a principal frontage street. Where vehicular use areas are located between a principal structure and any other street type, a street wall shall be installed along that portion of the lot line between the vehicular use areas and the street. Refer to §153.065(E)(2) for street wall requirements.

(4) Accessory and Temporary Uses

(a) Community Activity and Special Event

1. The site of the activity or event shall be adequately served by utilities and sanitary facilities.

2. The activity or event shall not become a safety hazard or public disturbance and shall not cause substantial adverse impacts on surrounding properties or land uses by creating excessive noise, glare, heat, dust, odors, or pollutants as determined by the Director and Fire Marshal.

3. A permit shall be obtained for the Community Activity or Special Event from the City of Dublin Events Administration.

(b) Construction Trailer/Office

Construction trailers and/or offices shall comply with the setbacks applicable to principal structures on the property, but are not required to comply with street frontage requirements for building types. Construction trailers and/or offices shall comply with the provisions of §153.097.

(c) Drive-in/Drive-through

1. Drive-in/drive-throughs are permitted only as accessories to banks in the BSD Vertical Mixed Use and BSD Historic Transition Neighborhood districts following approval of a Conditional Use application by the Planning and Zoning Commission.

2. Drive-in/drive-through vehicular stacking areas and associated service locations shall not be on the side of a building facing a principal frontage street. Where drive-in/drive-through access lanes are facing a non-principal frontage street, a street wall at least three feet high shall be placed between the access lanes and the street. Refer to §153.065(E)(2) for street wall requirements.

3. No menu boards, speakers, or service windows shall be located between any façade of the principal structure and a front or corner side property line.

4. Drive-in/drive-through vehicle stacking spaces shall be at least 20 feet long. Stacking spaces may not impede on-site or off-site vehicular, bicycle, or pedestrian circulation. Where five or more stacking spaces are provided, the individual stacking lanes shall be clearly delineated. The number of stacking spaces and a traffic and pedestrian circulation plan shall be submitted by the applicant with the conditional use application and approved by the Planning and Zoning Commission.

5. Uses with drive-in/drive-through facilities shall be buffered from adjacent properties as required in §153.065(D)(5).

6. Audible electronic devices such as loudspeakers, service order devices, and similar instruments shall not be located within 25 feet of the lot line of any residential district or use and shall be subject to §132.03(A)(6).

7. Refer to §153.062(L) for vehicular canopy location and design requirements.

8. Structures related to drive-in/drive-throughs shall not have frontage on, or be readily visible from, any shopping corridor.

9. Protective bollards, when used, shall be painted to match one of the colors used on the nearest structure with which the bollards are associated.

(d) Dwelling, Accessory

An accessory dwelling located in a single-family, two-family, or townhouse dwelling must comply with the following standards:

1. No more than one accessory dwelling unit is permitted on a lot with a single-family, two-family, or townhouse dwelling. Where townhouse dwellings do not have individual lots, no more than one accessory dwelling unit is permitted for each townhouse unit in the development.

2. An accessory dwelling unit shall be limited to no more than 800 square feet of gross floor area.

3. When accessory to a single-family dwelling, the accessory dwelling unit may be located either within the single-family dwelling structure or in a permitted accessory structure.

4. When accessory to a townhouse dwelling, the accessory dwelling unit may only be located in a permitted accessory structure or within the basement level of the principal dwelling.

5. When accessory to a single-family dwelling or two-family dwelling, the accessory dwelling unit shall have a separate entrance from the principal dwelling unit, and that entrance shall not face the front lot line and shall not be located on the same building façade as the principal building entrance closest to the street.

6. The owner of the dwelling must occupy either the principal dwelling unit or the permitted accessory dwelling unit.

7. Ownership of the accessory dwelling unit may not be separate from the ownership of the principal dwelling unit.

(e) Dwelling Administration, Rental, or Sales Office

These uses shall comply with the provisions of §153.073(D) and setbacks applicable to principal structures on the property, but are not required to comply with street frontage requirements for building types unless the use is conducted within a permanent principal structure.

(f) Home Occupations

All home occupations in the BSD Historic Residential district shall comply with the provisions of §153.073. In all other BSD zoning districts, home occupations shall comply with the following standards.

1. The use must be conducted entirely within the principal dwelling or accessory buildings.
2. No business involving retail sales of goods on the premises is permitted.
3. No person not a member of the household residing on the premises shall work on the premises.
4. Not more than 25% of the ground floor gross floor area of the principal dwelling shall be devoted to the home occupation.
5. The exterior of the structure shall not be modified to accommodate the home occupation.
6. No display or signs pertaining to the home occupation shall be visible from the street.
7. No equipment shall be used that creates noise, vibration, sound, smoke, dust, odors, heat, glare, X-Ray or electrical disturbance to radio or television that is discernible in adjacent dwelling units or at the property line.
8. All home occupations that require a license from the state or City shall maintain a valid license at all times and shall operate in compliance with the terms of that license and all applicable regulations of the state or City at all times.
9. Home occupations shall not include or involve motor vehicle or equipment repair, the sale of weapons or hazardous materials, or other activities that would constitute a nuisance in a residential area.

(g) Outdoor Dining and Seating

1. Outdoor dining and seating areas, furniture, and enclosures shall be set back at least five feet from the curb and at least five feet from all street trees and street furniture. In no case shall these amenities be placed in a manner that would provide less than six feet of clear area for pedestrian use.
2. The use of outdoor speakers shall require a conditional use. Outdoor speakers shall comply with the provisions of § 132.03(A)(6) of the Dublin City Code.
3. Advertising is not permitted on dining furniture, accessories, or other similar amenities.
4. Dining furniture shall be of the same design, material and color for all furniture associated with the use. When not in regular use, outdoor furniture shall be stored in a location that is not visible to the public, unless the patio furniture is all-weather material, set up for use and not covered in any way, and weather conditions make the use of furniture possible.

(h) Outdoor Display or Seasonal Sales

1. Outdoor seasonal plant display shall comply with the provisions of §153.099.
2. Outdoor sale of merchandise is permitted, and shall comply with the provisions of §153.099(C)(2). Merchandise shall only be displayed during the hours of operation for the principal use. No permit is required.
3. Outdoor sales of Christmas trees and pumpkins shall comply with the provisions of Chapter 116 of the Dublin City Code.

(i) Parking, Surface (Accessory)

1. Where the non-residential gross floor area of the principal structure is 100,000 square feet or more and the principal structure is on a lot that is four acres or less, surface parking shall not be used to provide required parking. However, surface parking may be used for a maximum of 5% of the required spaces provided the parking lot is located to the side or rear of the principal structure and not fronting on a public street.

2. This requirement applies only to principal structures constructed after the effective date of this amendment.

(j) Renewable Energy Equipment

1. In the BSD Historic Core and BSD Historic Residential districts, only equipment for the collection of solar and geothermal energy is permitted.

2. Ground-mounted equipment for the collection of geothermal energy is permitted only to the rear of and within five feet of the principal structure.

3. Ground-mounted equipment for the collection of solar energy is permitted to the side or rear of the principal structure, but not within five feet of a side or rear property line. Rooftop equipment for the collection of solar energy is permitted provided it extends no more than 18 inches beyond the maximum permitted height of the principal structure.

4. Building-mounted renewable energy equipment shall be integrated into the architectural character of the principal structure.

5. Ground-mounted renewable energy equipment shall be sited to minimize view from the public right-of-way and adjacent properties, and shall be camouflaged to the extent that the equipment can function normally.

(k) Renewable Energy Equipment, Wind

1. Ground-mounted equipment for the collection of wind energy is permitted to the rear of the principal structure, may not exceed the maximum permitted height of the principal structure by more than 40 feet, and must be set back from each property line a distance equal to the height of the equipment that exceeds the height of the principal structure.

2. As an exception, within 200 feet of the I-270 right-of-way, ground-mounted wind energy equipment shall be limited to 150 feet and must be set back from each property line a distance equal to the height of the equipment.

3. Height of the equipment is measured to the farthest extent of any part of the equipment.

4. Building-mounted equipment for the collection of wind energy must be integrated into the architectural character of the principal structure.

5. Rooftop-mounted equipment for the collection of wind energy shall be permitted to exceed the maximum permitted height of the principal structure by no more than 15 feet.

(l) Residential Model Home

Residential model homes shall comply with the provisions of §153.073(D).

§ 153.060 Lots and Blocks

(A) Intent

The intent of §153.060 is to establish a network of interconnected streets with walkable block sizes organized to accommodate multiple modes of transportation. The street network includes certain streets designated as principal frontage streets to create continuous, pedestrian-oriented block faces of front building façades and limited driveway interruptions. It is intended that block configurations encourage and support the principles of walkable urbanism provided in §153.057(D) and the walkability standards of §153.065(I).

(B) Applicability

The requirements of this section apply to developments within all BSD zoning districts that require Development Plan Review in accordance with §153.066, and for land within all BSD zoning districts proposed for subdivision in accordance with Chapter 152.

(C) General Block and Lot Layout

(1) Interconnected Street Pattern

The network of streets within the Bridge Street District is intended to form an interconnected pattern with multiple intersections and resulting block sizes as designated in §153.060(C)(2).

(a) The arrangement of streets shall provide for the continuation of existing or planned streets from adjoining areas into new developments where practicable as determined by the City Engineer. This provision shall not be construed as prohibiting the termination of streets at public street intersections where appropriate, provided that the overall connectivity of the street network is maintained, and intersections are adequately spaced as determined by the City Engineer.

(b) Cul-de-sac and dead end streets are not permitted, except as specified in §153.060(C)(1)(f).

(c) Wherever practicable, streets should be designed to follow natural features rather than interrupting or dead-ending at the feature.

(d) Streets shall terminate at either an open space type or a front or corner side building façade. Refer to §153.062(J) for building requirements at these locations.

(e) Refer to §153.061 and the City's Thoroughfare Plan for the general locations and configurations of existing and planned streets within the Bridge Street District.

(f) Exceptions

Where an existing barrier limits the extension of the street network, streets shall be created to match the above requirements to the maximum extent practicable. Existing barriers include such features as a highway, waterway, open space, utility line, roadways with limited access restrictions, or development that is expected to remain.

(2) Maximum Block Size

(a) Required Subdivision

Unless otherwise permitted by this chapter, all developments requiring Development Plan Review in accordance with §153.066(E)(1)(b)2-4 shall subdivide consistent with the maximum block sizes as required by Table 153.060-A, Maximum Block Dimensions.

(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.
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
Scioto River Neighborhood	500	1,750
Vertical Mixed Use	500	1,750
Public	300	1,000

(c) Shopping Corridors

Additional block requirements for shopping corridors are noted in §153.063, Neighborhood Standards.

(d) Exception

When existing barriers limit extension of the street network, blocks shall be created to match the above requirements to the maximum extent practicable. Barriers may include such features as a highway, waterway, open space, utility line, roadways with limited access restrictions, or development that is expected to remain.

(3) Block Configuration

Refer to Figure 153.060-A for an illustration of typical block elements.

(a) The shape of a block shall be generally rectangular, but may vary due to natural features or other site constraints.

(b) Blocks shall be arranged with front property lines along at least two sides.

(4) Principal Frontage Streets

Principal frontage streets are designated to ensure certain streets are lined with continuous, pedestrian-oriented block faces of front building façades or public open space, with limited conflicts between pedestrians and vehicular traffic.

(a) Principal frontage streets are as designated in §153.061, Street Types. Additional principal frontage streets may be designated by the required reviewing body as development progresses within the neighborhood districts in §153.063, Neighborhood Standards.

(b) Access to blocks shall be located to comply with the principal frontage street requirements in §153.060(C)(5).

(c) The principal frontage street shall be used to determine lot frontage orientation, as described in §153.060(C)(9).

(5) Block Access Configurations

(a) Access for alleys, service streets and driveways shall not be permitted from a principal frontage street, unless the City Engineer determines that access from any other street is impracticable. The determination shall be based on locations of existing and proposed vehicular access points of other developments along the principal frontage street and the number of principal frontage streets bordering the property.

(b) Blocks shall include alleys/service streets or driveway entrances with the following recommended configurations unless otherwise permitted by the City Engineer. See Figure 153.060-B, Typical Block Access Configurations.

1. Mid-Block Access. This configuration includes an alley or drive running through or near the center of the block.

2. "T" Configuration. This configuration includes two perpendicular alleys or drives within a block, forming a "T," allowing development to front on three block faces.

3. "H" Configuration. Similar to the "T" configuration, this configuration allows development to front on all four block faces.

(c) Wherever practicable, as determined by the City Engineer, vehicular access to blocks shall be aligned with other access points on opposite sides of the same block as well as aligned across the street from vehicular access points to other blocks.

(6) Mid-Block Pedestrianways

Refer to §153.065(I)(2)(a) for requirements for mid-block pedestrianways.

(7) Typical Lot Dimensions

(a) Any lot shall be created to meet the requirements of one or more of the building types permitted by the district in which it is located, as provided in §153.062, Building Types.

(b) Minimum lot width shall be measured at the front property line.

(8) Typical Lot Configuration

(a) To avoid creating irregular lots, interior side lot lines shall be perpendicular to the street right-of-way to the extent practicable.

(b) Flag lots are prohibited.

(9) Street Frontage

All lots shall have at least one lot frontage along a public street.

(a) Front Property Line

1. A lot line bordering a single street right-of-way shall be the front property line.

2. A lot line bordering a principal frontage street shall be the front property line unless otherwise specified in this section.

(b) Corner Side Property Lines

1. For corner lots occupied by a single building, one lot line shall be the front property line and one lot line shall be the corner side property line.

2. For corner lots occupied by multiple buildings, lot lines shall be designated as front or corner side property lines as necessary to meet the building type street frontage requirements along both frontages.

(c) Lots bordering more than two principal frontage streets shall meet the street frontage requirements as provided in §153.062(N) along at least two of the streets. Subject to approval by the required reviewing body, the street frontage requirements shall be maximized to the extent practicable along the other principal frontage streets.

(d) Lot lines along alleys or service streets or I-270 are not permitted to be designated as front or corner side property lines.

(e) Alleys or service streets shall not be considered street frontage and shall not be subject to street frontage requirements described in §§153.059 to 153.065.

(f) Where lot lines cannot be determined by the requirements of this section, the required reviewing body shall designate which lot lines shall serve as the front, rear and corner side property lines. To designate lot lines, the required reviewing body may consider all relevant factors and information, including but not limited to:

1. The street types and the intended character of existing or proposed streets on which the lot has, or is proposed to have, frontage;

2. The proximity of existing or proposed principal frontage streets;

3. The locations of front and corner side property lines on adjacent lots or lots located on the opposite side of the street; and

4. Adjacency to an existing or planned shopping corridor.

§ 153.061 Street Types

(A) Intent

The intent of §153.061 is to develop a comprehensive network of streets throughout the Bridge Street District that are configured to accommodate multiple modes of transportation, organized by a hierarchy of street character families, and consistent with the placemaking principles of the Bridge Street District Area Plan of the Dublin Community Plan and guided by the Thoroughfare Plan. It is intended that the street network encourage and support the principles of walkable urbanism provided in §153.057(D) and the walkability standards of §153.065(I).

(B) Applicability

The requirements of §153.061 apply to all new and existing streets and alleys or parts thereof as developed or reconfigured in the Bridge Street District, whether public or private.

(C) Street Network

Streets shall form an interconnected street pattern with walkable block sizes as required in §153.060.

(1) Street Families

Existing and planned streets within the Bridge Street District are classified by street families. The intent of the street family designation is to provide a wide range of street configurations to accommodate different land use contexts and transportation needs while establishing a broader framework of street character throughout the area. The purpose and intended application of each street family is described below.

(a) Corridor Connector Streets

The corridor connector street family provides a series of street types that balance non-motorized and vehicular travel options along high-capacity thoroughfares. This street family serves multiple types of development and provides crosstown connections, while accommodating various transitions in land use and street character.

(b) District Connector Streets

The district connector street family provides a series of high- to medium-capacity street types that serve a wide variety of uses and development densities. District connector streets provide connections between districts throughout the Bridge Street District along high-visibility frontages, and typically serve as prime locations for destination-oriented development such as shopping corridors.

(c) Neighborhood Streets

The neighborhood street family provides a series of low- to medium-capacity street types applicable to a wide variety of land use contexts, but often to residential areas or neighborhood-serving commercial uses. Neighborhood streets provide a finer-grained network of street connections that allow for multiple, interconnected travel routes, but typically serve more localized destinations rather than cross-corridor travel.

(d) Alleys and Service Streets

Alleys and service streets are very low capacity, low speed streets located to the rear of lots that minimize driveway interruptions in the pedestrian realm. Alleys and service streets provide access to parking facilities, loading facilities, and service areas for refuse and utilities. Alleys may also serve as mid-block pedestrianways if designed according to the requirements of §153.060(C)(6).

(2) Street Types

Street families are comprised of multiple street types, each configured to accommodate specific transportation and land use needs while reinforcing the intended character and function of the applicable street family. New streets shall be designed using the principles and characteristics defined by each street type. The City Engineer shall determine which street type is applicable and may require modifications to right-of-way and/or pavement widths, or require additional street infrastructure elements depending on unique site characteristics. Available street type configurations shall be reviewed with the applicant during the Pre-Application Review process, as described in §153.066.

(3) Existing Streets

Where existing streets are planned to be realigned, relocated or removed, the City shall reserve the right to maintain those rights-of-way and to incorporate them into the planned street network. The City Engineer shall designate the street family and street type(s) and required improvements appropriate for these streets.

(4) Street Network Map

(a) Refer to Figure 153.061-A for a map of the planned Bridge Street District street network and street family designations. In addition to the Thoroughfare Plan, the Street Network Map shall be used as a guide in determining the appropriate locations and alignments of new streets during the Development Plan approval process as required in §153.066.

(b) Actual street alignments and locations will be determined through the Development Plan Review process as individual properties are developed and through the City's Capital Improvements Program process, as applicable. Alignments may be subject to change pending further engineering analysis and land use programming. Where existing alignments are shown to remain, these streets may be subject to improvements necessary to bring them into conformance with a permitted street type.

(c) Graphic Intent

The street network depicted in Figure 153.061-A is intended to illustrate one result of the block size and connectivity requirements in §153.060 and is representative of a general development pattern for the Bridge Street District. Figure 153.061-A is not intended to represent all requirements or actual development, nor is it intended to designate the precise locations for specific street types.

(d) Illustrated Corridor Connector Streets

Corridor connector streets illustrated in Figure 153.061-A include existing high-capacity thoroughfares in existing and potentially realigned configurations.

(e) Illustrated District Connector Streets

District connector streets illustrated in Figure 153.061-A include existing, realigned and potential new streets representing major street connections necessary to ensure connectivity throughout the Bridge Street District.

(f) Illustrated Neighborhood Streets

Neighborhood streets illustrated in Figure 153.061-A include existing and potential new street connections generally consistent with the block size requirements of §153.060.

(g) Alleys and Service Streets

The locations of new alleys and service streets are subject to the block access requirements of §153.060 and are not illustrated on Figure 153.061-A. Actual locations of new alleys and service streets will be determined through the Development Plan and Site Plan Review processes.

(D) Principal Frontage Streets

Principal frontage streets are designated to ensure certain street types are lined with continuous, pedestrian-oriented block faces of front building façades, and to limit conflicts between pedestrians and vehicular traffic. Refer to Figure 153.061-A for principal frontage street designations in the planned Bridge Street Corridor street network.

(1) Street Frontage Requirements

(a) All lots and blocks with frontage along a principal frontage street shall meet the requirements of §153.060(C)(4) and all development requirements associated with principal frontage streets described elsewhere in this Chapter, as may be applicable.

(b) In addition to the principal frontage streets depicted in Figure 153.061-A, all lots, blocks and associated development with frontage along a street or street segment which also has any open space type frontage as listed in §153.064, with the exception of pocket park and pocket plaza open space types, shall meet all applicable principal frontage street requirements.

(c) Alleys and service streets shall not be designated as principal frontage streets.

(2) Vehicular Access

(a) Vehicular access shall not be permitted from a principal frontage street, unless the City Engineer determines that access from any other street is impracticable. Where this determination is made, all other applicable principal frontage street requirements described elsewhere in this Code shall continue to apply.

(b) Vehicular access refers to private driveways or lanes and to alleys or service streets whether public or private. Other public street intersections are not restricted by principal frontage street designations, but may be subject to access management limitations as determined by the City Engineer.

(c) Alleys and service streets are the preferred means of vehicular access to lots and blocks. If used, alleys and service streets shall provide access from a non-principal frontage street wherever practicable. Refer to §153.060(C)(5) for block access configurations.

(3) Multiple Principal Frontage Streets

Where a lot or block is fronted by multiple principal frontage streets, and where access from a principal frontage street is determined to be necessary as permitted by §153.061(D)(2) the following street family hierarchy shall be considered by the City Engineer in determining permitted vehicular access locations to the maximum extent practicable:

(a) Neighborhood streets shall be the preferred means of providing vehicular access for alleys, or for driveways where no alley is present. Where a neighborhood street is designated as a principal frontage street, any other neighborhood street shall be used to provide vehicular access wherever practicable.

(b) District connector streets shall take precedence over neighborhood streets in maintaining the principal frontage street character. Vehicular access shall not be permitted from a district connector street if suitable alternative access from a neighborhood street is available.

(c) Corridor connector streets shall take precedence above all other street types in maintaining the principal frontage street character. Vehicular access shall not be permitted from a corridor connector street if a suitable alternative access location is available.

(E) Typical Street Elements

Typical elements of a street right-of-way are divided into the vehicular and pedestrian realm. Each street type outlines which facilities are applicable and provides typical design specifications. The required types and configurations of street elements for specific street types shall be reviewed with the applicant during the Pre-Application Review process, as described in §153.066. Appropriate street elements shall be determined by the City Engineer.

(1) Bicycle Facilities

A variety of bicycle accommodations are permitted in the street right-of-way, including cycletracks, bicycle lanes, and shared lanes. Appropriate bicycle facilities for specific street types shall be determined by the City Engineer.

(2) Vehicular On-Street Parking

The appropriate configuration and dimensions of on-street parking for specific street types shall be determined by the City Engineer.

(a) On-street parking spaces may be counted toward the minimum required parking for a parcel, subject to the requirements of §153.065(B)(2).

(b) On-street parking spaces may be used for loading and delivery, subject to the requirements of §153.065(B)(7).

(3) Crosswalks

Refer to the walkability standards of §153.065(I)(3)(a) for requirements for crosswalks.

(F) Curb Radii at Intersections

Curb radii at intersections shall be minimized to the greatest extent practicable to shorten pedestrian crossing distances, reduce vehicle turning speeds, and improve sight distance between pedestrians and motorists, balancing the ease of vehicular, bicycle and pedestrian travel.

(1) Typical Design Vehicle

Intersections shall be designed for the typical design vehicle as opposed to the maximum design vehicle, as determined by the City Engineer. When the design vehicle requires a larger curb radius, approval of the City Engineer is required.

(2) Permitted Radii

The maximum curb radius for intersections along State Route 161, Riverside Drive, and Sawmill Road is 35 feet. Curb radii at all other intersections may range between 15 and 25 feet, as approved by the City Engineer.

(G) Fire Access

Street configurations have been calculated to provide appropriate fire truck access. Where applicable, the following fire access accommodations shall also be required at the determination of the Fire Chief:

(1) Room to Pass

Where the total width of all travel lanes is narrower than 22 feet, the following shall apply:

(a) Unless otherwise required by the Fire Chief, each block shall provide at least one 22-foot opening in the on-street parking or a 22-foot dedicated pull-off space on each side of the street to allow vehicles to pull over for a fire truck to pass.

(b) A driveway, alley entrance, bus stop, building access zone or fire hydrant zone may be used to fulfill this requirement.

(2) Building Access Zone

Building access zones provide dedicated space within the street right-of-way for fire trucks and other emergency vehicles to position necessary equipment and to access adjacent buildings.

(a) A building access zone of 40 feet in length shall be provided for buildings with a height of 30 feet or greater, unless this requirement is waived by the Fire Chief where sufficient alternate access is available.

(b) Building access zones should be located as close as practicable to the structure's principal entrance. Where possible, building access zones should be located to provide access to multiple buildings.

(c) Where present, fire hydrant zones may be included within the building access zone.

(d) A building access zone shall be striped and signed as a fire lane to restrict on-street parking within the zone.

(e) Where on-street parking is provided, building access zones should be designed and located to minimize the reduction of parking spaces to the greatest extent practicable by co-locating with other zones or facilities in the street right-of-way, such as intersection visibility triangles and dedicated bus stops.

(f) All or portions of a building access zone are encouraged to be designed as a curb bump-out, expanding the width of the street buffer into the on-street parking lane. This design should be co-located with mid-block pedestrian crossings where present.

(g) Hardscape areas within building access zones shall be designed and constructed to provide sufficient physical support for emergency vehicles as required by the Fire Chief.

§ 153.062 BUILDING TYPES

(A) Intent

The building types detailed in this section outline the required building forms for new construction and renovated structures within the Bridge Street District zoning districts. The intent of these building types is to provide a range of high quality residential, commercial, mixed-use and civic building options to reinforce the character of each district.

(B) General Building Type Requirements

(1) Applicability

(a) As provided in §153.062, the building type standards shall be applied to all new development within the Bridge Street District.

(b) New structures constructed after the date of this amendment that are subsequently made nonconforming by an amendment to this chapter shall meet the requirements of §153.004(C).

(2) Existing Structures

(a) At the effective date of this amendment, where one or more lawful principal buildings exist on a site that do not comply with the requirements of this chapter because of restrictions such as front property line occupation, lot coverage, required building zone or setback, buildable area or other requirements related to siting or height, the structure(s) may be continued as existing at the effective date of this amendment if the requirements of §153.062(B)(2) are met.

(b) Existing Structures may be extended, enlarged, altered, remodeled or modernized after approval by the required reviewing body upon finding that all of the following conditions are met:

1. That the Existing Structure meets all height, area, setback and parking and loading provisions that were applicable immediately prior to the rezoning of the property into a BSD zoning district.

2. That the enlargement or extension is limited to the same parcel on which the Existing Structure was located on at the time of the adoption of this amendment.

3. That the improvement does not interfere with the use of other properties located contiguous to or directly across the street from the parcel on which the Existing Structure is located.

4. That the enlargement or extension does not exceed 50% of the gross floor area of the Existing Structure at the time of the adoption of this amendment.

5. That the improvements do not make the structure any further from conformance with the requirements of the applicable BSD zoning district.

6. That the improvements to the Existing Structure are architecturally appropriate, at the determination of the required reviewing body.

(c) Parking for Existing Structures

1. Existing Structures improved as permitted in §153.062(B)(2)(b) shall provide the minimum parking and loading spaces required by Tables 153.065-A and 153.065-C.

2. Required parking for Existing Structures may be modified through an approved parking plan as described in §153.065(B)(1)(f)..

(d) Reconstruction or Movement

1. Should an Existing Structure be damaged or destroyed by an act of God, or other action outside the control of the owner/lessee, that Existing Structure may be repaired or reconstructed as it existed prior to the action causing it to be damaged or destroyed.

2. Any permitted reconstruction shall be started within 12 months of the time of damage and be continued until completed. If this requirement is not met, the structure shall either be removed or reconstructed to meet the requirements of a new building.

3. Should the property/building owner or lessee demolish more than 50% of the gross floor area of an Existing Structure, then all of the improvements on the property associated with that Existing Structure must be constructed and/or brought into conformance with the requirements of this chapter.

(e) Determination of Building Type

1. The required reviewing body may designate an Existing Structure as a specific building type upon a finding that the structure is substantially similar in form and design to one of the permitted building types for the district in which the structure is located.

2. Should the required reviewing body designate an Existing Structure as a specific building type, then all further improvements on the property associated with the Existing Structure must be constructed and/or brought into conformance with the requirements of this chapter to the maximum extent practicable, as determined by the required reviewing body.

(f) Exceptions

1. Once subsequent modifications are made to the Existing Structure that bring it into compliance with the specific building type requirements for the designated building type, those modifications to the Existing Structure shall not be further modified in a manner that brings the Existing Structure out of compliance with those specific requirements.

2. For Existing Structures within the BSD Historic Core and Historic Residential Districts, the Architectural Review Board shall determine those building type requirements that will apply to specific buildings.

3. All new construction in the BSD Historic Core District shall meet the requirements of §153.062, §§153.170 through 153.180, and the Historic Dublin Design Guidelines.

4. All new construction in the BSD Historic Residential District shall meet the requirements of §153.063(B), §§153.170 through 153.180 and the Historic Dublin Design Guidelines, in addition to the requirements of §153.062 as determined to be architecturally appropriate by the Architectural Review Board.

(g) Refer to §153.059(A)(6) for requirements for Existing Uses.

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

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

		BSD Districts											
		Residential	Office Residential	Office	Commercial	Historic Core	Historic Transition Neighborhood	Indian Run Neighborhood	Sawmill Center Neighborhood	Scioto River Neighborhood	Vertical Mixed Use	Public	Historic Residential
Permitted Building Types	Single Family Detached	*											
	Single Family Attached	*	*				*	*	*	*			
	Apartment Building	*	*	*			*	*	*	*			
	Loft Building	*	*	*			*	*	*	*			
	Corridor Building		*	*				*	*	*	*		
	Mixed Use Building	*	*	*	*			*	*	*	*		
	Commercial Center				*			*	*				
	Large Format Commercial Building				*			*	*	*	*		
	Historic Mixed Use Building					*	*						
	Historic Cottage Commercial					*							
	Civic Building	*	*	*	*	*	*	*	*	*		*	
	Parking Structure	*	*	*	*	*	*	*	*	*	*	*	
	Podium Apartment Building						*	*	*	*	*		

(b) Uses

Each building type may house the uses allowed in the district in which it is located. Refer to Table 153.059-A. Additional use restrictions may apply based on the specific building type requirements.

(c) No Other Building Types

Principal buildings shall meet the requirements of Table 153.062-A, Permitted Building Types in Each BSD Zoning District.

(d) Permanent Structures

All buildings constructed, including principal buildings and accessory structures, shall be permanent constructions without a chassis, hitch, wheels, or other features that would make the structure mobile.

(e) Accessory Structures

Accessory structures shall be permitted to be constructed in the buildable area of the lot in locations not required to be occupied by principal buildings. Accessory structures shall comply with §153.062(E), or as otherwise approved by the required reviewing body, except that one primary façade material may be used. All other applicable provisions of §153.074, Accessory Uses and Structures, shall be met.

(C) General Building Type Layout and Relationships

The following outlines how BSD zoning districts and building types relate to one another.

(1) Incompatible Building Types

Incompatible building types are not permitted directly across the street from one another or on the same block face, unless otherwise permitted by the required reviewing body following approval of a Waiver in accordance with §153.066. Refer to Table 153.062-B, Incompatible Building Types.

Table 153.062-B. Incompatible Building Types

NP = Not Permitted **NP[1]** = Not Permitted unless accessory to the residential buildings, wrapped by occupied space, or otherwise permitted by the required reviewing body through approval of a Waiver.		**Existing Building Type**												
		Single Family Detached	Single Family Attached	Apartment Building	Loft Building	Corridor Building	Mixed Use	Commercial Center	Large Format Commercial	Historic Mixed Use	Historic Cottage Commercial	Civic Building	Parking Structure	Podium Apartment Building
Building Type being developed	Single Family Detached													
	Single Family Attached													
	Apartment Building													
	Loft													

Table 153.062-B. Incompatible Building Types

NP = Not Permitted **NP[1]** = Not Permitted unless accessory to the residential buildings, wrapped by occupied space, or otherwise permitted by the required reviewing body through approval of a Waiver.		**Existing Building Type**												
		Single Family Detached	Single Family Attached	Apartment Building	Loft Building	Corridor Building	Mixed Use	Commercial Center	Large Format Commercial	Historic Mixed Use	Historic Cottage Commercial	Civic Building	Parking Structure	Podium Apartment Building
	Building													
	Corridor Building	NP	NP								NP			
	Mixed Use Building	NP									NP			
	Commercial Center	NP	NP	NP							NP			
	Large Format Commercial Building	NP	NP								NP			
	Historic Mixed Use Building													
	Historic Cottage Commercial													
	Civic Building													
	Parking Structure	**NP[1]**	**NP[1]**	**NP[1]**									**NP[1]**	**NP[1]**
	Podium Apartment Building	**NP[1]**											**NP[1]**	**NP[1]**

(2) Shopping Corridors

At least one street or street segment shall be designated as a shopping corridor in the BSD Indian Run, BSD Sawmill Center, and BSD Scioto River neighborhood districts, meeting the requirements of §153.063, Neighborhood Standards. Shopping corridors shall include building types that accommodate retail uses on ground floors, such as mixed use, large format commercial, loft, or corridor buildings.

(a) These building types shall be clustered into continuous street frontages uninterrupted by other building types, parking areas or curb cuts for a minimum of 300 linear feet, as measured along the sidewalk.

(b) The required shopping corridor shall be designated along a principal frontage street unless otherwise permitted by the required reviewing body.

(c) Shopping corridors are encouraged to turn the corner and continue along an intersecting street provided the minimum required length of the shopping corridor is located along the principal frontage street.

(D) Roof Type Requirements

All buildings shall use one or a combination of the following roof types, as permitted per building type. Refer to §153.062(O) for specific building type requirements.

(1) Parapet Roof Type (Refer to Figure 153.062-A)

(a) Parapet Height

1. Parapet height is measured from the highest point of the roof deck adjacent to the top of the parapet.

2. Parapets shall be high enough to screen the roof and any roof appurtenances from view from the street(s) and any adjacent building of similar height or lower, provided that parapets shall be no less than two feet and no more than six feet high. Where a six foot parapet is insufficient to screen rooftop mechanical equipment a screening structure shall be required as provided in §153.065(E)(3).

(b) Parapets shall wrap around all sides of the building.

(c) Horizontal Shadow Lines

Expression lines are encouraged to distinguish the parapet from the upper stories of the building and to define the top of the parapet, as determined to be architecturally appropriate by the required reviewing body.

(d) Occupied space or a half story shall not be incorporated within this roof type.

(2) Pitched Roof (Refer to Figures 153.062-B through 153.062-D)

(a) Roof Structure

Hipped, gabled, and combinations of hips and gables with or without dormers are permitted.

(b) Pitch Measure

1. The principal roof shall have a pitch appropriate to the architectural style. Roofs shall not be sloped less than a 6:12 (rise:run) or more than 12:12, unless otherwise determined to be architecturally appropriate by the required reviewing body.

2. Slopes greater than 12:12 may be used on pitched roofs without a closed ridge used to screen flat roofed mechanical areas. This determination shall be based on the appropriateness to the architectural style and building type.

3. Where pitched roofs without closed ridges are used, the roof ridge must be designed to appear closed as viewed from all directions, and to the extent practicable from buildings of similar height in adjacent BSD zoning districts.

4. Unless determined to be appropriate to the architectural style of the building, a pitch greater than 3:12 is required on roofs of dormers, porches, balconies, or other minor roofs.

(c) Parallel Ridge Line (See Figure 153.062-D)

1. When appropriate to the architectural character of the building and where the principal ridge line of any building type runs parallel to any street, gabled ends,

perpendicular ridge lines, or dormers shall be incorporated to interrupt the mass of the roof.

2. Perpendicular ridge lines are not required to intersect the primary ridge line (i.e. the secondary roof mass may be physically lower than the primary ridge line), provided the appearance is determined to be architecturally appropriate by the required reviewing body.

(d) Dormer Design

Dormers shall be scaled and detailed appropriate to the architectural character of the building type. Dormer windows should be sized in relation to the windows used in the upper story, and dormers should be no wider than necessary to accommodate the window and coordinated trim. Visibility into permanently unfinished space is prohibited where dormer windows are installed.

(e) Gable Ends

An architecturally appropriate element such as a vent, window or other decorative element is required on street-facing gable ends.

(f) Roof Height

1. In the BSD Historic Core district, roofs without occupied space and/or dormers shall have a maximum height on street-facing elevations equal to the maximum floor height permitted for the building type, or as otherwise approved by the Architectural Review Board.

2. In all other districts, roofs without occupied space and/or dormers shall be a maximum of one and a half times the maximum floor height permitted for the building type on street-facing façades, unless otherwise appropriate to the building type and location.

(g) A half story of occupied space may be incorporated within a pitched roof type.

(h) Gambrel and Mansard Roofs

1. Gambrel and mansard roofs are permitted only for single family detached buildings, unless otherwise determined by the required reviewing body to be architecturally appropriate for other building types.

2. For all building types, when the ridge of a gambrel or mansard roof runs parallel to the street, dormers or cross gables must be incorporated with spacing and scale appropriate to the length and architectural character of the building.

(3) Flat Roof (Refer to Figure 153.062-E)

(a) Flat roofs are permitted in all districts except the BSD Historic Core district, unless otherwise determined by the required reviewing body to be architecturally appropriate.

(b) Eaves are encouraged on street facing façades.

(c) Interrupting vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.

(d) Not more than one-half of the front façade can consist of an interrupting vertical wall.

(e) Flat roof sections located behind parapets or pitched roofs to screen mechanical equipment are not considered flat roofs.

(4) Towers (Refer to Figure 153.062-F)

(a) Quantity

Where permitted by building type, only one tower is allowed per building unless otherwise approved by the required reviewing body.

(b) Tower Height

Towers may exceed the maximum building height and do not count as an additional story. Maximum tower height shall be measured from the top of the roof deck to the base of the parapet or eave of the tower's roof, and the tower shall not be greater than the height of one additional upper floor of the building to which the tower is applied. The width of a tower shall not exceed its height.

(c) Occupied Space

Towers may be occupied by the same uses allowed in upper stories of the building type to which they are applied.

(d) Towers may be capped by any permitted roof type.

(5) Other Roof Types

(a) Other roof types not listed as a specific type but are deemed architecturally appropriate to the proposed building may be approved by the required reviewing body.

(b) Green roofs and roof gardens are encouraged.

(E) Materials

(1) Façade Materials

(a) A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials. Other facades shall use a combination of permitted primary and secondary materials, as determined by the required reviewing body. Use of a secondary material for an entire façade is not permitted.

(b) For individual façades over 1,000 square feet, exclusive of windows and doors, a combination of permitted primary materials shall be used to meet the 80% requirement, unless otherwise approved by the required reviewing body. For building designs using glass as an integral façade material (e.g., glazed aluminum or steel curtain walls), windows and doors incorporated into the curtain wall system may be included in the calculated façade area when determining compliance with this requirement.

(c) Permitted primary building materials shall be high quality, durable materials including but not limited to stone, manufactured stone, full depth brick and glass. 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 glass fiber reinforced gypsum, glass fiber reinforced gypsum, wood siding, fiber cement siding, metal, and exterior architectural metal panels and cladding.

(e) Exterior Insulation and Finishing system (EIFS) is permitted for trim only, except as provided in 153.062(E)(1)(f).

(f) EIFS and architectural metal panels and cladding shall not be used 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.

(h) Other high quality synthetic materials may be approved as permitted primary or secondary materials by the required reviewing body with examples of successful, high quality installations in comparable climates.

(2) Façade Material Transitions

(a) Vertical transitions in façade materials shall occur at inside corners.

(b) Where more than one façade material is proposed vertically, the 'heavier' material in appearance shall be incorporated below the 'lighter' material (e.g. masonry below siding).

(c) Transitions between different colors of the same material shall occur at locations deemed architecturally appropriate by the required reviewing body, such as inside corners and vertical and horizontal façade divisions.

(3) Roof Materials

(a) Permitted pitched roof materials include dimensional asphalt composite shingles with a 25 year or greater warranty, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile.

(b) Flat roofs are permitted to use any roof material appropriate to maintain proper drainage.

(c) Roof materials for gambrel and mansard roofs shall be cedar shake, slate or metal. Other high quality simulated examples of these materials may be approved by the required reviewing body with examples of successful, high quality installations in comparable climates.

(d) Engineered wood or slate may be approved by the required reviewing body with examples of successful, high quality installations in comparable climates.

(e) Roof penetrations (fans, exhaust, vents, etc.) shall be concealed and shall not be visible from principal frontage streets.

(4) Color

Colors for all building materials shall be selected from appropriate historic color palettes from any major paint manufacturer, or as determined appropriate by the required reviewing body. This requirement shall not apply to building-mounted signs.

(F) Entrances & Pedestrianways (Also see §153.062(I))

(1) Entrance quantities and locations are required according to building types outlined in §153.062 (O).

(2) Recessed Entrances

Entry doors shall be recessed a minimum of three feet from the property line, except as required for specific building types outlined in §153.062(O).

(3) Entrance Design

(a) Principal entrances on all building types shall be at a pedestrian scale, effectively address the street and be given prominence on the building façade. This may be satisfied through the use of architectural features including, but not limited to, entranceway roofs; sidelight windows, transom window, or other adjacent windows; additional mouldings with expression lines; a bay of unique width; or a raised stoop of at least three steps and a minimum depth of five feet and width of five feet. Refer to Figure 153.062-G for one example of this requirement.

(b) Principal entrances on all single family detached and single family attached building types shall incorporate open porches or stoops as required by §153.062(I).

(c) Doors for commercial uses along all street frontages shall be consistent with the design of principal entrances and include glass and full operating hardware in the design of the door. Exterior doors for residential uses shall also include glass, but this requirement may be met through the use of transom and/or sidelight windows.

(d) Roll-up security grilles shall not be permitted.

(e) Building Entrances

Refer to the walkability standards of §153.065(I)(4)(b) for building entrance requirements.

(4) Mid-Building Pedestrianways

Refer to the walkability standards of §153.065(I)(2)(b) for mid-building pedestrianway requirements.

(G) Articulation of Stories on Street Façades

Façades shall be designed to follow the stories of the buildings with fenestration organized along and occupying each floor. Floor to floor heights are set to limit areas of the façade without fenestration. Refer to Figure 153.062-H for an example illustration of this requirement.

(H) Windows, Shutters, Awnings and Canopies

(1) Windows

(a) Transparency percentage is required according to building type as outlined in §153.062 (O).

(b) Highly reflective glass is prohibited. For the purposes of this section, highly reflective glass has an exterior visible reflectance percentage greater than 20%.

(c) Spandrel glass, or heavily tinted glass that impedes views into the interior of the building, cannot be used to meet the minimum transparency requirements.

(d) Windows may be wood, anodized aluminum, metal-clad or vinyl clad wood, steel, or fiberglass. The required reviewing body may approve other high quality synthetic materials with examples of successful, high quality installations in comparable climates.

(e) To highlight the wall thickness as an important architectural feature conveying a substantial, high-quality appearance, flush-mounted windows are prohibited for single-family detached, single-family attached, apartment, historic mixed use, and historic cottage commercial building types.

(f) Windows in masonry walls shall have architecturally appropriate lintels and projecting sills.

(g) Windows within siding clad walls shall have a projecting sill to serve as a base for either a minimum one by four (nominal) trim or brick mould casing.

(h) Windows in single-family detached, single-family attached, apartment building, historic mixed use, and historic cottage commercial building types shall have vertical proportions with architecturally or historically appropriate window divisions. Horizontally-oriented windows are permitted for these building types only on non-street facing building facades.

(2) Shutters

(a) If installed, shutters shall be sized to provide complete coverage to the windows when closed and shall include functioning hardware.

(b) Shutters shall be wood or engineered wood. The required reviewing body may approve other materials with examples of successful, high quality installations in comparable climates.

(3) Awnings and Canopies (Also see §153.062(N)(1)(a)).

(a) General

1. Awnings and canopies may be used if they function as suitable protection from the elements. To provide suitable protection an awning or canopy may encroach over the sidewalk, provided the lowest portion is at least eight feet above the sidewalk.

2. Awnings and canopies may be mounted inside frames, above openings and/or below transoms, but installation methods shall be consistent on a building.

3. Awnings and canopies shall be designed to be consistent with the architecture of the building and other existing awnings and canopies on a building.

(b) Awnings

1. Awnings shall be open on the underside.

2. Awnings shall be made of durable and fade-resistant canvas, decorative metal with metal used for the internal structure, or an alternative, high-quality, durable material, if determined to be architecturally appropriate by the required reviewing body.

3. Awnings shall not be internally illuminated, but may be lighted from above by downcast fixtures mounted to the building wall.

(c) Canopies

1. Canopies may be clad with glass, metal, wood, or a combination of these materials.

2. Canopies may be cantilevered or supported from the building wall by metal cables or rods.

3. Canopies may include downward casting light fixtures and may be lighted from above by downcast fixtures mounted to the building wall.

(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 open area of six feet deep and five feet wide.

(b) Connection to Building

Balconies may be recessed into a building façade. Balconies that are not recessed into the façade shall be independently secured and unconnected to other balconies above and below. Balconies may project into the RBZ or forward of the RBZ, but may not extend

into a right-of-way or be considered as part of a structure used to meet front or corner RBZ requirement.

(c) Façade Coverage

A maximum of 40% of each of the front and corner side façades 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 may project up to 24 inches and shall not extend more than six inches past the fenestration.

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

(2) Open Porches

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 of open area and may be located on the front and/or corner side façades 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.

(4) Chimneys and Vents

(a) Chimneys on exterior walls shall be treated as architectural elements.

(b) Chimneys on exterior walls shall extend full height from the ground and vertically past the eave line and must be finished in masonry. Cantilevered and shed-type chimneys are prohibited.

(c) Vents shall be finished to match the color of the exterior wall.

(J) Treatments at Terminal Vistas

When a street terminates at a parcel or otherwise creates a terminal view at a parcel, the parcel shall be occupied by one of the following:

(1) If the terminus occurs at an open space, any open space type shall be used and a vertical element shall terminate the view. Acceptable vertical elements include, but are not limited to, a stand or grid of trees, a sculpture, or a fountain. Refer to §153.064 for additional open space requirements.

(2) If the terminus does not occur at an open space type, the front or corner side of a building, whether fronting a principal frontage street or not, shall terminate the view. The building shall incorporate one of the following treatments to terminate the view: a tower, a bay window, courtyard with a sculpture, pronounced increase in building height, or other similar treatment incorporating a distinct vertical element. Refer to Figure 153.062-I for an example illustration of this requirement.

(K) Building Variety. Refer to Figure 153.062-H for one illustration of this requirement.

Building design shall vary from adjacent buildings by the type of dominant material or color, scale, or orientation of that material. Building design shall also vary through at least two of the following:

(1) The proportion of recesses and projections.

(2) A change in the location of the entrance and window placement. If storefronts are used, no change to the entrance and window placement is required and one of the criteria is satisfied.

(3) Changes to the roof design, including roof type, plane, or material, unless otherwise stated in the building type requirements.

(4) Pronounced changes in building height.

(L) Vehicular Canopies

(1) For buildings facing a principal frontage street, vehicular canopies shall be located on the rear façade of the principal structure or in the rear of the lot behind the principal structure, where permitted by use. Refer to Figure 153.062-J for an example illustration.

(2) If attached to the principal structure, design of the vehicular canopy shall be coordinated with the architecture of the principal structure to which it is associated. Regardless of whether the canopy is attached to or detached from the principal structure, supporting columns shall be coordinated with the design of the principal structure.

(3) Canopies shall not exceed the maximum ground floor height permitted for the specific building type, and in no case shall the canopy exceed the height of the principal structure to which it is associated.

(M) Signs

(1) All signs attached to the principal structure shall be coordinated with the architecture of the building in terms of design, color scheme, location and lighting.

(2) Locations of all signs intended to be affixed to the principal structure and/or on an attached awning or canopy initially, or at any time in the future by subsequent tenants, shall be identified on the architectural elevations submitted with the Minor Project or Site Plan applications, as applicable.

(3) Other sign requirements not specified in this section shall meet the requirements of §153.065(H).

(N) Individual Building Type Requirements

The following defines the requirements included in the tables for each building type listed in §153.062 (O). Not all line items listed below appear within every building type's individual requirements table. The following requirements shall be met unless otherwise noted in the building types of §153.062(O).

(1) Building Siting General Requirements

(a) Street Frontage

1. More than one principal building is permitted on one lot for those building types indicated. Unless otherwise noted, all requirements of the building type shall be met for all principal structures.

2. The façade of the principal building shall be located within the RBZ. When noted as a setback rather than an RBZ, the principal structure shall be located at or behind the setback line.

3. Where specified, front façades of principal buildings are required to cover a minimum portion of the front property line within the required building zone (RBZ).

4. A street wall in accordance with §153.065(E)(2) may be used to meet up to 10% of the front property line coverage requirement.

5. Front property line coverage is determined by measuring the length of the principal structure and length of a street wall within the RBZ and parallel to the front property line, divided by the maximum length of the front RBZ (not including side setbacks).

6. Unless otherwise permitted, a corner of the principal structure, a street wall, or a permitted open space type shall be located at the intersection of the front and corner RBZs. Refer to §153.065(E)(2) for street wall requirements and §153.064 for open space requirements.

7. Any part of the front or corner RBZ or setback not occupied by building shall have an approved open space type, parking areas in accordance with §153.062(N)(1)(c), or the area shall be designed with landscape, patio, or streetscape RBZ treatment. Refer to §153.065(D)(6) for RBZ treatment requirements.

8. Subject to approval of the City Engineer or City Council where required, certain building components, such as awnings and canopies, may be permitted to extend beyond the front property line and encroach within the right-of-way to within five feet of the curb. If permitted, these building components shall maintain a minimum eight-foot height clearance above the public sidewalk and shall not conflict with required street trees or landscaping. Porches, stoops, and balconies are not permitted to encroach into the right-of-way.

(b) Buildable Area

1. The side and rear yard setbacks apply to principal and accessory structures.

2. Unless otherwise noted, the side and rear yard setbacks are required to be landscaped and/or paved for pedestrian paths.

3. Open spaces permitted in accordance with §153.064 are not required to meet side and rear yard setbacks.

4. Driveways are permitted within the side and rear yard setbacks only in the following conditions:

A. One drive, a maximum of 22 feet wide, is permitted to connect adjacent parking lots or alleys/service streets.

B. Unless shared with the adjacent property, the drive shall be at least three feet from the property line.

C. Refer to §153.065(B)(7) for loading area requirements.

5. Each lot is subject to the requirements of this chapter for impervious surface coverage, measured as shown in Figure 153.062-K. Additional semi-pervious coverage may be permitted through methods such as use of semi-pervious materials, green roofs or other methods approved by the City Engineer.

(c) Parking Location and Loading

1. Permitted locations for parking and loading facilities on development parcels and within buildings are specified for individual building types. Refer to §153.065(B) for additional parking requirements.

2. Parking may be located within the front or corner RBZ where consistent with the permitted parking locations for the applicable building type. Such parking is subject to the street wall requirements of §153.065(E)(2), except that surface parking shall not be located in any portion of an RBZ required to be occupied by a principal structure.

3. Parking shall not be located within a required setback, except as permitted by §153.065(B)(1)(b).

4. Alleys or service streets, when present, shall always be the primary means of vehicular access to parking lots or buildings. Refer to §153.060(C)(5) for block access requirements.

5. When alleys are not present, driveways may be permitted from streets not identified as principal frontage streets, except as permitted by §153.061(D), and subject to the access management requirements of the City Engineer. Refer to §153.065(B)(6) for additional driveway requirements.

(2) Height

(a) Required minimum and maximum numbers of stories are provided for all building types. The minimum number of required stories shall be provided for all building façades within the RBZ, except as required in §153.062(N)(2)(d).

(b) Half stories are located either completely within the roof structure with street-facing windows or in a visible basement exposed a maximum of one half story above grade.

(c) A building incorporating both a half story within the roof and a visible basement shall count the height of the two half stories as one full story.

(d) Each building type includes a permitted range of height in feet for each story.

1. Unless otherwise specified, story height is measured in feet between the floor of a story to the floor of the story above it.

2. For single story buildings and the uppermost story of a multiple story building, story height shall be measured from the floor of the story to the eave line on pitched roofs and to the tallest point of the roof deck on parapet and flat roofs.

3. Story height requirements apply only to street facing façades; however, no portion of the building shall exceed the maximum permitted height of any street facing façade.

4. Accessory building height shall not exceed the height of the principal building.

(3) Uses and Occupancy Requirements

(a) Certain building types have limitations or requirements for uses which may occupy the ground story of a building or are permitted only on upper stories. Refer to Table 153.059-A for additional use requirements.

(b) The area(s) of a building in which parking is permitted within the structure of the building type shall meet the following requirements.

1. Basement parking shall meet street façade transparency requirements where more than 50% of the street-facing basement story height is visible above grade, unless otherwise permitted for individual building types.

2. Freestanding parking structures are addressed by the parking structure building type provisions of §153.062(O)(12).

3. When parking is permitted within the building, an active, occupied space must be incorporated along the building façade, meeting the location and minimum dimensional requirements indicated for individual building types. Occupied space does not include storage areas, utility space, or parking.

(4) Façade Requirements

(a) Façade Transparency

1. Façade transparency percentages required for a building type shall be met with highly transparent, low reflective (minimum 60% visible light transmittance) glass windows (Figure 153.062-L).

2. Ground story transparency is measured between two and eight feet above the sidewalk elevation on all ground story facades, regardless of whether a sidewalk is adjacent to the façade. One example illustration of storefront transparency is shown in Figure 153.062-M.

3. Blank, windowless walls are prohibited. No more than 30% of each building façade per story, as measured from floor to floor, and no horizontal distance greater than 15 feet per story shall be blank or windowless.

4. Windows may be clustered along an elevation, provided the minimum façade transparency requirements and blank wall limitations are met using other architectural features, such as material transitions, façade divisions, projections or shadow lines, corbelling or alternate brick course details, or other design details that will add visual interest to windowless wall sections, as determined to be architecturally appropriate by the required reviewing body.5. Vents, air conditioners and other utility elements shall not be part of any street-facing building façade, unless otherwise permitted for individual building types. Where these elements are part of other facades, particular care must be taken to render these elements less visible to public view through architectural integration or other means of screening as approved by the required reviewing body. These elements shall not be used to meet blank wall requirements.

(b) Façade Divisions

1. Architectural elements or forms shall be used to divide the surface of the façade into pedestrian scaled vertical increments appropriate to the architectural character of the building type. Acceptable divisions include, but are not limited to:

A. A recess or projection along the building façade for a minimum of 18 inches in depth.

B. Use of a distinctive architectural element protruding from or recessed into the façade a minimum of three inches, including pilasters, entranceways, or storefronts.

2. Architectural elements, forms, or expression lines may be used to divide portions of the façade into horizontal divisions appropriate to the architectural character of the building type. Elements may include a cornice, belt course, corbelling with table, moulding, stringcourses, pediment, or other continuous horizontal ornamentation with a minimum one-and-a-half inch depth.

3. Where changes in roof plane are required by the building type, they shall be used to divide the roof mass into increments no greater than the dimensions permitted for each building type and shall correspond to recesses and projections in building mass. Permitted changes include a change in roof type and/or horizontal or vertical variations in the roof plane.

4. Unless otherwise determined to be architecturally appropriate by the required reviewing body, minimum increments shall be provided pursuant to the building type tables.

(O) Building Types

The following defines the building types permitted in the BSD zoning districts. Refer to Table 153.062-C for the list of symbols used on the building type tables to illustrate the individual building type requirements. Because some of the individual building type requirements do not apply to every building type, not every symbol is represented on every building type.

§ 153.062 BUILDING TYPES

(O) Building Types

(1) Single-Family Detached[1]

(a) Building Siting		
1. Street Frontage		
Multiple Principal Buildings		Not permitted
Front Property Line Coverage		Minimum 65%
Occupation of Corner		Not required
Front RBZ		5-20 ft.
Corner Side RBZ		5-15 ft.
RBZ Treatment		Landscape; Porches are permitted in the RBZ.
Right-of-Way Encroachment		None
2. Buildable Area		
Minimum Setbacks	Side Yard	5 ft.
	Rear Yard	5 ft.
Lot Width	Minimum	30 ft.
	Maximum	60 ft.
Minimum Lot Depth		100 ft.
Maximum Building Length		Not applicable
Maximum Impervious Coverage Additional Semi-Pervious Coverage		50% 20%
3. Parking Location & Access		
Parking Location		Rear yard
Entry for Parking within Building		Rear[2]
Access		Alley/service street only[3]
(b) Height		
Height	Minimum	1.5 stories
	Maximum	3 stories
Story Height	Minimum	9 ft.
	Maximum	12 ft.
Accessory Structure Height		2 stories maximum[2]
Minimum Finished Floor Elevation		2.5 ft. above the adjacent sidewalk elevation

(c) Uses & Occupancy Requirements	
Ground Story	No additional requirements
Upper Story	No additional requirements
Parking within Building	Permitted in the rear of the first floor and fully in any basement(s)
Occupied Space	Minimum 15 ft. depth from the front façade
(d) Façade Requirements	
1. Street Façade Transparency	
Transparency	Minimum 25%
Blank Wall Limitations	Required
2. Non-Street Façade Transparency	
Transparency	Minimum 15%
Blank Wall Limitations	Required
3. Building Entrance	
Principal Entrance Location	Front, corner or side; porches are required
Street Façades: Minimum Number of Entrances	1 per unit
Parking Lot Façades: Minimum Number of Entrances	Not applicable
Mid-Building Pedestrianway	Not required
4. Façade Divisions	
Vertical Increments	None
Horizontal Façade Divisions	None
Required Change in Roof Plane or Type	None
5. Façade Materials	
Permitted Primary Materials	Stone, Brick
6. Roof Types	
Permitted Types	Pitched roof. Other types may be permitted with approval (refer to

	§153.062(D))
Tower	Permitted where architecturally appropriate

[1] All new construction in the BSD Historic Residential District shall meet the requirements of §153.063(B), §§153.170 through 153.180 and the Historic Dublin Design Guidelines, in addition to the requirements of §153.062 as determined to be architecturally appropriate by the Architectural Review Board.

[2] Garage door height shall be no greater than 9 feet. No single door shall be wider than 18 feet.

[3] Where alley/service street access is not feasible at the determination of the City Engineer, driveways for single-family detached buildings shall meet the requirements of §153.210, except that driveways shall be limited to 10 feet in width at the right-of-way.

(2) Single-Family Attached

(a) Building Siting		
1. Street Frontage		
Multiple Principal Buildings		Permitted [1]
Front Property Line Coverage		Minimum 75% [2]
Occupation of Corner		Required
Front RBZ		5-20 ft.
Corner Side RBZ		5-15 ft.
RBZ Treatment		Landscape; Porches or stoops are permitted in the RBZ
Right-of-Way Encroachment		None
2. Buildable Area		
Minimum Setbacks	Side Yard	5 ft., minimum 10 ft. between buildings
	Rear Yard	5 ft.
Lot Width	Minimum	16 ft. per unit
	Maximum	None
Maximum Length		None[3]
Maximum Impervious Coverage Additional Semi-Pervious Coverage		70% 20%
3. Parking Location		
Parking Location		Rear yard or within building (refer to (c) Uses)

Entry for Parking within Building		Rear or corner side façade[4]
Access		Alley/service street only[4]
(b) Height		
Minimum Height		1.5 stories
Maximum Height		4 stories
Story Height	Minimum	10 ft.
	Maximum	12 ft.
Accessory Structure Height		2 stories maximum[5]
Minimum Finished Floor Elevation		2.5 ft. above the adjacent sidewalk elevation
(c) Uses & Occupancy Requirements		
Ground Story		Podium parking structures are conditional uses in accordance with §153.059(C)(3)(g).
Upper Story		No additional requirements
Parking within Building		Permitted in the rear of the first floor and fully in any basement(s)
Occupied Space		Minimum 10 ft. depth from the front facade
(d) Façade Requirements		
Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.		
1. Street Façade Transparency		
Transparency		Minimum 20%
Blank Wall Limitations		Required
2. Non-Street Façade Transparency		
Transparency		Minimum 15%
Blank Wall Limitations		Required
3. Building Entrance		
Principal Entrance Location		Front, corner or side; porches or stoops required

Street Façades: Minimum Number of Entrances	1 per unit
Parking Lot Façades: Minimum Number of Entrances	If parking lot or detached garage, 1 per unit
Mid-Building Pedestrianway	1 required for buildings longer than 250 feet
4. Façade Divisions	
Vertical Increments	Every 2 units or no greater than 40 ft.
Horizontal Façade Divisions	None
Required Change in Roof Plane or Type	None
5. Façade Materials	
Permitted Primary Materials	Stone, Brick
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] One of every five principal buildings may front an open space type or a courtyard with a minimum width of 30 feet.

[2] An open and unenclosed landscaped courtyard meeting the open space type requirements of §153.064 may contribute up to 35% of the front property line coverage requirement.

[3] No more than eight single-family attached units in a building may be permitted when single-family attached residential units are located across the street from existing single-family detached dwellings.

[4] Where alley/service street access is not feasible at the determination of the City Engineer, driveways for single-family attached buildings shall meet the requirements of §153.210.

[5] Garage door height shall be no greater than 9 feet. No single door shall be wider than 18 feet.

(3) Apartment Building

(a) Building Siting
1. Street Frontage

Multiple Principal Buildings		Permitted
Front Property Line Coverage		Minimum 75% [1]
Occupation of Corner		Required
Front RBZ		5-20 ft.
Corner Side RBZ		5-20 ft.
RBZ Treatment		Landscape or less than 50% Patio; porches, stoops, and balconies are permitted in the RBZ
Right-of-Way Encroachment		None
2. Buildable Area		
Minimum Side Yard Setback		5 ft.
Minimum Rear Yard Setback		5 ft.
Lot Width	Minimum	50 ft.
	Maximum	None
Maximum Impervious Coverage Additional Semi-Pervious Coverage		70% 20%
3. Parking Location & Loading		
Parking Location		Rear yard [2]; within building (refer to (c) Uses & Occupancy Requirements)
Loading Facility Location		Rear
Entry for Parking within Building		Rear & side façade
(b) Height		
Minimum Height		2 stories
Maximum Height		4.5 stories
Story Height	Minimum	10 ft.
	Maximum	14 ft.
Minimum Finished Floor Elevation		2.5 ft. above the adjacent sidewalk elevation[3]
(c) Uses & Occupancy Requirements		

Ground Story	Podium parking structures are conditional uses in accordance with §153.059(C)(3)(g).
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 20 ft. depth for the ground story 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	
Transparency	Minimum 20%
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	Not required
Mid-Building Pedestrianway	1 required for buildings longer than 250 ft.
4. Façade Divisions	
Vertical Increments	No greater than 40 ft.
Horizontal Façade Divisions	On buildings 3 stories or taller, required within 3 ft. of the top of the ground story
Required Change in Roof Plane or Type	No greater than every 80 ft.
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 publicly accessible open and unenclosed landscaped courtyard meeting the open space type requirements of §153.064 may contribute up to 35% of the front property line coverage requirement.

[2] Basement level structured parking is permitted to extend between buildings, screened from the street and covering a maximum of 10% of the length of the RBZ. Structured parking visible between principal buildings must be set back a minimum of 15 feet from the street facing façades.

[3] Where the principal building entrance is a lobby or other common space, the minimum finished floor elevation is not required.

(4) Loft Building

(a) Building Siting		
1. Street Frontage		
Multiple Principal Buildings		Permitted
Front Property Line Coverage		Minimum 75%
Occupation of Corner		Required
Front RBZ		0-15 ft.
Corner Side RBZ		0-15 ft.
RBZ Treatment		Landscape, Patio, or Streetscape. Along West Dublin-Granville Road, Streetscape required; where residential uses are located on the ground floor, porches or stoops are permitted in the RBZ
Right-of-Way Encroachment		Awnings, canopies, eaves, patios & projecting signs
2. Buildable Area		
Minimum Setbacks	Side Yard	5 ft.
	Rear Yard	5 ft.

Minimum Lot Width Maximum Lot Width		50 ft. None
Maximum Impervious Coverage Additional Semi-Pervious Coverage		80% 10%
3. Parking Location & Loading		
Parking Location		Rear yard; 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		
Height	Minimum	2 stories
	Maximum	4.5 stories
Ground Story Height	Minimum	12 ft.
	Maximum	16 ft.
Upper Story Heights	Minimum	10 ft.
	Maximum	16 ft. [1]
Minimum Finished Floor Elevation		Where residential uses are located on the ground floor, 2.5 ft. above the adjacent sidewalk elevation
(c) Uses & Occupancy Requirements		
Ground Story		Podium parking structures are conditional uses in accordance with §153.059(C)(3)(g).
Upper Story		No additional requirements
Parking within Building		Permitted in the rear of first 3 floors and fully in any basement(s)
Occupied Space		Minimum 30 ft. depth from the front façade
(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	Where non-residential uses are incorporated on the ground floor, minimum 60% required; otherwise, minimum 60%
Transparency	Minimum 60%
Blank Wall Limitations	Required
2. Non-Street Façade Transparency	
Transparency	Minimum 20%
Blank Wall Limitations	Required
3. Building Entrance	
Principal Entrance Location	Primary street façade of building; where residential units are individually accessed on the ground floor, porches or stoops are required at each entrance
Street Façades: Minimum Number of Entrances	Where ground story dwelling units or tenant spaces are incorporated, 1 per full 30 ft.; otherwise, 1 per 75 ft.
Parking Lot Façades: Minimum Number of Entrances	1 per 100 ft. of façade
Mid-Building Pedestrianway	1 required for buildings longer than 250 ft.
4. Façade Divisions	
Vertical Increments	No greater than 40 ft.
Horizontal Façade Divisions	On buildings 3 stories or taller, required within 3 ft. of the top of the ground story and any visible basement. When 14-16-foot upper stories are used, horizontal divisions are required between each floor.
Required Change in Roof Plane or Type	No greater than every 80 ft. for pitched roof type; none for other roof types.
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

Notes
[1] Sixteen foot height in an upper floor counts as 1.5 stories.

(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 West Dublin-Granville Road, 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 Additional Semi-Pervious Coverage		80% 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		6 stories
Ground Story Height	Minimum	12 ft.
	Maximum	16 ft.
Story Height	Minimum	10 ft.
	Maximum	14 ft.
(c) Uses & Occupancy Requirements		
Ground Story		Residential and general office uses are prohibited in shopping corridors; Podium parking structures are conditional uses in accordance with §153.059(C)(3)(g).
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 publicly accessible open and unenclosed landscaped courtyard meeting the open space type requirements of §153.064 may contribute up to 35% of the front property line coverage requirement.

[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.

(6) Mixed Use Building

(a) Building Siting		
1. Street Frontage		
Multiple Principal Buildings		Permitted
Front Property Line Coverage		Minimum 95%
Occupation of Corner		Required
Front RBZ		0-10 ft. with up to 25% of the front façade permitted between 10-20 ft.
Corner Side RBZ		0-10 ft.
RBZ Treatment		Patio or Streetscape
Right-of-Way Encroachment		Projecting signs, eaves, awnings, patios, & canopies
2. Buildable Area		
Minimum Setbacks	Side Yard	0 ft.
	Rear Yard	5 ft.
Lot Width	Minimum	50 ft.
	Maximum	None
Maximum Impervious Coverage Additional Semi-Pervious Coverage		85% 10%
3. Parking Location & Loading		
Parking Location		Rear; within building (refer to (c) Uses & Occupancy Requirements)
Loading Facility Location		Rear
Entry for Parking within Building		Rear, side, or corner side façades on non-principal frontage streets

(b) Height		
Height	Minimum	2 stories
	Maximum	5 stories
Ground Story Height	Minimum	16 ft.
	Maximum	24 ft.
Upper Stories Height	Minimum	10 ft.
	Maximum	14 ft.
(c) Uses & Occupancy Requirements		
Ground Story		Residential and general office uses prohibited in shopping corridors; Podium parking structures are conditional uses in accordance with §153.059(C)(3)(g).
Upper Story		No additional requirements
Parking within Building		Permitted in the rear of all floors and fully in any basement
Occupied Space		Minimum 30 ft. depth from the front and/or corner side facades
(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		Storefront with minimum 70%; otherwise, 65%
Upper Story 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		Principal frontage street façade of building
Entrance Requirements		Entrance must be recessed if located within 5 ft. of front

	property line
Street Façades: Minimum Number of Entrances	1 per 75 ft. of façade
Parking Lot Façades: Minimum Number of Entrances	Minimum of 1
Mid-Building Pedestrianway	In shopping corridors, 1 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 or where the maximum ground floor height is used, required within 3 ft. of the top of the ground story
Required Change in Roof Plane or Type	No greater than every 80 ft.
5. Façade Materials	
Permitted Primary Materials	Stone, Brick, Glass
6. Roof Types	
Permitted Types	Parapet, pitched roof, flat roof, other types permitted with approval (refer to §153.062(D)).
Tower	Permitted on façades only at terminal vistas, corners at 2 principal frontage streets, adjacent to an open space type, and/or with a civic use

(7) Commercial Center

(a) Building Siting	
1. Street Frontage	
Multiple Principal Buildings	Permitted [1]
Front Property Line Coverage	Minimum 45%
Occupation of Corner	Required
Front RBZ	5-25 ft.
Corner Side RBZ	5-25 ft.

RBZ Treatment		Landscape, Patio, or Streetscape
Right-of-Way Encroachment		None
2. Buildable Area		
Minimum Setbacks	Side Yard	5 ft.
	Rear Yard	5 ft.
Lot Width	Minimum	50 ft.
	Maximum	None
Maximum Impervious Coverage Additional Semi-Pervious Coverage		75% 15%
3. Parking Location & Loading		
Parking Location		Rear & side yard; within building (refer to (c) Uses & Occupancy Requirements). Parking may be forward of principal buildings provided the minimum front property line coverage and RBZ treatment requirements are met by other principal buildings.
Loading Facility Location		Rear
Entry for Parking within Building		Side, rear, or corner side façades on non-principal frontage streets
(b) Height		
Height	Minimum	1 story
	Maximum	3 stories
Ground Story Height	Minimum	12 ft.
	Maximum	18 ft.
Upper Story Height	Minimum	10 ft.
	Maximum	14 ft.
(c) Uses & Occupancy Requirements		
Ground Story		Residential uses prohibited; Podium parking structures are conditional uses in accordance with §153.059(C)(3)(g).
Upper Story		No additional requirements

Parking within Building	Permitted in the rear of the first floor and fully in any basement(s)
Occupied Space	Minimum 30 ft. depth from the front and/or corner side elevations if the side is a principal frontage street
(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	Storefront with minimum 65%
Upper Story Transparency	Minimum 20%
Blank Wall Limitations	Required
2. Non-Street Façade Transparency	
Parking Lot Ground Story Transparency	Storefront with minimum 50%
Transparency	Minimum 15%
Blank Wall Limitations	Required
3. Building Entrance	
Principal Entrance Location	Not applicable
Street Façades: Minimum Number of Entrances	1 per 75 ft. of principal frontage street façade
Parking Lot Façades: Minimum Number of Entrances	1 per 100 ft. of façade
Mid-Building Pedestrianway	Not required
4. Façade Divisions	
Vertical Increments	No greater than 45 ft.
Horizontal Façade Divisions	On 3-story buildings, required within 3 ft. of the top of the ground story.
Required Change in Roof Plane or Type	None
5. Facade 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 two principal frontage streets, and/or adjacent to an open space type

[1] Minimum front property line coverage shall be met, but not all principal buildings must be located within a Required Building Zone.

(8) Large Format Commercial

(a) Building Siting		
1. Street Frontage		
Multiple Principal Buildings		Permitted
Front Property Line Coverage		Minimum 95%
Occupation of Corner		Required
Front RBZ		0-10 ft. with up to 25% of the front façade permitted between 10-20 ft.
Corner Side RBZ		0-10 ft.
RBZ Treatment		Patio or Streetscape
Right-of-Way Encroachment		Projecting signs, eaves, awnings, patios, & canopies
2. Buildable Area		
Minimum Setbacks	Side Yard	0 ft.
	Rear Yard	5 ft.
Lot Width	Minimum	250 ft.
	Maximum	None
Maximum Impervious Coverage Additional Semi-Pervious Coverage		85% 10%
3. Parking Location & Loading		
Parking Location		Rear yard; within building (refer to (c) Uses & Occupancy Requirements)
Loading Facility Location		Rear

Entry for Parking within Building		Rear, side, or corner side façades on non-principal frontage streets
(b) Height		
Height	Minimum	2 stories [1]
	Maximum	5 stories
Ground Story: Height	Minimum	15 ft.
	Maximum	24 ft. [1]; Additional height may be permitted with Site Plan approval for theaters and other special indoor entertainment/ recreation uses
Upper Stories Height	Minimum	10 ft.
	Maximum	14 ft.
(c) Uses & Occupancy Requirements		
Ground Story		Residential uses prohibited; Residential and general office uses prohibited in shopping corridors; Podium parking structures are conditional uses in accordance with §153.059(C)(3)(g).
Upper Story		No additional requirements
Parking within Building		Permitted in the rear of all floors and fully in any basement
Occupied Space		Minimum 30 ft. depth from the front and/or corner side facades
(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		Storefront with minimum 65%; corner side façade on non-principal frontage street: minimum 30%
Upper Story Transparency		Minimum 20%
Blank Wall Limitations		Required

2. Non-Street Façade Transparency	
Transparency	Minimum 15%
Blank Wall Limitations	Required
3. Building Entrance	
Principal Entrance Location	Principal frontage street façade of building
Street Façades: Minimum Number of Entrances	Minimum of 1 per 75 ft. of façade
Parking Lot Façades: Minimum Number of Entrances	Minimum of 1 per 150 ft.
Mid-Building Pedestrianway	Not required
4. Façade Divisions	
Vertical Increments	No greater than 45 ft.
Horizontal Façade Divisions	On buildings 3 stories or taller, or where the maximum ground floor height is used, required within 3 ft. of the top of the ground story
Required Change in Roof Plane or Type	No greater than every 80 ft.
5. Façade Materials	
Permitted Primary Materials	Brick, Stone, 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, adjacent to an open space type, and/or with a theater use.

[1] Any ground story height of 20 feet or taller counts as 2 stories.

(9) Historic Mixed Use

(a) Building Siting
1. Street Frontage

Multiple Principal Buildings		Permitted
Front Property Line Coverage		Minimum 80%
Occupation of Corner		Required
Front RBZ		0-20 ft.[1]
Corner Side RBZ		0-10 ft.[1]
RBZ Treatment		Patio or Streetscape; Porches, stoops, and balconies are permitted in the RBZ
Right-of-Way Encroachment		Projecting signs, awnings, eaves, patios & canopies
2. Buildable Area		
Minimum Setbacks	Side Yard	0 ft.
	Rear Yard	0 ft.
Lot Width	Minimum	30 ft.
	Maximum	None
Maximum Impervious Coverage		85%
Additional Semi-Pervious Coverage		5%
3. Parking Location & Loading		
Parking Location		Rear
Loading Facility Location		Not applicable
Entry for Parking within Building		Not applicable
(b) Height		
Height	Minimum	1.5 stories
	Maximum	2.5 stories
Ground Story Height	Minimum	10 ft.
	Maximum	12 ft.
Upper Stories Height	Minimum	9 ft.
	Maximum	12 ft.
(c) Uses & Occupancy Requirements		
Ground Story		Residential uses prohibited; Podium parking structures are conditional uses in accordance with §153.059(C)(3)(g).
Upper Story		No additional requirements

Parking within Building	Not permitted
Occupied Space	Not applicable
(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	Storefront with minimum 40%
Upper Story Transparency	Minimum 20%
Blank Wall Limitations	Required
2. Non-Street Façade Transparency	
Transparency	Minimum 15%
Blank Wall Limitations	Required
3. Building Entrance	
Principal Entrance Location	Principal frontage street façade of building
Street Façades: Minimum Number of Entrances	1 per 40 ft. of façade for buildings over 60 ft.
Parking Lot Façades: Minimum Number of Entrances	Minimum of 1
Mid-Building Pedestrianway	1 required for buildings greater than 150 ft. in length
4. Façade Divisions	
Vertical Increments	No greater than 30 ft.
Horizontal Façade Divisions	Required within 3 ft. of the top of the ground story.
Required Change in Roof Plane or Type	At every vertical division
5. Façade Materials	
Permitted Primary Materials	Stone, Brick, Wood Siding
6. Roof Types	
Permitted Types	Pitched 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] When any front or corner property line is within 5 feet or less of the back of curb, the RBZ shall begin 5 feet off the back of curb to allow for adequate sidewalk width.

(10) Historic Cottage Commercial

(a) Building Siting		
1. Street Frontage		
Multiple Principal Buildings		Permitted
Front Property Line Coverage		Minimum 50%
Occupation of Corner		Required
Front RBZ		0-25 ft.[1]
Corner Side RBZ		0-15 ft.1
RBZ Treatment		Landscape, Patio, or Streetscape
Right-of-Way Encroachment		Projecting signs, eaves, awnings, patios & canopies
2. Buildable Area		
Minimum Setbacks	Side Yard	3 ft.
	Rear Yard	5 ft.
Lot Width	Minimum	30 ft.
	Maximum	None
Maximum Building Length or Depth		70 ft.
Maximum Impervious Coverage		75%
Additional Semi-Pervious Coverage		10%
3. Parking Location & Loading		
Parking Location		Rear or side, provided the minimum front property line coverage is met
Loading Facility Location		Not applicable
Entry for Parking within Building		Not applicable
(b) Height		
Height	Minimum	1 story
	Maximum	2 stories
Ground Story	Minimum	8 ft.

Height	Maximum	11 ft.
Upper Stories Height	Minimum	7.5 ft.
	Maximum	11 ft.
(c) Uses & Occupancy Requirements		
Ground Story		Residential uses prohibited
Upper Story		No additional requirements
Parking within Building		Not permitted
Occupied Space		Not applicable
(d) Façade Requirements		
Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.		
1. Street Façade Transparency		
Transparency		Minimum 25%
Blank Wall Limitations		Required on ground story only
2. Non-Street Façade Transparency		
Transparency		Minimum 15%
Blank Wall Limitations		Not required
3. Building Entrance		
Principal Entrance Location		Principal frontage street façade of building
Street Façades: Minimum Number of Entrances		1 per every 30 ft. for buildings over 50 ft.
Parking Lot Façades: Minimum Number of Entrances		Not applicable
4. Façade Divisions		
Vertical Increments		No greater than 30 ft.
Horizontal Façade Divisions		Required within 3 ft. of the top of the ground story
Required Change in Roof Plane or Type		At every vertical division
5. Façade Materials		
Permitted Primary Materials		Stone, Brick, Wood Siding
6. Roof Types		
Permitted Types		Pitched roof. Other types may be permitted with

	approval (refer to §153.062(D))
Tower	Not permitted

[1] When any front or corner property line is within 5 feet or less of the back of curb, the RBZ shall begin 5 feet off the back of curb to allow for adequate sidewalk width.

(11) Civic Building

(a) Building Siting		
1. Street Frontage		
Multiple Principal Buildings		Permitted
Occupation of Corner		Not required
Minimum Front Setback		15 ft.
Minimum Corner Side Setback		15 ft.
Setback Treatment		Landscape, Patio, or Streetscape
Right-of-Way Encroachment		None
2. Buildable Area		
Minimum Setbacks	Side Yard	10 ft.
	Rear Yard	20 ft.
Lot Width	Minimum	50 ft.
	Maximum	None
Maximum Impervious Coverage		65%
Additional Semi-Pervious Coverage		10%
3. Parking Location & Loading		
Parking Location		Rear & side yard; within building (refer to (c) Uses & Occupancy Requirements)
Loading Facility Location		Rear
Entry for Parking within Building		Rear, side, corner side façades on non-principal frontage streets
(b) Height		
Minimum Height		1.5 stories
Maximum Height		5 stories; 3 stories in BSD Historic Core
Ground Story Height	Minimum	12 ft.
	Maximum	24 ft. [1]

Upper Stories Height	Minimum	9 ft.
	Maximum	14 ft.
(c) Uses & Occupancy Requirements		
Ground Story		Civic/Public/Institutional only, except day care, as a principal use; Podium parking structures are conditional uses in accordance with §153.059(C)(3)(g).
Upper Story		Civic/Public/Institutional only
Parking within Building		Permitted in the rear of the first 3 floors and fully in any basement(s)
Occupied Space		A minimum 30 ft. depth from the front and/or corner side facades
(d) Façade Requirements		
Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.		
1. Street Façade Transparency		
Transparency		Minimum 25%
Blank Wall Limitations		Required
2. Non-Street Façade Transparency		
Transparency		Minimum 20%
Blank Wall Limitations		Required
3. Building Entrance		
Principal Entrance Location		Principal frontage 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 facade
Mid-Building Pedestrianway		Not required
4. Façade Divisions		
Vertical Increments		No greater than 60 ft.
Horizontal Façade Divisions		On buildings 3 stories or taller, or where the maximum ground floor height is used, required within 3 ft. of the top of the ground story
Required Change in Roof Plane or Type		None

5. Façade Materials	
Permitted Primary Materials	Brick, Stone, Glass
6. Roof Types	
Permitted Types	Parapet, pitched roof, flat roof, other types permitted with approval (refer to §153.062(D)).
Tower	Permitted

[1] Any ground story height of 20 feet or taller counts as 2 stories.

(12) Parking Structure[1]

(a) Building Siting		
1. Street Frontage. Street frontage requirements apply only when no buildings are planned between the street and the parking structure.		
Multiple Buildings		Not permitted
Front Property Line Coverage		Minimum 90%
Occupation of Corner		Required
Front RBZ		5-25 ft.
Corner Side RBZ		5-25 ft.
RBZ Treatment		Landscape, Patio, or Streetscape
Right-of-Way Encroachment		None
2. Buildable Area		
Minimum Setbacks	Side Yard	5 ft.
	Rear Yard	5 ft.
Lot Width	Minimum	80 ft.
	Maximum	None
Maximum Building Length		300 ft.
Maximum Impervious Coverage		80%
Additional Semi-Pervious Coverage		10%
3. Parking Location & Loading		
Parking Location		Within building only (refer to (c) Uses & Occupancy Requirements)
Entry for Parking within Building		Rear, side, corner side façades on non-principal frontage streets. [2]

(b) Height		
Height	Minimum	2 stories
	Maximum	5 stories [3, 4]
Ground Story Height	Minimum	8.5 ft./12 ft. [1]
	Maximum	18 ft.
Upper Stories Height	Minimum	8.5 ft. [1]
	Maximum	12 ft.
(c) Uses & Occupancy Requirements		
Ground Story		Commercial or civic/public/institutional uses are required only when fronting a principal frontage street, a shopping corridor, or a greenway.
Upper Story		No additional requirements
Parking within Building		Rear of ground story where there is frontage on a principal frontage street, a shopping corridor, or a greenway; all floors above ground story
Occupied Space		A minimum 20 ft. depth where the ground story fronts on a principal frontage street, a shopping corridor, or a greenway
(d) Façade Requirements		
Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.		
1. Street Façade Transparency. This section applies only to parking structures fronting streets.		
Ground Story Street Facing Transparency		Storefront with minimum 65% on principal frontage streets, shopping corridors, or greenways; otherwise, refer to the blank wall limitations.
Blank Wall Limitations		Required [5]
Garage Openings		Parked cars shall be screened from the street
2. Non-Street Façade Transparency		
Blank Wall Limitations		Required [6]
3. Building Entrance. This section applies only to Parking Structures fronting streets.		
Principal Pedestrian Entrance Location		All street façades of building

Street Façades: Minimum Number of Entrances	1 per 75 ft. of façade
Parking Lot Façades: Minimum Number of Entrances	Not applicable
Mid-Building Pedestrianway	Not required
4. Façade Divisions. This section applies only to parking structures fronting streets.	
Vertical Increments	No greater than 30 ft.
Horizontal Façade Divisions	Required within 3 ft. of the top of the ground story
Required Change in Roof Plane or Type	None
Garage Floors	Garage floors shall be horizontal along all street façades.
5. Façade Materials	
Permitted Primary Materials	Brick, Stone, 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 two principal frontage streets, and/or adjacent to an open space type

1 The requirements of §153.065(B)(5) Parking Structure Design shall be met.

2 Vehicular entrance openings along the façade shall not exceed 30 feet in width.

3 Height may not exceed overall height in feet of any adjacent building or any building immediately across the street constructed in accordance with §153.062.

4 Parking is permitted on roof level.

5 No open area greater than 30% of a story's façade, as measured from floor to floor, shall be windowless on the ground story or solid on the upper stories.

6 No rectangular area greater than 30% of a story's façade, as measured from floor to floor, shall be solid.

(12) Podium Apartment Building

(a) Building Siting
1. Street Frontage

Multiple Principal Buildings		Permitted
Front Property Line Coverage		Minimum 75% [1]
Occupation of Corner		Required
Front RBZ		5-20 ft.
Corner Side RBZ		5-20 ft.
RBZ Treatment		Landscape or less than 50% Patio; porches, stoops, and balconies are permitted in the RBZ[2]
Right-of-Way Encroachment		None
2. Buildable Area		
Minimum Side Yard Setback		5 ft.
Minimum Rear Yard Setback		5 ft.
Lot Width	Minimum	50 ft.
	Maximum	None
Maximum Impervious Coverage		70%
Additional Semi-Pervious Coverage		20%
3. Parking Location & Loading		
Parking Location		Ground story or basement of residential building (subject to applicable screening requirements) [2, 3]
Loading Facility Location		Rear
Entry for Parking within Building		Rear & side façade
Access		Refer to §153.062(N)(1)(c)
(b) Height		
Minimum Height		3 stories
Maximum Height		4.5 stories
Story Height	Minimum	10 ft.
	Maximum	14 ft.
Minimum Finished Floor Elevation		2.5 ft. above the adjacent sidewalk elevation[4]
(c) Uses & Occupancy Requirements		
Ground Story		Podium parking structures are conditional uses in accordance with §153.059(C)(3)(g).
Upper Story		No additional

	requirements
Parking within Building	Required; Podium Garage Parking shall be screened to at least 90% opacity through the use of building materials that are compatible with and integrated in to the design of the façade above the parking area.
Occupied Space	None required in ground story, except as provided in footnote 8.
(d) Façade Requirements	
Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.	
1. Street Façade Transparency[5]	
Transparency	Minimum 90% opacity on portion of ground floor or exposed portions of basement occupied by podium garage parking; minimum 20% transparency otherwise and for all other portions of the building. .
Blank Wall Limitations	Required
2. Non-Street Façade Transparency[5]	
Transparency	Minimum 90% opacity on portion of ground floor or visible portions of basement occupied by podium garage parking; minimum 15% transparency otherwise and for all other portions of the building.
Blank Wall Limitations	Required
3. Building Entrance	
Principal Entrance Location	Primary street façade of building
Street Façades: Minimum Number of Entrances[6]	1 per 75 ft. of façade[6]
Parking Lot Façades: Minimum Number of Entrances	Not required
Mid-Building Pedestrianway	1 required for buildings longer than 250 ft., except as provided in §153.063, Neighborhood Standards.
4. Façade Divisions	

Vertical Increments	No greater than 40 ft.
Horizontal Façade Divisions	On buildings 3 stories or taller, required within 3 ft. of the top of the ground story
Required Change in Roof Plane or Type	No greater than every 80 ft.
5. Façade Materials	
Permitted Primary Materials	Stone, Brick, Glass [7]
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 An open and unenclosed landscaped courtyard meeting the open space type requirements of §153.064 may contribute up to 35% of the front property line coverage requirement.

2 A landscape buffer a minimum of five feet in width as measured from the base of the building is required. In addition to the foundation planting requirements of §153.065(D)(7), the required reviewing body may require enhanced foundation plantings, including but not limited to vertical landscape materials to add visual interest to the ground floor or visible basement level parking façade.

3 Basement level structured parking is permitted to extend between buildings, screened from the street and covering a maximum of 10% of the length of the RBZ. Structured parking visible between principal buildings must be set back a minimum of 15 feet from the street facing façades.

4 The minimum finished floor elevation applies to the residential units, common areas, and other occupied spaces and is not intended to apply to the parking structure. Where the principal building entrance is a lobby or other common space, the minimum finished floor elevation is not required.

5 In lieu of transparency requirements, the ground story or visible basement façade shall incorporate architectural elements equal to the degree of detailing used on the stories above the parking level. Blank wall limitations may be met using these architectural enhancements, as determined by the required reviewing body.

6 The required reviewing body may reduce the number of entrances along street facades as functionally appropriate to the apartment building with parking fully or partially below grade, provided the building has an adequate number and frequency of entrances to be convenient for residents and visitors and the entrances are conducive to establishing a safe and attractive pedestrian realm.

[7] Masonry, as described in §153.062(E)(1), shall be used as the primary building material for ground story or exposed basement façades.

[8] The incorporation of active, occupied spaces along street façades is strongly encouraged wherever practicable. Common spaces including but not limited to a clubhouse, fitness facility, or administration/rental/sales office, should be designed so that those buildings or uses have ground story street frontage.

§153.063 Neighborhood Standards

(A) Intent

Certain Bridge Street 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)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, where conflicts with other sections of the zoning regulations applicable to the Bridge Street District exist, the provisions of §153.063 shall apply.

(1) The BSD Historic Residential District is a singularly unique residential neighborhood with a historic development pattern. The requirements for the BSD Historic Residential District ensure that the scale and placement of new or modified buildings are compatible with the historic character of the existing residential uses and streets.

(2) The BSD Sawmill Center Neighborhood and BSD Indian Run Neighborhood districts anchor the Bridge Street District through the creation of mixed use neighborhoods with signature development characters. Each neighborhood is intended to be anchored by a critical mass of commercial uses located in highly walkable shopping corridors with streets, blocks, buildings and open spaces designed to encourage park-once visits, window shopping, impromptu public gatherings and sidewalk activity.

(3) The BSD Historic Transition Neighborhood District serves as a bridge between the existing historic scale of the BSD Historic Core District and the more contemporary, larger scale of the BSD Indian Run Neighborhood District.

(4) 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.

(B) BSD Historic Residential District

(1) Development Intent

While included as part of the Neighborhood Standards, it is the intent of this district to maintain the existing conditions of this important neighborhood. The BSD Historic Residential neighborhood represents a snapshot in time that should be maintained, preserved, and protected.

(2) The following standards for arrangement and development of land and buildings are required.

(a) Lot Area

For each dwelling unit, there shall be a lot area not less than 8,712 square feet (0.2-acre).

(b) Lot Width

Lots shall be a minimum of 60 feet in width with a minimum frontage of 60 feet along a public street.

(c) Height

No residential structure shall exceed 35 feet in height. Maximum height for other structures shall not exceed a safe height as determined by the Fire Chief and as reviewed and accepted by the Architectural Review Board.

(d) Lot Coverage

Combined square footage of all principal and accessory structures and impervious surfaces shall not exceed 50% of the lot area, unless otherwise approved by the Architectural Review Board.

(e) Front, Side, and Rear Yards

All lots shall have minimum setbacks as noted in Table 153.063-A.

TABLE 153.063-A
Minimum Setback Requirements - BSD Historic Residential District

For properties fronting onto:	Front Yard (ft.)	Side Yard (ft.)	Total Side Yard (ft.)	Rear Yard (ft.)
Dublin Road	15	4	16	15
Franklin Street	25	4	12	25
High Street (North & South)	15	4	16	15
S. Riverview St. (east side)	0	3	12	15
S. Riverview St. (west side)	20	3	12	15
North Riverview St. (east side)	0	3	6	15
North Riverview St. (west side)	20	3	6	15
Short Street	20	3	12	15
Streets not listed above	20	3	12	15

(C) BSD Sawmill Center Neighborhood District

(1) Development Intent

The Sawmill Center Neighborhood offers a unique opportunity to provide a vibrant, active mixed use environment with a wide variety of shopping, service and entertainment activities. This neighborhood will have a strong pedestrian friendly streetscape and a well-defined network of streets connecting to the major roadways of Sawmill Road and West Dublin-Granville Road. Supporting residential and office uses may be incorporated in a variety of ways, including upper floors in vertical mixed use areas and in stand-alone buildings. Additionally, the neighborhood will have connections to greenways planned for the Bridge Street District to connect to other development areas to the west.

(2) Refer to §153.058 for the BSD Sawmill Center Neighborhood District intent and the Zoning Map for the actual limits of the BSD Sawmill Center Neighborhood District. Refer to Figure 153.063-A for an illustration of a conceptual development pattern desired for this district. Actual locations of elements depicted on the graphic will be determined through the Development Plan and Site Plan Review processes.

(3) Block, Access, and Street Layout

(a) Block Length

Refer to Table 153.060-A, Maximum Block Dimensions.

(b) Access

Refer to §§153.060 and 153.061 for existing and planned principal frontage streets within the BSD Sawmill Center Neighborhood District and general block access configurations.

(c) Mid-Block Pedestrianways

Blocks consisting entirely of residential uses that are located in predominantly residential development areas may be exempted from the mid-block pedestrianway requirements of §153.060(C)(6), subject to approval by the required reviewing body, except where a block has frontage on a principal frontage street.

(d) Street Types

Refer to §153.061 for existing and potential streets and street family designations within the 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.

(b) Building Types Permitted in Shopping Corridors

Corridor Building, Loft Building, Mixed Use Building, Large Format Commercial Building

(c) Commercial Center Building Types

Commercial Center building types are permitted to front only on the north side of the east/west-oriented portions of Village Parkway and Sawmill Road as depicted on Figure 153-063(A).

(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.

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-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

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

5. 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) Master Sign Plans

1. The BSD Sawmill Center 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 buildings within 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.

(c) Street Terminations

Refer to §153.062(J) for Treatments at Terminal Vistas.

(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. Gateway elements should enhance the character of the public realm consistent with the Principles of Walkable Urbanism of §153.057(D) and should be coordinated with the design of the nearby streetscape, open spaces and architecture as may be applicable.

(6) Open Spaces. Refer to §153.064.

(a) Open Space Character

The BSD Sawmill Center Neighborhood district is intended to accommodate a wide variety of building types and uses to create vibrant, mixed use shopping and entertainment districts accented by a high quality open space network that balances a variety of natural and hardscape areas designed to provide intimate gathering spaces appropriate for an urban setting.

(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 Sawmill Center 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

Refer to §153.064(G) for permitted open space types in the BSD Sawmill Center Neighborhood District.

(d) Open Space Network

1. Open spaces within the BSD Sawmill Center 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 this urban neighborhood.

2. The open space network shall be provided, at a minimum, in the approximate locations shown in Figure 153.063-A. Open space designs shall be approved with the Site Plan Review, but locations and types shall be identified with the Development Plan application 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. Open space corridors may be provided as a greenway open space type or by using approved street types, provided that open space nodes are located along the street with no greater than three full blocks between each open space node, and if pedestrian and bicycle movement between the open spaces is emphasized in the street design.

C. The open space network shall connect to existing or planned greenways within the vicinity, providing pedestrian and bicycle access to nearby residential districts, the Scioto River, other destinations throughout the Bridge Street District, and to the city's larger open space system.

D. Open space nodes shall be provided at prominent street intersections as identified during the Development Plan and Site Plan Reviews, such as those serving as entrances to a designated shopping corridor and other gateway locations, with other appropriately scaled open space types integrated along the corridor as appropriate to the character of the street.

(D) BSD Historic Transition Neighborhood District

(1) Development Intent

The Historic Transition Neighborhood presents a unique opportunity within the Bridge Street District. Transitional elements include building on the BSD Historic Core District's strong gridded pedestrian and street network and providing appropriate connections to the BSD Indian Run Neighborhood. A balance of land uses will be important to support the smaller scale retail, service, and entertainment uses in the BSD Historic Core. Other limited areas of BSD Historic Transition Neighborhood border the Historic District and require sensitive treatment to maintain complementary relationships to adjacent districts.

(2) Refer to §153.058 for the BSD Historic Transition Neighborhood District intent and refer to the Zoning Map for the actual limits of the BSD Historic Transition Neighborhood District. Refer to Figure 153.063-B for an illustration of a conceptual development pattern desired for this district. Actual locations of elements depicted on the graphic will be determined through the Development Plan and Site Plan Review processes.

(3) Block, Access, and Street Layout

(a) Block Length

1. Refer to Table 153.060-A, Maximum Block Dimensions.

2. Developable lots are not permitted between greenways and the street adjacent to the Indian Run west of North High Street.

(b) Access

Refer to §§153.060 and 153.061 for existing and planned principal frontage streets within the BSD Historic Transition Neighborhood District and acceptable block access configurations.

(c) Mid-Block Pedestrianways

Blocks consisting entirely of residential uses that are located in predominantly residential development areas may be exempted from the mid-block pedestrianway requirements of §153.060(C)(6), subject to approval by the required reviewing body, except where a block has frontage on a principal frontage street.

(d) Street Types

Refer to §153.061 for existing and potential streets and street family designations within the 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.

(b) Building Height

Buildings located across a street from or adjacent to the BSD Historic Core District shall be limited to two and a half stories.

(5) Placemaking Elements

(a) Historic Sites and Structures

Historic sites and structures listed on the National Register and/or the Ohio Historic Inventory shall be preserved to the extent practicable with redevelopment unless otherwise approved by the Architectural Review Board pursuant to §153.171.

(b) Use Limitations

Ground floor residential uses are not permitted on Bridge Street.

(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.

(6) Open Spaces. Refer to §153.064.

(a) Permitted Open Space Types

Refer to §153.064(G) for permitted open space types in the BSD Historic Transition Neighborhood District.

(b) Open Space Character

1. The BSD Historic Transition Neighborhood District is intended to complement the BSD Historic Core District by accommodating a variety of building types within a finer grained street and block network and uses consistent with the district. Development shall be planned to allow an extension of the walkable mixed use character of the BSD Historic Core District.

2. Open spaces shall be planned in a manner appropriate to the smaller scaled urban environment consistent with the Historic District, with a network of open spaces to serve the residential presence in the BSD Historic Transition Neighborhood District, a high quality public green to serve as a community gathering space, and connections to the Indian Run greenway and the Scioto River.

(c) 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 Historic Transition Neighborhood District. Required open spaces shall be publicly accessible and accommodate community activities and gathering spaces.

(d) Open Space Network

1. Open spaces within the BSD Historic Transition Neighborhood District are intended to 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 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-B. Open space designs 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. Greenways are required along all branches of the Indian Run and shall be designed to facilitate pedestrian and bicycle travel. Greenways shall be designed with publicly accessible street frontage for a minimum of one third of the greenway length along all branches of the Indian Run within the BSD Historic Transition Neighborhood District.

C. Required greenways shall connect to existing or planned greenways within the vicinity, providing pedestrian and bicycle access to the BSD Indian Run Neighborhood District, the Scioto River, other destinations throughout the Bridge Street District, and to the city's larger open space system.

D. Building frontage directly along a greenway with no intervening street shall be treated as street frontage and shall meet street-facing façade requirements, except the minimum front property line coverage requirements are reduced to 50% along the greenway.

E. Other required open space corridors may be created by using approved street types, provided that open space nodes are located along the street with no greater than three full blocks between each open space node and pedestrian and bicycle movement between the open spaces is emphasized in the street design.

F. A minimum of one permitted open space type shall be provided north of Bridge Street, with continuous pedestrian and bicycle connections to the Indian Run greenway.

G. Other open space nodes shall be provided at gateway locations as identified during the Development Plan and Site Plan Reviews, such as at prominent street intersections, with other appropriately scaled open space types integrated along the corridor as appropriate to the character of the street.

(E) BSD Indian Run Neighborhood District

(1) Development Intent

The BSD Indian Run Neighborhood District provides a significant opportunity for a well-planned and designed mixed use neighborhood. Special attention at the boundaries of the neighborhood will be required to deal with the sensitivity of the Indian Run and the opportunities for prominent visibility from I-270. Land use opportunities include a complementary residential presence, especially in those areas nearest the Indian Run, 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 balanced land uses.

(2) Notwithstanding the foregoing, any real property that had a Planned Unit Development (PUD) classification pursuant to §153.052 immediately prior to its rezoning into the BSD Indian Run Neighborhood District shall be permitted to be developed, at the election of the property owner or other applicant, in one of the following manners:

(a) Per the terms of the PUD zoning text that was approved in accordance with §153.052, if the approved PUD zoning text is silent on any particular matter, issue, restriction, or requirement, then the Dublin Zoning Code, as it existed immediately prior to the adoption of §§153.057 through §153.066, shall provide the applicable zoning requirements. A property owner or applicant that desires to develop their property in accordance with this provision shall be required to file and obtain approval of a Final Development Plan application as required under §153.053 of the Dublin Zoning Code; or

(b) A property owner or applicant that desires to develop their property in accordance with the requirements of §§153.057 through §153.065 shall be required to follow all of the procedures of §153.066 required for approval of development projects under the BSD Indian Run Neighborhood District.

(3) Refer to §153.058 for the BSD Indian Run Neighborhood District intent, and refer to the Zoning Map for the actual limits of the BSD Indian Run Neighborhood District. Refer to Figure 153.063-C for an illustration of a conceptual development pattern desired for this district. Actual locations of elements depicted on the graphic will be determined through the Development Plan and Site Plan Review processes.

(4) Block, Access, and Street Layout

(a) Block Length

Refer to Table 153.060-A, Maximum Block Dimensions.

(b) Access

Refer to §§153.060 and 153.061 for existing and potential principal frontage streets within the BSD Indian Run Neighborhood District and acceptable block access configurations.

(c) Mid-Block Pedestrianways

Blocks consisting entirely of residential uses that are located in predominantly residential development areas may be exempted from the mid-block pedestrianway requirement of §153.060(C)(6), subject to approval by the required reviewing body, except where a block has frontage on a principal frontage street.

(d) Street Types

1. Streets fronted by a required open space type shall be designated as principal frontage streets.

2. Refer to §153.061 for existing and planned streets and street family designations within the BSD 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.

(b) Building Types Permitted in Shopping Corridors

Corridor Building, Loft Building, Mixed Use Building, Large Format Commercial Building

(c) Commercial Center Building Types

Commercial Center building types are permitted to front only on Bridge Street.

(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 - 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 shall provide a mid-block pedestrianway meeting the requirements of §153.060(C)(6).

5. 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) Indian Run Frontage

1. If buildings are fronted directly along the Indian Run greenway, ground floor façades shall be treated the same as front façades on principal frontage streets. Parking lots, parking structures, garages, and loading facilities are not permitted in the rear yards of lots with frontage along the Indian Run greenway.

2. Eating and drinking establishments are encouraged along the Indian Run greenway, with an additional 10% semi-pervious area permitted for outdoor dining and seating where the outdoor dining area is within 20 feet of the principal structure.

(c) Street Terminations

Refer to §153.062(J) for Treatments at Terminal Vistas.

(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. Gateway elements should enhance the character of the public realm consistent with the Principles of Walkable Urbanism of §153.057(D) and should be coordinated with the design of the nearby streetscape, open spaces and architecture as may be applicable.

(e) Sign Plans

1. The BSD Indian Run 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 buildings within 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.

(7) Open Spaces. Refer to §153.064.

(a) Open Space Character

1. The BSD Indian Run 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. Greenways shall be provided to connect the BSD Indian Run Neighborhood District with the BSD Historic Transition Neighborhood District to the east, creating pedestrian and bicycle connections and natural corridors from this mixed use activity center to the Scioto River 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 Indian Run 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

Refer to §153.064(G) for permitted open space types in the BSD Indian Run Neighborhood District.

(d) Open Space Network

1. Open spaces within the BSD Indian Run 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-C. Open space designs shall be approved by the required reviewing body, but locations and types shall be identified with the Development Plan and Site Plan Reviews 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. Greenways are required along and on both sides of all branches of the Indian Run and shall be designed to facilitate pedestrian and bicycle travel. Greenways shall be designed with publicly accessible street frontage for a minimum of one third of the greenway length along all branches of the Indian Run within the Indian Run district.

C. Required greenways shall connect to existing or planned greenways within the vicinity, providing pedestrian and bicycle access to Historic Dublin,

the Scioto River, other destinations throughout the Bridge Street District, and to the city's larger open space system.

D. Where buildings front directly onto greenways, semi-pervious outdoor dining areas are permitted within 20 feet of the principal structure adjacent to the greenway.

E. Other required open space corridors may be created by using approved street types, provided that open space nodes are located along the street with no greater than three full blocks between each open space node and pedestrian and bicycle movement between the open spaces is emphasized in the street design.

F. Open space nodes shall be provided at prominent street intersections, such as those serving as entrances to a designated shopping corridor and other gateway locations, with other appropriately scaled open space types integrated along the corridor as appropriate to the character of the street.

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

(F) BSD Scioto River Neighborhood District

(1) Development Intent

The BSD Scioto River Neighborhood District provides a significant opportunity for a well-planned and designed neighborhood with a balanced mix of land uses. Predominant land uses include a 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 Scioto River Neighborhood District intent, and refer to the revised Zoning Map for the actual limits of the BSD 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 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 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.

(b) 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).

(c) 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.

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, 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 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

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

5. 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 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. Gateway elements should enhance the character of the public realm consistent with the Principles of Walkable Urbanism of §153.057(D) 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 BSD 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 buildings within 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.

(6) Open Spaces. Refer to §153.064.

(a) Open Space Character

1. The BSD 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 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 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 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 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.

§ 153.064 Open Space Types

(A) Intent and Purpose

The intent of the open space type requirements is to ensure a variety of functional, well-designed open spaces carefully distributed throughout the Bridge Street District, located and planned to enhance the quality of life for residents, businesses, and visitors. The purpose of these requirements is to ensure that individual open spaces complement adjacent land uses and contribute to the creation of a comprehensive, district-wide open space network. In addition, these regulations are intended to guide the design of each open space so that it properly responds to its unique location and the needs of the primary users.

(B) Applicability

All required open space shall conform to one of the open space types of §153.064.

(C) Provision of Open Space

(1) Residential

There shall be a minimum of 200 square feet of publicly accessible open space for each residential dwelling unit. Required open space shall be located within 660 feet of the main entrances of the residential units or the main entrance of a multiple-family building, as measured along a pedestrian walkway.

(2) Commercial

There shall be a minimum of one square foot of publicly accessible open space for every 50 square feet of commercial space or fraction thereof. Required open space shall be located within 660 feet of the main entrance to the commercial space as measured along a pedestrian walkway.

(3) Mixed Use

Open space requirements for mixed use developments shall be calculated based on the open space required for each use as noted in §153.064(C)(1)-(2).

(4) Civic

No open space is required for civic uses in civic building types except as may be required by the landscape provisions of this chapter. Where civic uses are located in other permitted building types, there shall be a minimum of one square foot of publicly accessible open space for every 50 square feet of civic space or fraction thereof. Where required, open space shall be located within 660 feet of the main entrance to the building as measured along a pedestrian walkway.

(5) Existing Open Spaces

An existing open space may be used to meet the area requirements for open space for an individual development if approved by the required reviewing body. The applicant shall either add to the existing open space, create a new open space in accordance with §153.064, pay a fee in lieu of provision of open space as required by §153.064(E) where permitted by the Planning and Zoning Commission, or a combination thereof.

(6) Variation of Open Space Types

More than one open space type may be used in combination to meet the open space requirement. Where three or more individual open spaces are proposed to meet the requirement, at least two different types must be provided.

(D) Suitability of Open Space

(1) The ART or required reviewing body shall review all proposed open space types during the Minor Project, Site Plan and Development Plan application review processes to determine the suitability of the open space. In determining the suitability of areas to be set aside for new open space types or in considering the ability of existing open space types to meet the requirement, the ART or other reviewing body may consider all relevant factors and information, including but not limited to:

(a) The goals and objectives of the Community Plan (including the Bridge Street District Area Plan) and Parks and Recreation Master Plan;

(b) Suitability of the open space for active or passive recreational use or preservation of natural features;

(c) The need for specific types of open space and recreation in the Bridge Street District and particularly in the general vicinity of the proposed development taking into account the anticipated users of the open space and nearby land uses;

(d) The proximity or potential connectivity to other open space types.

(2) If the ART determines the open space proposed (or portions thereof) to be inconsistent with any of these considerations, a fee-in-lieu of the provision of open space, or a combination of fee and provision of open space may be used to meet the requirement if approved by the Planning and Zoning Commission in accordance with §153.064(E).

(E) Fee-In-Lieu of Open Space

(1) The following requirements shall be met where the required reviewing body has determined that a payment of a fee-in-lieu of open space is permitted. Refer to §153.066 for the procedures for open space fee in lieu determination.

(2) Fee-In-Lieu Calculation

The payment of fees-in-lieu of open space shall be collected prior to the issuance of a building permit for each phase of development and shall be calculated using the following method:

(a) Calculate the total acreage of required open space from §153.064(C)(1)-(4) as applicable;

(b) Multiply the acreage of required open space by its estimated average value per acre. This value shall be established from time to time by resolution of City Council.

(c) Multiply the value of the required open space as determined in §153.064(E)(2)(b) by the required open space to obtain the open space fee.

(3) Use of Open Space Fee

Unless otherwise specifically directed by City Council, all fees collected shall be deposited in a fund which shall be used only for land acquisition, development, maintenance and operation of publicly accessible open spaces in the Bridge Street District as outlined in §153.064.

(4) Fee-In-Lieu of Determination

Except as noted in §153.064(E)(5), the required reviewing body shall determine whether a request to pay a fee-in-lieu of open space dedication should be approved, upon a finding that all of the following considerations are met:

(a) That the amount of open space required by the nature and development intensity of the use would yield a lesser benefit than paying the fee.

(b) That open space is available in adjacent or nearby developments (within 660 feet of the principal entrance(s) to each building) that is equal to or in excess of the calculated area for all developments individually.

(c) That physical conditions unique to the site make it impractical to provide the required open space.

(d) That providing the required open space would hamper an efficient site layout, as determined by the required reviewing body.

(e) That providing the required open space would conflict with the Principles of Walkable Urbanism as provided in §153.065(I).

(5) If the open space requirement for any individual development proposal is less than the minimum required by Table 153-064-A for the smallest permitted open space type, the applicant may be permitted to pay the calculated fee-in-lieu of open space, subject to the approval of the Director of Parks and Open Space.

(F) Open Space Types

(1) Pocket Plaza

Pocket plazas are intended to provide a formal open space of relatively small scale to serve as an impromptu gathering place for civic, social, and commercial purposes. The pocket plaza is designed as a well defined area of refuge separate from the public sidewalk. These areas contain a greater amount of impervious coverage than other open space types. Seating areas are required and special features, such as fountains and public art installations, are encouraged. Refer to Table 153.064-A for an illustration of a typical pocket plaza.

(2) Pocket Park

Pocket parks are intended to provide small scale, primarily landscaped active or passive recreation and gathering spaces for neighborhood residents within walking distance. The design and programming of pocket parks should respond to the needs of residents in the immediate vicinity. Refer to Table 153.064-A for an illustration of a typical pocket park.

(3) Green

Greens are intended to provide informal, medium scale active or passive recreation for neighborhood residents within walking distance. Refer to Table 153.064-A for an illustration of a typical green.

(4) Square

Squares are intended to provide formal open space of medium scale to serve as a gathering place for civic, social, and commercial purposes. Squares are generally rectilinear and bordered on all sides by a vehicular right-of-way, which together with adjacent building façades define the space. Squares contain both hardscape areas, such as paths, fountains, gazebos, public art, and street furniture, as well as landscaping. Refer to Table 153.064-A for an illustration of a typical square.

(5) Plaza

Plazas are intended to provide formal open space of medium scale to serve as a gathering place for civic, social, and commercial purposes. Plazas are usually located in areas where land uses are more diverse and there is potential for a greater level of pedestrian activity. The plaza may contain a greater amount of impervious coverage than any other open space type. Special

features, such as fountains and public art installations, are encouraged. Refer to Table 153.064-A for an illustration of a typical plaza.

(6) Park

Parks are intended to provide informal active and passive larger-scale recreational amenities to city residents and visitors. Parks have natural plantings and can be created around existing natural features such as water bodies or tree stands. Parks can be used to define edges of neighborhoods and districts. Refer to Table 153.064-A for an illustration of a typical park.

(7) Greenway

Greenways are intended to provide a combination of informal and well organized, primarily linear open spaces that serve to connect open space types and major destinations within and outside of the Bridge Street Corridor. Portions of greenways may follow and preserve a natural feature, such as a river or stream edge, ravine, or tree row, or man-made features, such as streets. Greenways can be used to define edges of neighborhoods and districts and may be directly adjacent to other open space types. Refer to Table 153.064-A for an illustration of a typical greenway.

(G) General Requirements

The following defines the general requirements for all open space types in the Bridge Street District as provided in Table 153.064-A, Summary of Open Space Type Requirements. Land not meeting the requirements of §153.064(G) and Table 153.064-A shall not be counted toward an open space requirement unless the required reviewing body finds that unique site conditions, a creative design, or other considerations unique to the site are present that justifies a deviation from the requirements.

(1) Size

Minimum and maximum size of open space is measured along the parcel lines of the property.

(a) Minimum Dimension

The minimum length and the minimum width of an open space is measured along the longest two straight lines intersecting at a right angle. Refer to Figure 153.064-A, Examples of Measuring the Minimum Length and Width of Open Space Types.

(b) Proportion Requirement

With the exception of the greenway, open space types shall be sized at a ratio of not more than three to one (3:1), length to width.

(2) Access

All open space types shall provide public pedestrian access from a street right-of-way.

(a) Minimum Percentage of Street Right-of-Way Frontage Required

The minimum percentage of street right-of-way frontage required is measured as the minimum percentage of the open space perimeter, as measured along the outer parcel line or edge of the space, that shall be located directly adjacent to a street right-of-way, excluding alley frontage. This requirement provides access and visibility to the open space.

(b) Continuity

Pedestrian paths, sidewalks, cycletracks and multi-use paths shall connect to existing or planned bicycle or pedestrian paths or other open space types when the open space abuts

an existing or planned path right-of-way, a parcel zoned in the BSD Public District, or other open space types. For greenways, pedestrian and/or bicycle access points may be required by the ART or the required reviewing body.

(3) Districts Permitted

(a) The districts permitted are the BSD zoning districts in which each open space type is permitted. Refer to §153.058 for the intent of all BSD zoning districts.

(b) Frontage Orientation of Adjacent Buildings/Parcels

The frontage orientation of adjacent buildings/parcels is the preferred orientation of the adjacent buildings' and/or parcels' frontages to the open space. Front, corner, side, and rear refers to the property line either adjacent to the open space or facing the open space across the street.

(4) Improvements

The following types of development and improvements may be permitted on an open space type.

(a) Designated Sports Fields

Designated sports fields are ball fields or courts designed for one or more sports including, but not limited to, baseball fields, softball fields, soccer fields, basketball courts, football fields, and tennis courts. For the purposes of §153.064, small scale recreational courts and activity areas such as bocce, shuffleboard or game tables are not classified as designated sports fields.

(b) Playgrounds

For the purposes of §153.064, playgrounds are defined as areas with play structures and equipment typically for children, such as slides, swings, climbing structures, and skate parks.

(c) Site Furnishings

High quality, City-approved site furnishings including but not limited to benches, bicycle racks, and waste receptacles are permitted and encouraged in all open spaces.

(d) Public Art

The incorporation of public art is highly encouraged as an amenity in all open spaces. Public art includes, but is not limited to, works of two- or three-dimensions and may be freestanding, or incorporated into walls, pavement or other surfaces.

(e) Structures

1. Design

Ancillary structures in open spaces shall not be subject to the physical requirements of the building types, but shall be designed and furnished to be consistent with the district in which they are located and consistent with the building material requirements of §153.062(E). Structure consistency may be achieved through frontage, massing, and character similar to adjacent development, as determined by the required reviewing body.

2. Fully-Enclosed Structures

A. Maximum Area

Where permitted, fully enclosed structures are limited to a maximum building coverage as a percentage of the open space area. In no case shall an individual fully enclosed structure exceed 500 square feet in area unless approved by the required reviewing body.

B. Fully enclosed structures may include such accessory uses as maintenance sheds, refreshment stands, newsstands, and restrooms. Refer to §153.059, Uses, for additional information about permitted principal and accessory uses.

3. Semi-Enclosed Structures

Open-air structures, such as gazebos, open air pavilions, picnic shelters, outdoor theaters, and similar structures, are permitted in all open spaces.

(f) Maximum Impervious and Semi-Pervious Surface Permitted

In Table 153.064-A, the amounts of impervious and semi-pervious coverage are provided separately to allow an additional amount of semi-pervious surface, such as permeable paving, for paved surfaces including but not limited to parking facilities, driveways, sidewalks, paths, and structures.

(g) Open Water

1. The maximum amount of area within an open space that may be covered by open water is provided in Table 153.064-A for all open space types. This includes but is not limited to water features above grade, such as fountains, as well as ponds, lakes, and pools.

2. Open water within an open space shall be located at least 20 feet from a property line unless the required reviewing body determines that a lesser distance will ensure public safety.

(h) Fencing and Walls

Open spaces may incorporate fencing and walls provided that the following requirements are met.

1. Height

A. Fencing shall not exceed 42 inches, unless otherwise approved by the required reviewing body for special circumstances such as proximity to highway right-of-way and/or use around swimming pools, ball fields, and ball courts.

B. Walls shall not exceed 36 inches as measured from the established grade.

2. Opacity

Fence opacity shall not exceed 60%. Walls may be 100% opaque.

3. Type

A. Chain-link fencing is not permitted, with the exception of designated sports fields, court fencing, and other similar types of recreational facilities approved by the required reviewing body. Vinyl fencing is prohibited.

B. Walls may be constructed of masonry, consistent with the street wall design requirements of §153.065(E)(2).

4. Spacing of Openings

An opening or gate permitting access to an open space type shall be provided at a minimum of every 200 feet of street frontage.

(5) Ownership

Open spaces may either be publicly or privately owned. If privately owned, required open space must be publicly accessible along a street right-of-way.

(6) Parking Requirements

Off-street parking is not required for open spaces but is encouraged for open space types three acres or larger. Refer to §153.065(B), Parking and Loading, for more information on parking requirements.

(7) Stormwater Management

Stormwater management practices, such as storage and retention facilities, may be integrated into open spaces. Refer to Chapter 53 for design requirements.

(a) Stormwater Features

Stormwater features in open spaces may be designed as formal or natural amenities with additional uses other than stormwater management alone, such as an amphitheater, sports field, or a pond or pool as part of the landscape design. Stormwater features shall not be fenced and shall not be designed or placed so as to impede public use of the land they occupy.

(b) Qualified Professional

Stormwater management features incorporated into open spaces shall be designed by a licensed design professional.

Table 153.064-A. Summary of Open Space Type Requirements

Open Space Type	Size			Min. % Perimeter along Street / Building	Districts Permitted	Frontage Orientation Buildings/ Parcels	Permitted Uses/Structures			Impervious + Semi-Pervious Surface (%)	Maximum Open Water (%)
	Min. (acres)	Max. (acres)	Min. Dimension (feet)				Designated Sports Fields	Playgrounds	Fully Enclosed Structures		
Pocket Plaza	300 sq. ft.	1200 sq. ft.	10	30% of perimeter along street / building	All, except BSD Residential, BSD Office Residential	Front or Corner	No	No	No	Minimum: 40; Maximum:80 + 10	20[2]
Pocket Park	.10	.50	None	30%	All	Any	No[1]	Yes	No	30 + 10	20[2]
Green	.5	3	45	100%; 50% for over 1.25 acres	All	Front or Corner	No	Yes	No	20 + 15	30
Square	.25	2	80	100%	All	Front or Corner	No	No	Maximum 5% of area	40 + 20	20
Plaza	.25	1	60	30% of perimeter along street / building	All, except BSD Residential	Front or Corner	No	No	Maximum 5% of area	Minimum: 40; Maximum: 80 + 10	30[2]
Park	2	None	100	30% up to 5 acres; 20% over 5 acres	All, except Historic Transition	Any	Yes	Yes	If 3 acres or greater; maximum 2% of area	25 + 10	20
Greenway [3], [4]	1	None	30; average of 60	50%	All	Any	No	Yes	No	20 + 10	30

[1] Small scale recreation courts and activity areas such as bocce, shuffleboard, or game tables are permitted.
[2] Ponds and lakes are not permitted.
[3] Coordination. Greenways shall be continuous and connected. Any private greenway developed shall be adjacent to or directly across a street from another existing Greenway, a proposed Greenway, a Park, or buffer areas adjacent to the Scioto River or either fork of the Indian Run.
[4] Building Frontage. When the rear or side of a building is adjacent to a Greenway, that façade of the building shall be treated as if it were located on a principal frontage street.

§ 153.065 SITE DEVELOPMENT STANDARDS

(A) Purpose and Applicability

(1) The purpose of the site development standards is to facilitate the implementation of the Bridge Street District Area Plan and establish a walkable, mixed-use urban core for the City of Dublin consistent with the principles and directions articulated in the Community Plan (Bridge Street District Area Plan). It is intended that all site development encourage and support the principles of walkable urbanism provided in §153.057(D).

(2) As provided in §153.065, the site development standards shall be applied to all new development in the Bridge Street District, including modifications to Existing Uses and Existing Structures.

(3) With the exception of provisions related to Existing Uses in §153.059(B)(5) and Existing Structures in §153.062(B)(2), site development standards covered by this section that are nonconforming at the effective date of this amendment or made nonconforming by a change to this chapter shall meet the requirements of §153.004(C).

§ 153.065 SITE DEVELOPMENT STANDARDS

(B) Parking and Loading

The intent of §153.065(B) is to ensure the provision of adequate vehicular and bicycle parking facilities in all BSD zoning districts based on the vision for each area described in the Dublin Community Plan (Bridge Street District Area Plan) and the District's five Vision Principles. This is achieved through the emphasis placed on required bicycle facilities, well-designed parking structures and the use of on-street parking spaces while minimizing off-street surface parking lots and encouraging shared parking arrangements.

(1) General Provisions

(a) Applicability

1. Vehicular and bicycle parking as required by §153.065(B) shall be provided for the use of occupants, employees and patrons of each new building or addition constructed. Required parking shall be provided as permitted by this section, including, but not limited to, shared parking arrangements.

2. Parking meeting the requirements of this section shall be provided for buildings that are expanded by more than 25% of the gross floor area existing on the effective date of a rezoning to a BSD zoning district.

3. Whenever the use of a building or lot is changed to a use requiring 25% or more parking spaces than the required parking for the previous use, parking shall be brought into full compliance as required by §153.065(B) within a reasonable time as determined by the Director. For a multi-tenant building, when a portion of the building or lot changes to a use requiring 25% or more parking spaces, only that parking for the new use shall be required. If applicable, a shared parking plan as described in §153.065(B)(2)(b) may also be submitted to ensure adequate parking while accommodating changes of use in multi-tenant buildings.

4. Required parking and loading spaces shall be installed and completed prior to building occupancy. The Director of Building Standards may grant one, six month extension following occupancy approval if adverse weather conditions or unusual delays beyond the control of the property owner prevent completion of parking and loading areas. Adequate parking areas and spaces shall be available, either on or off-site, during the extension period under the following conditions:

   A. On-site parking areas, if not in a finished condition, shall be adequately surfaced to accommodate anticipated traffic, stormwater drainage and snow removal, at the determination of the Director of Building Standards; and/or

   B. Parking may be provided off-site, subject to the requirements of §153.065(B)(1)(b).

5. The provisions of §153.207, Parking in Residential Districts, shall apply in the BSD Residential and BSD Historic Residential districts.

6. Parking and loading spaces for uses not addressed in §153.065(B) shall be determined by the Director based on the anticipated parking impacts of the proposed use, its similarity to characteristics of other listed uses, and supporting documentation that may be provided by the applicant.

7. Parking for Existing Structures is governed by the provisions of §153.062(B)(2)(c).

(b) Parking Location

1. On-Site Parking

A. Surface parking provided on-site may only be located on those areas of each development parcel that are not required by §153.062 to be occupied by a principal structure. Off-street parking may also be provided within a principal structure as permitted by §153.062(O). The parking areas shall be readily accessible by vehicles, bicycles, and pedestrians.

B. Parking shall not be located within a setback as required for individual building types in §153.062(O), except that parking areas may extend across contiguous lots in developments with coordinated site design, shared access points and/or shared parking arrangements.

C. Where on-site surface parking is provided on a site included as part of a Development Plan Review, parking may be permitted by the required reviewing body to encroach required setbacks to facilitate coordinated site design and contiguous parking areas with future development phases.

2. Off-Site Parking

Required off-street parking shall be provided either on-site, or in a parking structure or surface parking lot located within 600 feet of the subject parcel as permitted by the BSD zoning district in which the parking lot or structure is located and shall be readily accessible by vehicles, bicycles, and pedestrians.

A. The use of off-site parking to meet the minimum parking requirement shall require an approved parking plan as described in §153.065(B)(1)(f). If not under single ownership, provisions for off-site parking shall be made by binding agreements between two or more property owners. Written easements which provide for continued use and maintenance of the parking shall be submitted to the City for approval. Any agreement shall include provisions to address changes in use or ownership.

B. If an off-site parking agreement is severed or modified with the result of eliminating required parking for one or more properties, parking for the affected properties shall be brought into full compliance as required by §153.065(B), and approval of a new or modified parking plan shall be required.

C. If located off-site, distances to required parking areas shall be measured along a walkway from the nearest pedestrian entrance to the parking area to the main entrance to the principal structure or use being served.

3. On-Street Parking

On-street parking spaces may be counted toward meeting the minimum parking requirement for a parcel provided that the spaces are on the same side of the street and more than one-half the length of the parking space lies between the two side lot lines of the parcel extended into the street right-of-way. On corner lots, on-street spaces on both street frontages may be counted in the same manner. Credit for on-street parking spaces shall apply to parking for all uses on the parcel rather

than any specific use. On-street parking spaces shall not be signed or otherwise designated for exclusive use by any specific use, building or lot.

(c) Electric Car Charging Points

Parking lots and structures are strongly encouraged to provide at least one electric plug-in service point for every 200 parking spaces. Plug-in points shall be associated with an individual parking space and shall be installed according to appropriate design standards, as approved by the Director. Plug-in points are exempt from the service structure screening requirements of §153.065(E).

(d) Parking Lot/Structure Lighting

Parking lot and parking structure lighting shall comply with the requirements of §153.065(F).

(e) Parking Lot Landscaping

Parking lot landscaping shall comply with the requirements of §153.065(D).

(f) Parking Plan Required

1. A parking plan demonstrating compliance with the provisions of §153.065(B) is required for the following conditions:

   A. Applications for Site Plan Review;

   B. Applications that include a request for off-site parking, or in any case where a modified parking agreement necessitates a new or modified parking plan as described in §153.065(B)(1)(b);

   C. Applications involving a use listed in Table 153.065-A for which the parking requirement is specifically noted as being determined by an approved parking plan;

   D. Applications that include a request for an adjustment to required vehicle parking as permitted in §153.065(B)(2)(b), or where a change in conditions renders an approved adjustment insufficient to meet the parking needs of a use, building or lot;

   E. Applications that include a request for an adjustment to the number or location of required loading spaces as permitted in §153.065(B)(7), which may be approved by the Director where a change in conditions renders an approved adjustment insufficient to meet the loading needs of a use, building or lot;

   F. Applications for a Certificate of Zoning Plan Approval for a change of use that requires 25% or more parking spaces than the previous use; or

   G. Other circumstances determined by the Director to require a parking plan, which shall be reviewed with the Certificate of Zoning Plan Approval application.

2. Each parking plan for a parking area that contains 50 or more parking spaces shall demonstrate compliance with the pedestrian circulation standards of §153.065(I)(3)(b).

3. A parking plan shall include, at a minimum, the following, as applicable:

A. Required parking computation in accordance with Table 153.065-A and the numbers of parking spaces to be provided.

B. Information regarding any requested parking adjustments in accordance with §153.065(B)(2)(b).

C. Demonstration of parking need, in accordance with §153.065(B)(2)(b)6.

D. Signed and executed easements, agreements, or other documentation required to ensure that spaces counted toward the parking requirements are properly secured.

E. Site plan(s) for planned parking areas covered by the parking plan indicating locations of planned parking, names of property owners for properties not under the direct control of the applicant, and any other related site details relevant to the parking plan application.

F. Any other information required by the Director to ensure an adequate review of the parking plan application.

(2) Required Vehicle Parking

(a) Minimum Amount Required and Maximum Amount Permitted

1. Each use shall provide the minimum amount of parking required for that use listed on Table 153.065-A, and shall be permitted to provide up to the maximum amount of parking on-site, as indicated for that use in Table 153.065-A, except as may be modified by the provisions of §153.065(B).

2. When calculating minimum and maximum parking requirements, fractional numbers shall be increased to the next whole number.

3. Unless otherwise noted, all square footage requirements are based on indoor gross floor area.

4. Except as noted in Table 153.065-A, no additional parking is required for accessory or temporary uses when the square footage of the uses are included in the parking calculation for the gross floor area of the principal use.

Table 153.065-A: Required Vehicle Parking

Use	Minimum Required	Maximum Permitted
Principal Uses		
Residential		
Dwelling, Single-Family	2 per dwelling unit	2 per dwelling unit
Dwelling, Two-Family		
Dwelling, Townhouse		
Dwelling, Live-Work	2 per dwelling unit	3 per dwelling unit
Dwelling, Multiple-Family	Studio/efficiency and one-bedroom: 1 per dwelling unit	2 per dwelling unit
	Two bedrooms: 1.5 per dwelling unit	

Table 153.065-A: Required Vehicle Parking		
Use	**Minimum Required**	**Maximum Permitted**
	Three or more bedrooms: 2 per dwelling unit	
	Age-restricted Housing: 2 per 3 dwelling units if 80% of units are restricted for occupancy by those 65 or older	
	Handicapped Housing: 1 per 2 dwelling units if 80% of units are reserved for those meeting the definition of "handicap" under the federal Fair Housing Act Amendments	
Civic/Public /Institutional		
Cemetery	Per approved parking plan	
Community Center	Per approved parking plan	
Community Garden	Per approved parking plan	
Day Care, Adult or Child	Per approved parking plan demonstrating adequate site circulation, including pick-up and drop-off areas	
District Energy Plant	Per approved parking plan	
Educational Facility	1 per 3 persons maximum occupancy of largest seating area, or maximum building capacity, whichever is higher, as shown on the building permit	125% of minimum
Elementary or Middle School	Per approved parking plan demonstrating adequate site circulation, including pick-up and drop-off areas	
Government Services, Safety	2 per 1,000 sq. ft.	150% of minimum
High School	Per approved parking plan demonstrating adequate site circulation, including pick-up and drop-off areas	
Hospital	Per approved parking plan	
Library, Museum, Gallery	Library: 3.3 per 1,000 sq. ft. Museum or Gallery: 1 per 1,000 sq. ft.	125% of minimum
Religious or Public Assembly	1 per 6 persons maximum capacity in the largest seating area, as shown on the building permit	200% of minimum
Parks and Open Space	Per approved parking plan	
Transportation, Park & Ride	Per approved parking plan	
Transportation, Transit Station	Per approved parking plan	
Commercial		
Animal Care, General Services, Veterinary Offices, and Veterinary Urgent Care and Animal Hospitals	2.5 per 1,000 sq. ft.	150% of minimum
Bank	2.5 per 1,000 sq. ft.	125% of minimum

Table 153.065-A: Required Vehicle Parking			
Use	**Minimum Required**		**Maximum Permitted**
Bed and Breakfast	1 per guest bedroom, plus 1 for operator		150% of minimum
Conference Center	1 per 6 persons maximum capacity in the largest seating area, as shown on the building permit		125% of minimum
Eating and Drinking	10 per 1,000 sq. ft.		125% of minimum
Entertainment/Recreation, Indoor	Theater: 1 per 4 persons maximum capacity in the largest seating area, as shown on the building permit		150% of minimum
	Sports courts: 2 per court		
	Other uses: Per approved parking plan		
Exercise and Fitness	2 per 1,000 sq. ft.		150% of minimum
Fueling/Service Station	4 per 1,000 sq. ft., plus 1 per dispensing station		150% of minimum
Hotel	2 per 3 guest rooms, plus 4 per 1,000 sq. ft. of accessory use area		125% of minimum
Office, General	Less than 50,000 sq. ft.	2.5 per 1,000 sq. ft.	125% of minimum
	50,000-150,000 sq. ft.	3 per 1,000 sq. ft.	
	Greater than 150,000 sq. ft.	4 per 1,000 sq. ft.	
Office, Medical	2.5 per 1,000 sq. ft.		125% of minimum
Parking, Structure	N/A		N/A
Parking, Surface Lot	N/A		N/A
Personal, Repair & Rental Services	2 per 1,000 sq. ft.		125% of minimum
Research & Development	2 per 1,000 sq. ft.		125% of minimum
Retail, General	3 per 1,000 sq. ft.		125% of minimum
Sexually Oriented Business Establishments	Per approved parking plan		
Skilled Nursing, Rehabilitation, Home for the Aging, and Nursing Homes	Per approved parking plan		
Shopping Center	5 per 1,000 sq. ft.		125% of minimum
Vehicle Rental, Sales and Repair	2 per 1,000 sq. ft. plus 1 per 2,000 sq. ft. of outdoor vehicle display area		150% of minimum
Wireless Communications	N/A		N/A
Accessory and Temporary Uses			

Table 153.065-A: Required Vehicle Parking		
Use	**Minimum Required**	**Maximum Permitted**
Day Care, Adult or Child	2 per 1,000 sq. ft.	125% of minimum
Dwelling Administration, Rental or Sales Office	2	N/A
Residential Model Home	1 plus 1 per employee at maximum use	N/A
Swimming Pool	Per approved parking plan	

(b) Adjustments to Required Vehicle Parking

The maximum on-site parking requirements may not exceed that permitted by Table 153.065-A unless a parking plan meeting the criteria of §153.065(B)(2)(b)6, below is approved by the required reviewing body. The minimum amount of parking required by Table 153.065-A may be reduced by approval of a parking plan meeting the requirements of §153.065(B)(2)(b)1-6. The cumulative reduction of minimum parking requirements permitted by §153.065(B)(2)(b)1-5 shall not exceed 30% of required parking, regardless of the number of these adjustments applied. Additional reductions may be permitted by §153.065(B)(2)(b)6.

1. Shared Parking Calculations

Where a mix of land uses creates staggered peak periods of parking, shared parking plans that have the effect of reducing the total amount of needed parking spaces may be approved. Parking spaces included in shared parking plans should be equally accessible and available to each of the affected users. The collective provision of off-street parking for two or more buildings or uses may be permitted subject to the following:

A. Shared parking plans may include any lot or structure meeting the parking location requirements of §153.065(B)(1)(b). Adjacent lots included in the shared arrangement shall be connected for vehicular passage and shall provide safe and efficient pedestrian access to all uses served by the parking area(s).

B. A request for a shared parking reduction shall be based on a shared parking analysis, including, but not limited to, the following factors:

i. The number of originally required spaces for different uses or facilities sharing the same parking areas as noted in Table 153.065-A; and

ii. Documentation of required parking needed for different uses at different days and times.

C. The adjusted required parking for shared parking areas shall be the largest number of spaces needed for all uses during the most intensive time period of use expected on a typical basis.

2. Auto-Share Parking Spaces

The required minimum number of off-street parking spaces may be reduced by four spaces for each parking space reserved for auto-share parking, not to exceed

a 10% reduction in the required minimum number of spaces provided in any one parking lot or structure. Auto-share parking spaces shall be designated on a parking plan and signed for the exclusive use of auto-share vehicles and evidence of written measures shall be provided to the City to ensure that the auto-share spaces are used only for that purpose.

3. Transit Proximity

The required minimum number of off-street parking spaces may be reduced by 10% if more than 50% of the land in a proposed development is located within 1,320 feet of any public transit stop. If an existing transit stop is subsequently eliminated, any previously permitted parking reduction shall remain valid, provided that an active transit route remains within 1,320 feet of the development.

4. Shower Facilities

The required minimum number of off-street parking spaces for a non-residential development may be reduced by 5% if a development contains shower and clothing locker facilities for bicycle commuting employees or patrons. The reduction shall apply only to that portion of the minimum parking requirement attributable to the tenant(s) or user(s) that have access to the shower and locker facilities. If the shower or locker facilities are later eliminated, the reduction of the minimum required parking shall no longer apply and parking shall be provided in accordance with §153.065(B).

5. Transportation Demand Management

As an alternative or supplement to the other adjustments in subsection §153.065(B)(2)(b), off-street parking requirements may be reduced by up to 30% through the use of a Transportation Demand Management (TDM) program approved by the Director and the City Engineer.

A. Parking Demand Study Required

Before a TDM program may be approved, the applicant shall submit a parking demand study prepared by a traffic engineer or other qualified transportation professional determined to be acceptable to the Director and the City Engineer. The study shall document that the use of alternative modes of transportation, including transit, bicycles, walking, and/or the special characteristics of the customer, client, employee, or resident population will reduce expected vehicular use and parking space demands for the use, as compared to the Institute of Transportation Engineers vehicle trip generation rates and the minimum parking requirements established in Table 153.065-A.

B. Transportation Demand Management (TDM) Activities

The TDM program must include at least two of the following established and maintained activities in order to qualify for a reduction in off-street parking requirements:

i. Carpooling, vanpooling, ridesharing, guaranteed ride home, telecommuting, and/or shuttle service programs;

ii. Staggered or alternative work scheduling, allowing employees to arrive and depart at different times so that peak parking demands associated with mass shift changes are minimized;

iii. Dissemination of information to employees, residents, and visitors to the site regarding the TDM plan and alternatives to single-occupancy vehicle travel to the site through an on-site office or project-specific web site; or

iv. Use of alternative TDM activities that the Director and the City Engineer determine are likely, in combination with other TDM measures, to result in at least 30% reduction in single-occupancy vehicle travel to and from the site, as compared to the Institute of Transportation Engineers vehicle trip generation rates.

C. TDM Annual Report

i. The owner of the parcel or principal structure must provide an annual report to the Director and City Engineer describing the implementation strategies for the approved TDM plan as approved. The report shall include a description of the TDM activities, a list of current tenants and number of employees for each tenant, and a parking-reduction analysis based on employee and/or resident use of ridership programs or alternative transportation options.

ii. If the report does not document reasonable progress toward a 30% reduction in the Institute of Transportation Engineers vehicle trip generation rate of single-occupancy vehicle travel to and from the site, then the report shall identify what changes to the TDM plan or activities are being made to further reduce single-occupancy vehicle travel to and from the site. The Director and the City Engineer may require additional parking facilities to be constructed or a fee from the owner of the parcel or primary structure to be used for the construction of additional parking facilities or improvements to offset the impact of the single-occupancy vehicles.

6. Demonstration of Parking Need

In addition to or in lieu of parking adjustments as described in §153.065(B)(2)(b)(1)-(5), the required reviewing body shall be permitted to approve a parking plan for fewer than the minimum required parking spaces or more than the maximum permitted parking spaces based on a demonstration of parking need by the applicant. The required reviewing body shall consider:

A. The land use and development character of the area to be served by the parking facility, including the relative intensity of uses requiring parking, availability of transit, proximity of nearby employment centers and residential uses, and other relevant factors;

B. The availability of other publicly available parking in the area, including information such as number of spaces, any applicable restrictions (time limits, dedicated parking areas, etc.), or other uses also counting spaces in the same parking area for meeting parking requirements;

C. The timing of parking use relative to other uses in the area including information regarding hours of operation or other operational parking needs that would permit use of the spaces;

D. The parking requirement for similar uses where applicable, as may be determined by the Director, as described in §153.065(B)(1)(a);

E. Whether the location of all provided parking meets the requirements of §153.065(B)(1)(b);

F. Whether compliance with Table 153.065-A is made to the maximum extent practicable taking into account parking lot design and efficiency of the layout;

G. Whether other adjustments as described in this section should apply in conjunction with or in lieu of the requested need-based adjustment; and

H. Whether supporting documentation, if provided, adequately demonstrates that sufficient parking is available to meet projected typical demand.

(c) Accessible Parking Spaces

1. Within the total number of off-street parking spaces provided, a minimum number of spaces shall be designated, installed, and managed for use by the physically disabled in compliance with the Ohio Building Code, current edition, Chapter on Accessibility and the Referenced Standards therein.

2. All handicapped parking spaces shall be designated by freestanding signs as provided in the Ohio Manual of Uniform Traffic Control Devices or as approved by the City Engineer.

(3) Required Bicycle Parking

(a) Applicability

Bicycle parking is required for any development or use with six or more required vehicle parking spaces.

(b) Minimum Number of Bicycle Parking Spaces Required

1. Bicycle parking spaces shall be required as follows:

A. For residential uses, except attached and detached single-family, one space for every two dwelling units. Up to 50% of required spaces may be provided within garages for multiple-family uses provided the required reviewing body determines that the garage size and dedicated bicycle parking facilities are generally adequate to accommodate these spaces.

B. For civic/public/institutional uses, one space for every 20 required vehicle parking spaces.

C. For commercial uses, one space for every 10 required vehicle parking spaces.

2. Provided that bicycle parking is not completely eliminated, required bicycle parking may be increased or reduced by the required reviewing body when it is demonstrated that the level of bicycle activity at that location warrants a different amount.

(c) Facility Type

1. Designs of bicycle racks, docks, posts, and lockers are encouraged to be decorative, unique, and appropriate to the surrounding area. Bicycle parking

design should be incorporated whenever possible into building design and coordinated with the design of street furniture when it is provided.

2. Bicycle parking racks, docks, or posts shall be designed and installed to allow a bicycle to be locked to a structure, attached to the pavement, building, or other permanent structure, with two points of contact to an individual bicycle frame. Racks, docks, and posts shall be designed to allow the bicycle frame and one or both wheels to be locked with a U-lock when used as intended.

3. Bicycle parking racks, docks or posts provided within the street right-of-way shall be of a consistent design on all streets included within a Development Plan or Site Plan Review site. Facility types, designs and locations within the street-right-of-way shall require approval by the City Engineer.

(d) Location

1. Required bicycle parking shall be located within a reasonable walking distance of the principal building entrances being served. Bicycle parking may be provided in and/or adjacent to open spaces where provided in accordance with §153.064. The location and design shall ensure that bicycle parking and facilities do not obstruct vehicle parking or pedestrian walkways as required by the Ohio Building Code, the Americans with Disabilities Act, and other applicable state and federal laws, policies and guidelines. Bicycle facilities and parking areas shall meet the sight visibility requirements of this Chapter.

2. Outdoor bicycle parking areas shall be located in well-lit areas in accordance with §153.065(F).

3. A pedestrian-accessible walk shall be available between the outdoor bicycle parking area and the principal building entrance. Public sidewalks may be used to meet this requirement.

4. Bicycle lockers shall be located inside or to the side or rear of the principal structure, but not within any required setback or required building zone.

5. Covered Bicycle Parking Areas

A. Bicycle parking areas are encouraged to be sheltered from natural elements by locating them inside or under principal or accessory structures, in bicycle lockers, under roof extensions, overhangs, awnings, carports or enclosures, or other similar methods.

B. If bicycle parking is covered, the cover must be permanently attached to the ground or a structure and have at least seven feet of clearance above the surface to which it is attached.

C. Covered bicycle parking areas shall be in accordance with building type requirements and are not permitted within any required setback or required building zone unless the shelter is part of the principal structure and at least five feet of clear area is available for pedestrian use.

6. Public bicycle parking provided by the City and located within the street right-of-way may be counted toward meeting the minimum bicycle parking requirement for a parcel provided that the spaces are on the same side of the street and located between the two side lot lines of the parcel. Credit for public bicycle parking

spaces shall apply to parking for all uses on the parcel rather than any specific use.

7. For parcels within the Architectural Review District boundaries, public bicycle parking provided by the City and located within the street right-of-way may be counted toward meeting the minimum bicycle parking requirement provided that the spaces are on the same block face as the subject parcel.

8. On corner lots, public bicycle parking spaces on both street frontages may be counted.

9. Public bicycle parking spaces shall not be designated for exclusive use by any specific use, building or lot. (e) Installation

Bicycle parking shall be installed according to the dimensional requirements set forth by the manufacturer and the latest edition of the APBP Bicycle Parking Guidelines, or similar industry publication acceptable to the Director.

(4) Off-Street Parking Space and Aisle Dimensions

Parking spaces and maneuvering aisles shall comply with Table 153.065-B. Refer to Figure 153.065-A for a graphic depiction of these requirements.

Table 153.065-B: Off-Street Parking Space and Aisle Dimensions

Parking Pattern	Aisle Width		Regular Space		Compact Space*	
	1 Way	2 Way	Width	Length	Width	Length
Parallel	12 ft.	18 ft.	9 ft.	23 ft.	8 ft.	20 ft.
30-75 degrees	12 ft.	22 ft.	9 ft.	21 ft.	8 ft.	18 ft.
76-90 degrees	N/A	22 ft.	9 ft.	18 ft.	8 ft.	16 ft.

*A maximum of 10% of parking spaces may be designed as compact parking spaces, and all spaces shall be clearly marked and reserved for that use.

(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.

(a) Entrance/Exit Lanes

1. One entrance lane shall be required for each 300 spaces or part thereof. One exit lane shall be provided for each 200 spaces or part thereof.

2. Single entrance and exit lanes from the street shall be no wider than 16 feet. Double entrance and exit lanes shall be no wider than 24 feet at the street right-of-way. Where more than two entrance or exit lanes are required, a separate entrance/exit shall be provided.

3. No entrance or exit lanes shall be permitted directly onto a principal frontage street except as may be permitted by the City Engineer in §153.061(D)(2).

4. On other street frontages, only one entrance and one exit lane shall be permitted for each 200 feet of frontage unless otherwise approved by the City Engineer.

5. To reduce the width of sidewalk interruptions and promote walkability, only single entrance lanes may be used unless access is provided from an alley/service street.

(b) Stacking Spaces

Two vehicle lengths of stacking space, each measuring at least 20 feet long, shall be provided between the street and the garage entry gate. The stacking area shall not be located across a sidewalk or in the public right-of-way. Additional stacking may be required by the City Engineer based upon traffic patterns and street types, or may be requested by the applicant pursuant to §153.066(H) based on a circulation plan demonstrating need for the additional stacking spaces.

(c) Interior Circulation

The interior of the structure shall be designed in accordance with the requirements of this section.

1. Maximum aisle length shall not exceed 400 feet without providing a cross-aisle.

2. Cross aisles shall be a minimum of 18 feet and no greater than 24 feet in width.

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.

(d) Pedestrian Safety

1. Stairways on the parking structure's perimeter shall be visible from outside of the structure. The maximum distance between parking spaces and the nearest exit stairwell shall be 200 feet.

2. At least one elevator shall be provided to serve a parking structure. The maximum distance between any parking space and an elevator shall be 350 feet.

3. Pedestrian flow shall be channeled through openings to permit surveillance, either by a booth cashier or by cameras being monitored from a remote location. If 24-hour coverage is unavailable, active techniques with security personnel who monitor television or sound equipment may also be used.

(6) Surface Parking Lot and Loading Area Design and Construction

(a) Grading

All off-street parking and loading areas including spaces, driveways, aisles and circulation drives shall be graded and maintained so that water does not unreasonably

accumulate on the surface areas or flow or drain onto adjacent public or private properties.

(b) Surfacing

1. All off-street parking and loading areas including spaces, driveways, aisles and circulation drives shall be hard-surfaced with asphalt, concrete or a combination of those materials approved by the City Engineer.

2. As an alternative, off-street parking areas may be surfaced with permeable asphalt, permeable concrete or turf blocks, or some combination of permeable and non-permeable surfaces, subject to review by the City Engineer and the Fire Chief. The City Engineer may approve an adjustment to the calculations for required stormwater management and retention measures to reflect greater stormwater volume control through the use of permeable paving.

3. All parking and loading surfaces shall be maintained in compliance with §153.065(B)(8) at all times.

(c) Driveways

1. Adequate access to a parking lot shall be provided by clearly defined driveways designed so that vehicles entering or leaving the parking lot will be traveling in a forward motion, unless the City Engineer confirms that an alternative design will protect traffic flow and traffic safety.

2. No driveway shall be permitted directly onto a principal frontage street unless approved by the City Engineer as provided by §153.061(D)(2).

3. On other street frontages, driveways shall be limited to one per lot or parcel, whichever requires the fewer number of access points, unless vehicular access is provided from an alley or service drive or the need for an additional driveway on a street is documented based on an access management study approved by the City Engineer.

4. If it is determined that shared driveways will better protect traffic flow or traffic safety on surrounding streets, the City Engineer may require that access to two or more adjacent surface parking or loading areas shall be provided through one or more shared driveways.

5. Driveway aprons connecting parking lots to public roadways may not be constructed with permeable materials.

6. Driveways shall be no wider than 22 feet at the intersection with the adjacent street right-of-way. Alternative driveway throat width may be requested by applicants and approved pursuant to §153.066(H).

7. Curb radii for driveways connecting parking lots to public roadways shall not exceed 20 feet. Alternative radii may be requested by applicants and approved pursuant to §153.066(H).

8. Any driveways not provided for or regulated by these provisions shall be governed by §153.210. Where conflicting regulations exist between §153.210 and this section, this section shall prevail.

(d) Curbs and Wheel Stops

1. Raised or rolled concrete curbs or wheel stops at least five inches high shall be installed where necessary to prevent vehicle conflicts with abutting landscape areas, sidewalks, streets, buildings or lot lines. There shall be a minimum of four feet of clear walkway area and at least two and one-half feet between a curb or wheel stop and any property line, planting area, street, or building.

2. Planted areas shall be installed at a lower grade than the parking lot pavement, include curbing at the edge of a landscaped area and have openings or gaps allowing drainage from the pavement to enter and percolate through the landscaped areas when used for stormwater management purposes, or if required by the City Engineer..

3. Wheel stops may be used in conjunction with accessible parking spaces where an adjacent walkway is installed at the same grade as the parking space. Wheel stops may be used in addition to raised curbs where necessary to prevent vehicle overhang onto adjacent walkways or near buildings, or in conjunction with curb breaks used for stormwater drainage. Curbs shall be required in all other circumstances.

(e) Striping

Parking areas shall be striped and maintained in good condition to be clearly visible with lines to indicate parking space limits. All striping shall comply with the Ohio Manual of Uniform Traffic Control Devices unless an alternative is approved by the City Engineer.

(f) Pedestrian Circulation

Refer to the walkability standards of §153.065(I)(3)(b) for requirements for pedestrian circulation plans.

(7) Required Loading Spaces

(a) Applicability

The provisions of §153.065(B)(7) apply to all uses:

1. That are located in any BSD zoning district with the exception of BSD Residential and BSD Historic Residential districts;

2. That are contained within a principal structure with more than 25,000 square feet of gross floor area; and

3. Where the regular or periodic receipt or distribution of materials or merchandise by vehicles with a gross weight over 25,000 pounds is required or expected on a typical basis.

(b) Location

1. Off-street loading spaces may only be located on areas of a lot that are not required to be occupied by a principal or accessory structure pursuant to §153.062(O).

2. Off-street loading areas may not be located on any parking spaces or parking aisles designated to meet the minimum parking requirements of this section, unless approved in a required parking plan demonstrating that the location and timing of loading activities will not conflict with typical parking use on the site or with vehicular or pedestrian circulation.

3. An alley or service street may be used instead of a separate off-street loading space, subject to approval as part of a required parking plan demonstrating that the loading and delivery activities will be coordinated with other users of the alley to minimize access and circulation conflicts.

4. On-street parking spaces may be counted toward meeting the minimum loading space requirement for a parcel provided that the spaces meet the same requirements for parking location as described in §153.065(B)(1)(b)(3), and subject to approval as part of a required parking plan demonstrating that the on-street spaces are of adequate size, number and availability to serve the intended delivery vehicle(s) without creating conflicts with surrounding vehicular, bicycle or pedestrian traffic and circulation.

5. Fire access zones, as described in §153.061(G), may not be used to meet loading space requirements.

6. No loading dock, or any loading area used for the storage or staging of materials being transported to or from the site associated with commercial uses, shall be located closer than 50 feet to any lot in a residential district unless entirely contained within a completely enclosed building, or screened as required by §153.065(E)(3)(e), nor shall any loading dock or loading area directly face a residential district.

(c) Number Required

1. The number of off-street loading spaces required is based on the size of the principal structure and is listed in Table 153.065-E.

Table 153.065-C: Minimum Loading Spaces Required Per Principal Structure	
25,001 - 50,000 sq. ft. GFA	1 space
50,001 - 100,000 sq. ft. GFA	2 spaces
100,001 sq. ft. and above GFA	3 spaces

2. The required number of loading spaces may be increased or reduced by the required reviewing body when it is demonstrated that the frequency and type of loading activities at that location warrant a different number.

3. For principal structures of 25,000 square feet or less in gross floor area, loading and delivery activities may be conducted using an alley or service street, on-street parking spaces, or other on-site parking area as described in §153.065(B)(7)(b), unless the required reviewing body determines that a dedicated off-street loading space is necessary based on the frequency and type of loading activities anticipated for the use.

(d) Design

1. All off-street loading spaces shall be at least 12 feet wide and 30 feet long with a height clearance of 14 feet, unless the required reviewing body determines that the typical delivery vehicle(s) designated in an approved parking plan can be adequately accommodated by reduced loading space dimensions.

2. Refer to §153.065(E)(3)(e) for off-street loading area screening requirements.

3. Truck loading and unloading docks and maneuvering areas shall be designed so that truck movements do not interfere with traffic on public streets or off-street parking when vehicles are parked for loading and unloading. Loading areas requiring vehicles to back in from the street are prohibited on principal frontage streets, unless otherwise permitted by the City Engineer. Vehicles loading or unloading may not extend over any sidewalk or into any public right-of-way between the hours of 6:00 am and midnight, unless located entirely within a designated on-street parking lane or within the vehicular travel lane of an alley or service street as permitted in an approved parking plan.

(8) Maintenance and Use

(a) General Provisions

1. Unless an equal number of required spaces conforming to §153.065(B) are provided, parking and loading areas shall be maintained and not used for any other purpose while the principal structure or use remains in operation. Other parking arrangements for temporary community activities and special events may be permitted with approval from the City of Dublin Events Administration.

2. All parking lots shall be maintained free of potholes, litter, debris, glass, nails or other dangerous materials.

3. Surfacing, curbing, wheel stops, lighting fixtures, signs, and related appurtenances shall be maintained in good condition. The visibility of pavement markings delineating parking spaces and directional control shall be maintained.

4. Except on a temporary basis in the event of heavy rainfall or snowfall, all off-street parking and loading facilities shall be maintained free of accumulated snow or standing water which may prevent their full use and occupancy.

5. All permeable paving materials shall be maintained in an unbroken condition and shall be regularly swept and vacuumed to prevent blockages of sand, sediment, or other materials that would impair their permeability to water as originally designed.

6. Signs designating the use of individual private parking spaces for specific users, buildings or lots shall not be legible from a public right-of-way, except where such a sign is otherwise required by this Chapter.

(b) Use Restrictions

1. It is unlawful for any person to park or store any vehicle in a parking lot or parking structure without the consent of the owner, holder, occupant, lessee, agent or trustee of the property.

2. All vehicles parked in a parking lot or parking structure shall be capable of being started and driven and have a valid registration and license within the most recent 12-month period.

3. A recreational and utility vehicle may be located outside of an enclosed structure for up to 72 hours in any 30-day period, provided the owner or person in charge of the recreational and utility vehicle is the owner or a guest of a resident of that property. The vehicle shall be parked on a hard surface and shall not be used for overnight sleeping or living.

4. Off-street parking and loading areas may not be used for material storage, storage or display of vehicles and/or merchandise, or for vehicle or machinery repair or maintenance. If located within an off-street parking or loading area, refuse storage stations and dumpsters shall be located and designed in accordance with §153.065(E) and shall not interfere with driveway circulation or access to parking spaces and loading areas.

5. Except on parcels where the sale of vehicles is a permitted or approved conditional use of the property, no vehicle may be parked in any off-street parking or loading area for the sole purpose of displaying the vehicle for sale.

6. Unless no other parking area is reasonably available, no vehicle that, at the determination of the Director, is intended for the display of advertising to the public may be parked so as to be visible to traffic on a public street or parking area.

§ 153.065 SITE DEVELOPMENT STANDARDS

(C) Stormwater Management

(1) Intent

The City's goal for stormwater management is to enact standards reflecting the most innovative, creative, environmentally effective and cost-effective practices available. Through the standards and practices incorporated in the City's Stormwater Management Design Manual, the City encourages the use of stormwater treatment and engineering methods that allow for groundwater recharge and that manage stormwater as close to its source as possible. The use of Environmentally Sensitive Development (ESD) methods such as conservation design, smart growth, green infrastructure, integrated site design and sustainable development are practices and methods that can help achieve these goals. These practices are encouraged to be used in Dublin where suited to site and development conditions, and particularly in the Bridge Street District, consistent with the standards in the Stormwater Management Design Manual and the Principles of Walkable Urbanism provided in §153.057(D).

(2) All stormwater shall be managed as required by Chapter 53 of the Dublin City Code.

§ 153.065 SITE DEVELOPMENT STANDARDS

(D) Landscaping and Tree Preservation

(1) Purpose

(a) The intent of §153.065(D) is to improve the appearance of the BSD zoning districts, reduce noise and air pollution, reduce heat island impacts, protect the character and value of surrounding neighborhoods, and promote public health and safety through appropriate urban-scale landscaping of street frontages and surface parking lots. This section is also intended to ensure buffering between significantly different land uses, and that trees are preserved and replaced in a manner appropriate to urban environments.

(b) Because the BSD zoning districts reflect a more urban, mixed-use character than other areas of the city, these standards generally allow landscaping benefits to be achieved through intensities of planting or other forms of screening as an alternative to wide planted areas. Quantitative requirements for landscape materials are intended to provide minimum amounts based on the scale and intensity of development. Unless otherwise specified, these requirements should not be interpreted as requiring regular, symmetrical or standardized intervals of vegetation within landscape areas. Required landscaping should be creatively and architecturally designed to add four seasons of visual interest and preserve natural integrity, and be appropriate to the character of the surrounding area.

(2) General

(a) The provisions of §§153.132 through 153.148 shall apply in the BSD zoning districts unless specifically modified or waived through the provisions of §153.065(D). Landscaping for existing sites shall be brought into compliance with the minimum requirements of this section in accordance with the provisions of §153.132(B).

(b) Each application for development or redevelopment shall include a landscape plan showing compliance with the provisions of §153.065(D). The siting of buildings shall avoid the removal of desirable trees in good or fair condition where alternatives consistent with the provisions of §153.062 are available.

(c) Protected trees, as defined in this Chapter, removed from any portion of a lot consistent with an approved Minor Project, Development Plan, or Site Plan Review shall be replaced in accordance with §153.146 except as provided by §153.065(D)(9).

(d) Existing trees which are incorporated into the landscape plan shall be protected during construction as required by §153.145.

(e) Landscape plans shall exhibit diversity in tree selection, as determined to be appropriate by the City Forester and the Director of Parks and Open Space.

(f) In all areas where landscaping is required, the surface area of any landscape bed shall be predominantly covered within four years after installation by living materials, rather than bark, mulch, gravel or other non-living materials. Areas included in rain gardens or other vegetated site features to meet stormwater management requirements are excluded from this requirement with prior approval from the Director.

(g) Areas included in rain gardens or vegetated site features created to meet stormwater management requirements may be counted towards any landscaping required by §153.065(D)(4) - (6) if landscaped to meet the requirements.

(h) All irrigation systems shall be designed, installed, and operated to minimize run-off and over-spray of irrigation water onto roadways, sidewalks, and adjacent properties, and shall be installed with rain sensors to turn the system off during rainy conditions.

(i) Shrubs and plants that exceed two and one-half feet in mature height are prohibited in required sight visibility triangles for site access points as defined in Appendix C and are prohibited in required sight visibility triangles for street intersections as defined by the City Engineer.

(j) If two or more conflicting landscape requirements apply to the same area, the one requiring the most landscaping shall apply.

(k) A registered landscape architect shall be used to prepare landscape plans required for applications for Site Plan Review.

(3) Street Trees

When a property is developed or redeveloped in any BSD zoning district the applicant shall be required to plant and maintain trees in the street right-of-way pursuant to the following requirements. No existing street trees shall be required to adhere to the following requirements unless they are required to be removed and replaced consistent with an appropriate approved application as provided in §153.066.

(a) A minimum of one tree is required per 40 linear feet of street frontage or fraction thereof. Refer to Table 153.065-D, Street Tree Spacing Requirements, for spacing based on tree size and site characteristics.

(b) Street trees shall be planted within streetscape planting zones in tree wells, tree lawns based or open planting beds based on the applicable street type design requirements. Refer to §153.061 for more information regarding street types.

(c) Street trees shall be planted in topsoil approved by the Director of Parks and Open Space or the City Forester. Structural soil or an equivalent material approved by the City Forester shall be placed under paved areas adjacent to tree wells or planting beds, parallel to and behind the curb, and connecting planting beds or tree wells to one another beneath the paved surface within the streetscape planting zone. The City Forester may require additional structural soil to extend horizontally beyond the planting zone beneath sidewalks or other paved surfaces, as necessary to ensure the long term health of street trees, depending on the planting and paving conditions within individual street types. Structural soil shall not be used in planting beds.

(d) The street tree openings shall be a minimum of five feet wide and five feet long and excavated to a minimum depth of three feet. The City Forester may require a deeper excavation based on specific tree species, site conditions, and/or conditions related to the adjacent street type.

(e) Tree wells shall be covered with a tree grate, permeable pavers (block or stone) or by plant material, where appropriate for the street type and site conditions as approved by the City Forester.

(f) Species and Size

1. Street trees shall be from the approved Urban Street Tree List for Dublin, Ohio or other species approved by the City Forester.

2. Street trees shall have a clear trunk of at least seven feet above the ground. The minimum trunk caliper measured at six inches above the ground for all street trees

shall be no less than two and one-half inches. Existing trees in good or fair condition may be used to satisfy these requirements with prior approval of the City Forester.

3. Small tree species are permitted for use in planting zones where overhead utility lines exist. Small tree species may also be planted in medians, in addition to medium and/or large tree species, where medians are provided.

(g) Spacing and Location

Street trees shall be spaced as set forth in Table 153.065-F below unless modified by the City Forester based on unusual site conditions or obstructions.

TABLE 153.065 – F: STREET TREE SPACING REQUIREMENTS			
Requirement	**Small Tree**	**Medium Tree**	**Large Tree**
Spacing range between trees	20-25 ft.	30-35 ft.	40-45 ft.
Minimum distance between trunk and face of curb (at planting)	3 ft.	3 ft.	3 ft.
Minimum distance from intersection	20 ft.	20 ft.	20 ft.
Minimum distance from fire hydrants and utility poles	10 ft.	10 ft.	10 ft.
May be planted within 10 lateral feet of overhead utilities	Yes	No	No

(h) Maintenance and Replacement by Property Owner

The property owner shall be required to maintain the street trees for one year after the trees are planted and replace any tree which fails to survive or does not exhibit normal growth characteristics of health and vigor, as determined by the City Forester. The one-year period after the approval of the City Forester shall begin at each planting and shall recommence as trees are replaced.

(i) Prohibited Activities

1. No person shall top any tree within the public right-of-way unless specifically authorized by the City Forester. Topping is defined as the severe cutting back of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree, as determined by the City Forester.

2. Unless specifically authorized by the City Forester, no person shall intentionally damage, cut, carve, transplant, or remove any tree or shrub; attach any rope, wire, nails, advertising posters, or other contrivance to any tree or shrub, allow any gaseous liquid, or solid substance which is harmful to trees or shrubs to come in contact with them; or set fire or permit fire to burn when fire or heat will injure any portion of any tree or shrub.

3. No person shall excavate any tunnels, trenches, or install a driveway or sidewalk within a radius of ten feet from the trunk of any public tree or shrub without first obtaining the prior written approval from the City Forester.

4. No person shall remove a tree or shrub from the City-owned tree lawn, streetscape planting zone or other public property without first obtaining the prior written approval of the City Forester.

5. No person shall by any type of construction reduce the size of a tree lawn or streetscape planting zone without prior written approval of the City Engineer.

6. Decorative lights, strings of lights, electrical cords or wires are not permitted to be attached to any tree for more than four consecutive months.

(j) Municipal Rights

1. The City shall have the right to plant, prune, maintain and remove trees, plants and shrubs within public rights-of-way and other public grounds as may be necessary to ensure public safety or to preserve or enhance the environmental quality and beauty of public grounds. This section shall not prohibit the planting of street trees by adjacent property owners providing that the prior written permission of the City Forester has been granted.

2. The City Forester may cause or order to be removed any tree or part of a tree that is in an unsafe condition or which by reasons of its nature is injurious to sewers, electric power lines, gas lines, water lines, or other public improvements, or is affected with any injurious fungi, insect or other pest.

3. The City Forester shall have the right to enter private property to access trees adjacent to public areas for the purposes of proper pruning, after reasonable prior written notice has been given to the property owner.

4. Wherever it is necessary to remove a tree(s) or shrub(s) from a public planting zone or other public property, the City shall endeavor to remove and replant or replace the trees or shrubs. No protected tree within the public right-of-way or on other public grounds shall be removed without prior review by the City Forester, and the trees shall only be removed if the City Forester determines there are no other means available to preserve the tree.

5. The City Forester shall have the right to cause the removal of any dead or diseased tree(s) located on private property within the city and/or cause the removal of branches of trees located on private property that overhang or impede access to public property, when those trees constitute a hazard to life and property, or harbor an epiphytotic disease which constitutes a potential threat to other trees within the city. The City Forester shall notify in writing the owners of the trees to be removed. Removal shall be done by the owners at their own expense within 60 days after the date of service of written notice, unless a longer period is agreed to in writing by the City Forester, to allow time to attempt to treat and cure a salvageable diseased tree. In the event of failure of owners to comply within 60 days, the City Forester shall notify in writing the owners of the trees of the City's authority to remove any tree(s) and charge the cost of removal to the owner as provided by law.

(4) Perimeter Landscape Buffering

Perimeter landscape buffering is intended to provide a buffer between land uses of significantly different intensities. The buffering is intended to obscure the higher-intensity land use from view and block potential negative impacts related to noise, lighting levels, and activity through the use of denser landscape screening and/or a fence or wall visually softened by clustered plantings, creatively and architecturally designed, as appropriate to the character of the surrounding area, and approved by the required reviewing body.

(a) Perimeter landscape buffering is required:

1. When development or redevelopment in accordance with §153.062(B)(1) in any BSD zoning district abuts property in a non-BSD zoning district; or

2. With the exception of the BSD Historic Core district, when a non-residential land use is adjacent to a parcel containing only single-family detached building types (regardless of whether there is an intervening street, alley, or driveway).

(b) These requirements apply when a site subject to these requirements is developed or redeveloped in accordance with §153.062(B)(2). No existing development shall be required to install perimeter landscape buffering because of a change in the nature, character, or zoning classification of an adjacent parcel.

(c) The required perimeter landscape buffer area may be located within a utility or other easement with the prior approval of the City Engineer provided all of the landscape requirements are met.

(d) Required buffer materials must be placed on the parcel where development or redevelopment is occurring, unless both the parcel providing the buffering and the parcel being buffered are in common ownership, in which case the buffer may be provided on either or portions of both properties.

(e) Vehicles or other objects shall not overhang or otherwise intrude upon the required perimeter landscape buffer. Refer to §153.065(B)(6)(d) for curb and wheel stop requirements.

(f) Existing landscape material in good or fair condition may be used to satisfy these requirements with the prior approval of the Director.

(5) Surface Parking and Circulation Area Landscaping

All surface parking lots containing ten or more parking spaces, vehicular circulation areas for fueling/service stations, drive in/drive throughs, and other vehicular use areas shall provide the landscaping required by §153.065(D)(5).

(a) Street Frontage Screening

Surface parking lots and other vehicular use areas located within 40 feet of a public street shall either be landscaped, or a street wall shall be installed in accordance with §153.065(E)(2) along the parking lot boundary facing the street to create a visual edge along the public right-of-way. The required street frontage treatment shall be in accordance with the following:

1. Where a surface parking lot/vehicular use area is located between 20 feet and 40 feet of any street right-of-way the property owner shall install at least one deciduous tree per 40 lineal feet, or fraction thereof, of a parking lot boundary facing the public street, in addition to the street trees required by §153.065(D)(3). In addition, at least five deciduous or evergreen shrubs per 25 lineal feet, or fraction thereof, of a parking lot boundary facing the public street shall be installed, with a mature height of at least three feet. Required landscaping shall be installed within five feet of the edge of the parking lot and may be creatively clustered and architecturally designed, as appropriate to the character of the surrounding area.

2. Where a surface parking lot/vehicular use area is located within 20 feet of any street right-of-way, the property owner shall install a street wall in accordance with §153.065(E)(2) and at least five deciduous or evergreen shrubs per 25 lineal

feet, or fraction thereof, of a parking lot boundary facing the public street. Trees are permitted to be installed but not required. Required landscaping may be creatively clustered and architecturally designed, as appropriate to the character of the surrounding area.

3. Where a surface parking lot/vehicular use area is located within 20 feet of a principal frontage street, the property owner shall install a masonry or wrought iron street wall in accordance with §153.065(E)(2). In addition, at least five deciduous or evergreen shrubs per 25 lineal feet, or fraction thereof, of a parking lot boundary facing the public street shall be installed. Trees are permitted to be installed but not required. Required landscaping may be creatively clustered and architecturally designed, as appropriate to the character of the surrounding area.

4. Unless otherwise approved by the required reviewing body, where a surface parking lot/vehicular use area is located within 40 feet of an alley or service street, the property owner shall install at least five deciduous or evergreen shrubs with a mature height of at least three feet, per 25 lineal feet or fraction thereof of the parking lot boundary. Required landscaping shall be installed within five feet of the edge of the parking lot and may be creatively clustered and architecturally designed, as appropriate to the character of the surrounding area.

5. Where temporary conditions are anticipated, such as developments planned in phases, the required reviewing body may consider alternative street frontage screening treatments consistent with an appropriate approved application as provided in §153.066.

6. Where the surface parking lot/vehicular use area's proximity to the public right-of-way varies such that different treatments detailed in §153.065(D)(5)(a)1-3 are required, the street frontage screening required for the majority of that side of the parking lot/vehicular use area shall be required along the entire frontage of that same side of the parking lot/vehicular use area.

(b) Perimeter Buffering

Where a surface parking lot is located within 30 feet of a side, corner side, or rear lot line, and the adjacent property contains only single-family detached building types or is a non-BSD district (regardless of whether there is an intervening street, alley, or driveway), the property owner shall install perimeter buffering meeting the requirements of §153.065(D)(4).

(c) Interior Landscaping

1. In addition to required street frontage and perimeter buffering described in §153.065(D)(5)(a)-(b) above, a minimum of 5% of the interior parking lot area, calculated as the total of the area in all parking spaces and drive aisles, shall be landscaped.

2. Interior landscape areas shall be landscaped with one or more of the following options:

A. Option A: Landscape Peninsula or Island – The minimum width of a landscape peninsula or island shall be 10 feet with a minimum area of 150 square feet, with a maximum run of 12 parking spaces permitted without a tree island. One medium deciduous tree as defined by Appendix E or as otherwise approved by the City Forester shall be planted for every 12

parking spaces. Trees shall be planted in topsoil approved by the Director of Parks and Open Space or the City Forester. The Director of Parks and Open Space or the City Forester may require structural soil to be placed beneath paved areas surrounding the peninsula or island, as necessary to ensure the long term health of trees, depending on the planting and paving conditions. All islands and peninsulas shall be excavated to a depth of three feet. Structural soil shall not be used in planting beds.

B. Option B: Interior Tree Lawn - The minimum width of an interior tree lawn shall be 10 feet with a minimum area of 300 square feet. One medium or large deciduous tree as defined by Appendix E, or as otherwise approved by the City Forester, shall be planted for every 12 parking spaces or every 30 linear feet, whichever provides more canopy cover. Trees may be grouped or spaced within the interior lawn area. All interior tree lawns shall be excavated to a depth of three feet and filled with amended clean soil or equivalent material as approved by the City Forester.

C. Option C: Large Consolidated Island – The minimum dimensions of a large consolidated landscape island interior to the parking lot shall be a minimum of 36 feet wide with a minimum area of 1,300 square feet. One medium or large deciduous tree as defined by Appendix E, or as otherwise approved by the City Forester, shall be planted for every 12 parking spaces. Trees may be grouped or spaced within the large consolidated island. Existing trees which are to be preserved may be incorporated into the large consolidated island, as approved by the City Forester. Where existing trees are not being preserved within the large consolidated island, the area shall be excavated to a depth of three feet and filled with amended clean topsoil or equivalent material as approved by the City Forester.

3. All trees planted in interior landscaped areas shall have a three foot minimum dimension from the tree trunk to the back of curb or edge of pavement, as applicable.

4. When a landscape peninsula or island abuts the length of a parking space, a clear space for persons entering and exiting parked vehicles shall be provided by turf or pavers, mulch, and other similar non-vegetative material.

5. Each interior landscaped area must include at least one deciduous shade tree (from the approved Urban Street Tree List) to be counted toward the required landscape area. Trees shall have a clear trunk of at least seven feet above the ground, and the remaining area shall be landscaped with hardwood mulch, shrubs, perennials or ground cover. Interior tree lawns and large consolidated islands may also use turf. Shrubs or perennials shall not exceed two feet in mature height.

6. Required on-site drainage shall be incorporated into interior landscaped areas to the maximum extent practicable consistent with the standards in the City of Dublin Stormwater Management Design Manual. If a curb is located at the edge of a landscaped area, planted areas shall be installed at a lower grade than the parking lot pavement and curbing shall have openings or gaps allowing drainage from the pavement to enter and percolate through the landscaped areas. Plantings in landscaped areas intended to be used for biofiltration shall be those appropriate for rain gardens.

(6) Required Building Zone (RBZ) Treatment

Refer to §153.065(I)(2)(a) for RBZ treatment requirements.

(7) Foundation Planting

Building foundation landscaping is required for all façades of all principal structures as described below:

(a) Building foundation landscaping is required along all sides of a building not otherwise occupied by building entrances, sidewalk, parking, or loading areas, or other similar areas. Building foundation landscaping is not required for portions of the front or corner side building façades located within 10 feet of the front property line and where a streetscape or patio RBZ treatment is provided.

(b) Where building foundation landscaping is required, at least one shrub shall be provided per each 10 linear feet of building façade, or fraction thereof, within a landscape bed or raised planter extending a minimum of 42 inches beyond the foundation. Shrub spacing shall be at the industry minimum standard by species. Building foundation landscaping shall be continuous. Plantings should be designed and creatively clustered by species, and respond to the character of the adjacent architecture and surrounding area.

(c) Where streetscape or patio RBZ treatment is provided, raised planting beds, raised planters, and flower boxes may be used.

(d) Building foundation landscaping may be installed at building foundation grade level or in a raised planter. The planter shall not be higher than three feet above the building foundation grade level. Roof top gardens do not count towards meeting this requirement.

(e) The surface area of any foundation planting landscape bed shall be predominantly covered by living materials, rather than bark, mulch, gravel or other non-living materials in accordance with §153.065(D)(2)(e).

(8) Credit to Preserve Existing Trees

(a) Credit Available

Property owners who demonstrate they have preserved mature, non-diseased trees with a six-inch caliper as measured at diameter breast height (DBH) during development or redevelopment may obtain credits toward required landscaping. Trees intended to be preserved shall be indicated on the landscape plan and shall be protected during construction through use of tree protection fencing around the critical root radius. The total amount of tree credits shall not exceed 50% of the required tree landscaping requirement.

(b) Amount of Credit

Credit for preserved trees is shown in Table 153.065-E. Any preserved trees for which credit is given and that are lost to damage or disease within five years after the credit is awarded, shall be replaced by the land owner with the number of trees for which the credit was granted.

TABLE 153.065 – E: TREE PRESERVATION CREDITS

DBH of Preserved Tree (inches)	# of Trees Credited
Over 12	3
8 inches to 11.9	2
6 inches to 7.9	1

(9) Tree Preservation

(a) General Provisions

1. Applicability

§153.065(D)(9) applies to protected trees on all public and private properties.

2. Tree Preservation Plan Required

A. Due to unique and/or noteworthy characteristics including size, species, age, and historical significance, landmark trees and significant groups of mature, healthy trees are community amenities that should be preserved to the maximum extent feasible.

B. Applicants shall submit a tree preservation plan for approval by the required reviewing body that demonstrates the site landscaping complies with the provisions of §153.065(D). At either the preliminary plat or initial application stage, the property owner shall submit a copy of the tree preservation plan to the appropriate public utilities in order to alert those public utilities to the proposed placement of the trees in relation to utility service lines.

C. A tree survey prepared by a certified arborist shall be submitted with the tree preservation plan for all Development Plan, Site Plan and/or Minor Project Review applications for lots containing existing trees. The tree survey shall include the location, size, condition and species of all existing trees over four inches caliper as measured at DBH.

D. The tree preservation plan submitted as part of the Development Plan, Site Plan and/or Minor Project Review application shall identify all landmark trees and/or significant tree stands on the site, including critical root zones to establish the limits of tree preservation zones, as determined by the required reviewing body.

E. The property owner shall replace inch for inch any protected trees that are removed or lost due to damage, regardless of their location on the lot, except as provided in §153.065(D)(9)(b).

3. Site Layout and Design

Where practicable, site design and architectural layout activities shall preserve existing protected trees and avoid risk of protected tree loss through changes of grade and soil moisture, both on the subject parcel and on adjacent parcels. This includes, but is not limited to, the layout and design of buildings and any associated site improvements including auguring, jacking, or boring to install utilities (as opposed to open cutting). The critical root zones of protected trees on the subject parcel and adjacent parcels shall be reviewed and land disturbance within those zones avoided to the extent reasonable.

4. Tree Removal Permit

The provisions of §153.143 shall apply, except as provided in §153.065(D)(9)(b).

A. Protected trees used as credit to meet a required tree landscape requirement which die shall be replaced by the land owner with the

number of trees for which the credit was granted. Replacement trees may count towards the credit amount for the development.

B. Replacement trees provided pursuant to §153.065(D)(9) shall count towards landscaping required under other portions of this section if they meet the size, type, and location standards for the landscaping required.

(b) Exemptions

The following activities are not subject to the tree replacement requirements for protected trees as described in §153.146 provided the proposed tree removal is included in the required application as described in §153.066.

1. Trees planted due to a requirement of a previously approved development plan or as a condition to a previously issued Certificate of Zoning Plan Approval prior to the date this provision takes effect;

2. Removal of trees that, at the determination of the City Forester, are undesirable with respect to structure, species, and/or condition;

3. Removal of trees on any portion of a site required to be occupied by a public street as approved by the City Engineer and the required reviewing body with a Development Plan Review application;

4. Removal of trees on any portion of a lot required to be occupied by a structure pursuant to the standards of §153.062 as approved by the required reviewing body with applications for Minor Project or Site Plan Review;

5. Removal of trees which are an obstruction to traffic signals or traffic signs, power lines, or other utilities;

6. Removal of trees necessary for rescue in an emergency or for cleanup after a natural disaster; and

7. Removal of trees deemed hazardous by the City Forester or a certified arborist, and approved by the City Forester.

(10) Maintenance and Replacement

(a) Street Trees and Public Trees

Each property owner shall comply with those standards for maintenance, replacement, protection and management of street trees and public trees in §153.065(D)(3).

(b) Other Required Landscaping on Private Property

For landscaping other than public trees and street trees, each property owner shall:

1. Maintain all required landscaping in good condition, as determined by the City Forester;

2. Remove any landscaping or tree that dies or is required to be removed due to damage or disease within three months after the loss of that landscaping or tree; and

3. Replace the landscaping or tree within three months of its removal.

(c) The City Forester may extend times for performance if weather or other conditions prevent performance within the times stated above.

(11) Alternative Landscaping

In lieu of compliance with the specific requirements of §153.065(D)(3)-(9) an owner may propose alternative approaches consistent with the intent of §153.065(D)(2) to accommodate unique site conditions, abutting or surrounding uses, or other conditions, as deemed appropriate by the required reviewing body. Requests for alternative landscaping shall be reviewed by the required reviewing body with the Minor Project or Site Plan Review application and approved only if the proposed alternative is equal to or better than the aesthetic, environmental, and buffering functions anticipated with the provisions of §153.065(D).

§ 153.065 SITE DEVELOPMENT STANDARDS

(E) Fencing, Walls and Screening

(1) Fence and Wall Standards

The provisions of this section are required for all fences, walls, and screening materials in the BSD zoning districts. Notwithstanding the provisions of this section, the provisions of §153.064(G)(4)(h) shall be met with respect to fencing and walls for open spaces.

(a) Prohibited Materials

Chain link, vinyl and temporary plastic fences (such as snow fences) are prohibited except during construction as security for construction sites and materials. Fences that are electrically charged, constructed of barbed wire, and razor wire are prohibited. No fence, wall or retaining wall shall be constructed of materials not designed to be used for that purpose. High quality synthetic materials may be approved with the Minor Project or Site Plan Review by the required reviewing body with examples of successful, high quality installations.

(b) Fence and Wall Height and Opacity

1. No fence or wall located between the principal structure on a lot and the front property line shall exceed four feet in height, or be more the 50% opaque unless otherwise required by §153.065(E)(2) or §§153.059 through 153.065. These provisions apply to all street frontages on multiple frontage lots.

2. No fence or wall located between the principal structure on a lot and the side or rear property line shall exceed six feet in height.

3. The height provisions of §153.065(E)(1)(b)1-2 shall not apply to fences or walls required to comply with the screening standards of §153.065(D).

4. The provisions of §153.065(E)(1)(b)1-2 shall apply to all portions of retaining walls that extend above grade level, as measured from the elevated side of the retaining wall. Where a fence is located on top of a retaining wall, the combined height of the retaining wall and fence shall not exceed the maximum height permitted for a fence, as measured from the elevated side of the retaining wall.

(2) Street Wall Standards

(a) Intent

Street walls are intended to screen vehicular use areas or service areas and/or to define the pedestrian realm.

(b) Street Wall Design and Location

1. Street walls are intended to be placed within the front and/or corner side RBZ where an RBZ exists. If an RBZ is occupied by a building, the street wall shall be installed along the same plane as the nearest building façade.

2. Street walls shall be designed to coordinate with the architectural character of the building to which it is associated. Street walls shall be constructed of brick, stone, , wrought iron fencing combined with landscaping (wrought iron street wall type), or a hedgerow combined with landscaping and masonry posts (solid hedge and post type). The required reviewing body may require specific or alternative street wall designs, such as stacked stone walls, based on the design of the associated building and/or the development character of the lots surrounding the site.

3. Street walls in the BSD Historic Core shall be constructed as stacked stone walls, unless otherwise approved by the required reviewing body.

4. Street walls shall be a minimum of 22 inches where seating is intended; all other street walls shall be a minimum of 30 inches. No street wall shall exceed 36 inches in height.

5. Street walls are prohibited in required sight visibility triangles for site access points as defined in Appendix C and are prohibited in required sight visibility triangles for street intersections as determined by the City Engineer.

(c) Street Wall Landscaping

In all areas where landscaping is required, within four years after installation a minimum of 80% of the surface area of any landscape bed shall be covered by living materials, rather than bark, mulch, gravel, or other non-living materials,.

1. Masonry Street Wall

For masonry street walls, the property owner shall provide at least five shrubs per 25 feet of linear street frontage or fraction thereof on the street side of the masonry wall where the Landscape RBZ treatment is used. Required landscaping may be clustered for a more natural design.

2. Wrought Iron Street Wall

For a wrought iron street wall, the property owner shall provide at least five shrubs per 25 feet of linear street frontage or fraction thereof on the side of the fence interior to the lot.

3. Solid Hedge and Post Street Wall

For a solid hedge, the property owner shall install dense, closely spaced living plant material composed of trees, deciduous or evergreen shrubs, or a combination thereof, with a masonry post every 25 feet of linear street frontage or fraction thereof. The ground on the street side of the hedge shall be landscaped with ground cover exclusive of grass.

(d) Alternative Street Wall Design and Landscaping

In lieu of compliance with the specific requirements of §153.065(E)(2)(b)-(c), an owner may propose alternative approaches consistent with the intent of §153.065(E)(2) to accommodate unique site conditions, abutting or surrounding uses, the architectural character of adjacent buildings, or other conditions as deemed appropriate by the required reviewing body. Requests for alternative landscaping shall be reviewed by the required reviewing body with the Minor Project or Site Plan Review application and approved only if the proposed alternative is equal to or better than the intent of the provisions of §153.065(E)(2).

(3) Screening

(a) Prohibited Materials

Chain link, vinyl, EIFS, and unfinished or non-decorative CMU are prohibited screening materials. No screen shall be constructed of materials not designed to be used for that purpose. High quality synthetic materials may be approved with the Minor Project or Site Plan Review by the required reviewing body with examples of successful, high quality installations.

(b) Roof-Mounted Mechanical Equipment

All roof-mounted mechanical equipment (including but not limited to HVAC equipment, exhaust fans, cooling towers, and related guard rails or safety equipment) shall be fully screened from view at ground level on all sides of the structure and, to the extent practicable, from adjacent buildings of similar height in a BSD zoning district.

1. Screening shall be provided by:

   A. A parapet wall or similar feature that is an integral part of the building's architectural design (refer to §153.062(D) for roof requirements for building types); or

   B. A screening structure located around the equipment that incorporates at least one of the primary materials and colors on a street-facing façade of the principal structure; or

   C. A living wall or vertical garden which is covered by vegetation to provide a minimum of 50% year round opacity.

2. The parapet wall or screening structure shall be fully opaque year round and shall be at least as tall as the height of the mechanical equipment being screened.

3. The standards of §153.065(E)(3)(b) shall not apply if the only feasible location for screening would impede the functioning of solar, wind or geothermal energy equipment or systems.

(c) Ground-Mounted Mechanical Equipment

1. All ground-mounted mechanical equipment shall be incorporated within the footprint of a principal or accessory structure or shall be fully screened from view on all sides using one of the following options:

   A. Landscape material which provides a minimum of 50% year round opacity; or

   B. A living wall or vertical garden which is covered by vegetation to provide a minimum of 50% year round opacity; or

   C. A decorative wall or fence that incorporates at least one of the primary materials and colors of the nearest wall of the principal structure and that provides 75% year round opacity.

2. The wall or screen shall be at least one foot taller than the height of the mechanical equipment being screened, up to a maximum of 12 feet.

3. The standards of §153.065(E)(3)(c) shall not apply if the only feasible location for screening would impede the functioning of solar, wind or geothermal energy equipment or systems.

4. Utility boxes shall be oriented with access doors facing away from the street right-of-way or adjacent property to the maximum extent practicable.

(d) Outdoor Waste and Storage Containers and Enclosures

1. All waste, refuse, and recycling containers and enclosures shall be incorporated within the footprint of a principal or accessory structure to the maximum extent practicable. If incorporation within the building footprint is not practicable,

outdoor waste and storage containers and enclosures shall be fully screened from view on all sides by landscaping or by a decorative wall or fence finished and constructed to match the materials and design of the nearest wall of the principal structure and shall be fully opaque year round.

2. The wall or screen shall be at least one foot taller than the height of the waste or storage container or enclosure being screened, up to a maximum of 12 feet.

(e) Off-Street Loading Areas

Off-street loading docks or loading areas used for the storage and staging of materials shall be screened from view on all sides facing a street right-of-way or adjacent property, as practicable, by a decorative wall or fence between six and 12 feet in height, as necessary to sufficiently screen the area, constructed and finished to match the materials and design of the nearest wall of the principal structure. This requirement does not apply to the side of a loading area facing an alley/service street; the side by which vehicles enter and leave the loading area; maneuvering areas used for vehicles to approach the loading area; or alternative loading area locations permitted by §153.065(B)(7)(b).

(f) Access Doors

Screening structures may contain access doors to accommodate servicing of equipment and emptying or replacement of containers. The access doors shall be self-closing, and shall be constructed and finished to coordinate with the materials and design of the nearest wall of the principal structure. Access doors shall remain closed and all containers fully within the structure when not being used. Offset openings may be used in lieu of man doors provided the service structures remain fully screened from view.

(g) Vegetative Screening

If vegetative screening is used to meet the requirements of §153.065(E)(3), evergreen and deciduous species may be used provided the plant size and opacity meet the required height and opacity requirements within four years after planting. The minimum planting bed width shall be 42 inches.

(h) Alternative Screening

In lieu of compliance with the requirements of §153.065(E)(3), an alternative approach to accommodate unique site conditions or surrounding uses may be approved if the required reviewing body determines that the proposed alternative achieves the aesthetic, environmental, and screening results better than compliance with the standards of §153.065(E)(3).

§ 153.065 SITE DEVELOPMENT STANDARDS

(F) EXTERIOR LIGHTING

(1) Intent

The standards of §153.065(F) are intended to allow adequate night time lighting to protect public safety while protecting residential uses from excessive night time light and glare, protecting motorists from glare along public rights-of-way, reducing consumption of electricity for lighting purposes, and prohibiting excessive light trespass beyond property lines.

(2) Applicability

The provisions of §153.149 shall apply to all development within the BSD zoning districts, in addition to the requirements of §153.065(F), except as noted in this section.

(3) Exemptions

The following types of lighting are exempt from the requirements of §153.065(F):

(a) Lighting for single family detached and single family attached dwellings.

(b) Pedestrian walkway ground lighting.

(c) Lighting for designated sports fields.

(d) Street 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, BSD Sawmill Center, BSD Scioto River Neighborhood Districts	All other BSD Zoning 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

(5) Shielding

(a) All exterior light sources and lamps that emit more than 900 lumens shall be concealed or shielded with an Illuminations Engineering Society of North America (IESNA) full cut-off style fixture with an angle not exceeding 90 degrees to minimize the potential for glare and unnecessary diffusion on adjacent property. No portion of the lamp, reflector, lens, or refracting system may extend beyond the housing or shield, with the exception of pedestrian lighting.

(b) All light sources shall be designed, located, and installed so that the light source is not directly visible from any adjacent property in a residential district.

(6) Lighting Uniformity

Lighting across a horizontal surface shall have an average range from one to three footcandles.

(7) Light Trespass

Light generated on site shall not add more than one footcandle to illumination levels at any point at grade level 10 feet beyond the property line.

(8) Lighting Plans

Lighting plans submitted as part of applicable Minor Project or Site Plan Reviews shall include existing lighting from streets and adjacent buildings developed under these standards, and proposed lighting generated from light poles and building lighting.

(9) Light Poles

The base of light poles in parking areas shall be either flush with grade or mounted on a concrete foundation projecting no more than 36 inches above grade. The base of light poles in non-parking areas shall be either flush with grade or mounted on a concrete foundation projecting no more than six inches above grade.

(10) Wall Lighting

(a) Decorative wall lighting may be used to provide uplighting, downlighting, or other types of lighting accents for buildings in all BSD zoning districts. Decorative lighting shall not exceed 900 lumens unless installed and shielded in accordance with §153.065(F)(5)(a).

(b) Ground or pole-mounted floodlights are not permitted for façade lighting.

(11) Canopy Lighting

(a) All canopy lighting shall use recessed luminaire fixtures and shall be designed and located so as to prevent glare onto adjacent properties.

(b) Highly reflective material shall not be installed on the underside of the canopy.

(12) Prohibited Lighting Types

Sodium vapor light fixtures are prohibited in all BSD zoning districts.

(G) UTILITY UNDERGROUNDING AND SCREENING

(1) In all BSD zoning districts, all utility lines including but not limited to water supply, sanitary sewer service, electricity, telephone and gas, and their connections or feeder lines shall be placed underground.

(2) All utility connections shall be kept to the rear or the side of the building, out of view or screened. Applicants shall coordinate with utility providers to site transformers and other similar utility structures to the rear or sides of buildings, or otherwise out of view or screened.

(3) Existing above-ground utility lines shall be required to be buried with the provision of new streets, or as otherwise required by the City Engineer.

§ 153.065 SITE DEVELOPMENT STANDARDS

(H) SIGNS

(1) Intent and General Purpose

(a) General

The intent of §153.065(H) is to enhance the physical appearance of the BSD zoning districts and the City of Dublin as a whole by encouraging high quality, effective outdoor graphics for the purposes of navigation, information and identification; and to protect the health, safety, and general welfare of the community. More specifically, it is the intent of this section to:

1. Provide sign standards that allow fair competition while ensuring that signs used by individual businesses will contribute to the urban vitality, interest, and uniqueness of the Bridge Street District.
2. Provide aesthetic standards that ensure adherence to the high level of design and construction quality expected by the community.
3. Provide the public with a safe and effective means of locating businesses, services and points of interest by multiple modes of transportation.
4. Provide standards for signs that are appropriately scaled to the pedestrian realm and designed to enliven the pedestrian experience.
5. Regulate signs in accordance with applicable federal and state law.

(b) BSD Residential, Office Residential, Office, Commercial, and Public Districts

The purpose of signs in these districts is to provide identification with high visual quality in a manner that respects the character and scale of residential areas while providing clear visibility for larger office, commercial and residential developments. Signs should provide high quality awareness through graphics that effectively assist in navigation, information and identification for both pedestrians and vehicles.

(c) BSD Indian Run Neighborhood, Sawmill Center Neighborhood, Scioto River Neighborhood and Vertical Mixed Use Districts

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.

(d) BSD Historic Core and Historic Transition Neighborhood Districts

The purpose of signs in these districts is to provide for pedestrian-oriented signs that match the general character and scale of Dublin's original village commercial center. Signs should provide business identification in a manner consistent with the historic appearance and character of the districts, while encouraging a more interesting streetscape.

(2) General Provisions

(a) All applicable requirements of §§153.150 through 153.163 shall apply to the BSD zoning districts except as modified by §153.065(H). In the event of a conflict with the provisions of §§ 153.150 through 153.163, the provisions of §153.065(H) shall govern.

(b) Where noted for the purposes of permitted signs, street frontages shall apply only to public streets.

(c) Nonconforming signs shall be subject to the provisions of §153.161(J).

(d) Approval Authority

1. All permanent signs shall require a permanent sign permit unless otherwise exempted for a specific sign type.

2. Required reviewing bodies shall not address the content of the sign message.

3. Off-premise signs are only permitted with the approval of a master sign plan.

4. All signs located within or projecting over the public right-of-way shall be approved by the City Engineer prior to placement.

5. Notwithstanding any other provision of this Code, the design and placement of City-sponsored banners for special events or public announcements affixed to public facilities in the right-of-way within the Bridge Street District shall be approved by the City Manager prior to placement.

(e) Master Sign Plans

1. The purpose of a master sign plan is to allow a greater degree of flexibility and creativity in sign design and display. Further, master sign plans are intended to be used for multiple signs for either a single building or a group of related buildings to ensure that the requested signs work in a coordinated fashion to meet the general intent of signs in the District. It is not intended to simply permit larger or more visible signs or additional signs than may be permitted, without any consideration for unique sign design and display. Master sign plans shall maintain the purpose and intent of the sign and graphic standards for the applicable BSD zoning district. Master sign plans may be submitted for the purposes described below.

a. Any applicant may request approval for a master sign plan for signs that depart from the requirements of §153.065(H). The required reviewing body shall be permitted to approve alternative requirements for sign design, number, type, size, height, location, and lighting.

b. A master sign plan may be submitted for a single building to ensure that sign locations and designs are properly coordinated with the building. Once the master sign plan is approved, no subsequent approvals are required provided the signs are consistent with the approved master sign plan.

c. A master sign plan may be submitted for multiple buildings and sites. A master sign plan is required for shopping corridors. Once the master sign plan is approved, no subsequent approvals are required provided the signs are consistent with the approved master sign plan.

2. The Planning and Zoning Commission shall review all master sign plans, except for those in the BSD Historic Core District and areas of the BSD Public and Historic Transition Neighborhood Districts that fall within the Architectural Review District boundaries, as provided in §153.065(H)(2)(e)(6).

3. Applications for Basic Plan Review as required in §153.066(D) may include a description of the general design intent for proposed signs, demonstrating coordination with proposed building architecture and compatibility with the surrounding development context. Information provided at the Basic Plan Review should demonstrate that signs will meet all requirements of §153.065(H), or that the applicant intends to request master sign plan as provided in §153.065(H)(2)(e). A master sign plan may be reviewed concurrently with a Basic Plan Review.

4. A master sign plan shall include, at a minimum: the proposed locations, types, number, heights and sizes of signs, indicated on scaled plans and/or building elevation drawings; proposed materials to be used for sign structures and sign faces; fabrication details; and proposed types of illumination.

5. Where applicable, all signs located within a development shall meet the requirements established in an approved master sign plan. Where an approved master sign plan does not contain specific sign elements (such as height, colors, placement, etc.), then the provisions of §153.065(H) shall apply.

6. The Architectural Review Board may approve master sign plans that depart from the requirements of §153.065(H), provided the purpose and intent of the sign and graphic standards for the BSD Historic Core and Historic Transition Neighborhood districts and the historic character of Historic Dublin are maintained. The Board shall determine the appropriateness of signs and their placement given the architecture of buildings within these districts.

(3) BSD Zoning Districts with Special Sign Provisions

(a) BSD Historic Residential District
The requirements of §§153.150 through 153.163 shall apply in the BSD Historic Residential District without modification.

(b) BSD 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 regardless of whether the signs meet the requirements of the district in which they are located. The master sign plan may be submitted at any time, but no sign permits shall be issued until the master sign plan is approved.

(c) BSD Historic Core and Historic Transition Neighborhood District

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 Architectural Review Board (refer to §153.065(H)(2)(b)6).

2. All new ground and building-mounted signs in those parts of the BSD Historic Core and Historic Transition districts that fall within the Architectural Review District boundaries shall be subject to review and approval by the Architectural Review Board.

(4) Sign Design and Lighting

All signs shall be designed with the maximum of creativity and the highest quality of materials and fabrication. It is strongly recommended that all signs be designed by a professional sign designer and be installed by a qualified sign builder or contractor.

(a) All signs shall be designed to fully integrate with the building architecture and overall site design, and to enhance the pedestrian experience in the Bridge Street District. Signs attached to principal structures shall be coordinated and fit appropriately with the architecture of the building in accordance with §153.062(M). Signs placed on windows, awnings and canopies shall meet the requirements of §153.062(H).

(b) The illumination of signs is strongly encouraged to help add a sense of liveliness and activity to the area. Unless otherwise noted, signs may be externally illuminated, provided that all exterior lighting meets the requirements of §153.065(F). Internally illuminated pan channel or cabinet signs are permitted, provided that the sign is creatively designed with high quality materials and fabrication, as determined by the required reviewing body. Awning signs and sandwich board signs may not be internally illuminated. Illuminated signs shall be constructed so that raceways, conduit and piping for electrical sources are not exposed to view.

(c) The provisions of §153.158(C)(3) (limitations on sign shape), shall not apply in the BSD zoning districts.

(d) Sign Colors and Secondary Images

1. Signs shall be limited to three colors, including black and white. The background color shall be considered one of the three permissible colors, unless channel letters are used, in which case the background is not considered one of the three colors.

2. Logos, registered corporate trademarks and/or symbols, or other secondary images used to convey information about the business or use of the building or lot must be compatible with the size, design, and scale of the sign. Colorful logos and signs are encouraged to help add character and interest to the building and streetscape.

3. Logos, Registered Corporate Trademarks and/or Symbols

A. For signs incorporating a registered corporate trademark or symbol, colors used in the registered corporate trademark or symbol shall not be limited in number, but shall be considered as one of three permissible colors. Sign copy or background shall use one of the colors used in the registered corporate trademark or symbol.

B. Signs with a registered corporate trademark or symbol that is less than 20% of the sign area shall be limited to three colors as provided in §§ 153.065 (H)(4)(d)1 and 153.065(H)(4)(d)3A. The cumulative area of registered corporate trademarks or symbols and other secondary images shall not exceed 20% of the sign area.

C. Where a registered corporate trademark or symbol exceeds 20% of the sign area, signs shall have a maximum of five colors including symbols, sign copy, and background color. The background color is included in the maximum permissible colors, unless channel letters are used and affixed directly to a building or other support structure, in which case the background is not considered one of the permissible colors. No additional secondary images are permitted.

4. Other Secondary Images

Secondary images used on signs that do not include a registered corporate trademark or symbol shall not exceed 20% of the sign area. Signs are limited to a total of three colors as provided in §153.065 (H)(4)(d)1.

5. All signs shall adhere to the size limitations of §153.158(C)(2).

(e) Sign Materials

1. All permitted sign types shall be designed with the highest quality of materials and fabrication. High quality, durable and low maintenance materials are required. The type of material should be compatible with the associated building's façade and other materials in the surrounding area. Traditional materials, such as wood, are preferred over plastic signs.

2. Signs shall be fabricated, constructed and installed to conceal fasteners and/or other methods of attachment that not integral to the sign design.

3. Rusted and/or deteriorating materials shall be replaced.

4. The following primary materials are required for sign faces. Other materials may be used for sign construction provided they are only used in supplementary parts of the sign, such as framing materials or other similar uses. The required reviewing body may approve other materials if it determines that the materials provide appropriate high quality, durability, and design features.

a. Metal faces: .125-inch aluminum or 4mm composites for 3 foot and greater spans to avoid "oil canning" (rippling) of faces. Thinner material may be used for shorter spans.

b. Moldable Synthetic Materials: Solar Grade (SG) acrylics and polycarbonates (or equivalent) to avoid fading, typically no less than .125-inch.

c. Metal returns: Etched (sanded) primed and painted aluminum.

d. Paints, when used, shall be acrylic polyurethane paint systems with zinc chromate primers, or equivalent.

e. Wood materials: HDU, cedar, redwood and treated lumber. Wooden signs shall be properly sealed to prevent moisture from soaking into the wood.

f. Window sign materials shall be of pressure sensitive vinyl and similar. For exterior use "High Performance" materials that have higher tack values and avoid premature fading shall be used. Printed PSV/decals shall have an exterior laminate added to ensure exterior durability.

(5) Sign Types Permitted in BSD Zoning Districts

(a) All sign types permitted in the BSD zoning districts are listed in Table 153.065-G. Refer to §153.065(H)(6) for number of signs permitted, and §153.065(H)(7) for requirements for specific sign types.

(b) Different sign types may be used on the same frontage.

(c) Where required, setbacks shall be measured from the public street right-of-way, lot line, or minimum Required Building Zone, as applicable.

Table 153.065-G: Sign Types Permitted in BSD Zoning Districts		
Sign Type	**Code Section Reference**	**Sign Intent**
Ground Sign		
Ground Sign	§153.065(H)(7)(a) Table 153.065-H	Ground signs are intended primarily for buildings with greater front and corner side setbacks.
Building-Mounted Signs		
Wall Sign	§153.065(H)(7)(b) Table 153.065-I	Building-mounted signs are intended to provide visibility for pedestrians and vehicles approaching from different directions and to create a diversity of signs along an active streetscape.
Awning Sign		
Projecting Sign		
Window Sign		
Building Identification Sign		
Building Identification Sign	§153.065(H)(7)(c) Table 153.065-J	Building identification signs are intended to identify major building tenants and large-scale commercial development in the Bridge Street District. Building names or street address numerals may be used in lieu of a tenant name.
Identification Plaques		Plaques, medallions, or other smaller identification signs intended for pedestrian use may be used to identify individual building names or addresses, denote significant historical or other building characteristics, and other similar purposes.
Other Permitted Signs		
Directory Sign	§153.065(H)(7)(d) Table 153.065-K	Directory signs are intended to provide identification for upper story tenants and/or tenants that are otherwise not permitted an individual identification sign. Directory signs may also be used for restaurant menus and other similar uses.
Display Sign		Display signs are intended to advertise goods or services. Display signs may change frequently and may be attached to or located within 3 feet of a window on the interior of the building. Examples include products for sale or display, and signs that show or describe goods or services offered.
Sandwich Board Sign		Sandwich board signs are intended to be used in areas with high pedestrian and commercial activity.

(6) Number of Permitted Signs

Refer to §153.065(H)(6)(d) for the number of signs permitted in the BSD Historic Core and Historic Transition Neighborhood Districts and to §§153.150 through 153.163 for the BSD Historic Residential district. For all other BSD zoning districts, the number of permitted signs shall be in accordance with subsections §153.065(H)(6)(a)-(c). Refer to Table 153.065-G, Sign

Types Permitted in BSD zoning districts, for the list of permitted signs and the intent of each sign type.

(a) Ground Signs

In addition to any other signs permitted by §153.065(H)(6)(b)-(c), one ground sign is permitted per building or parcel for each street frontage, not to exceed a maximum of two ground signs. Refer to §153.065(H)(7)(a), Ground Signs, for specific requirements for size, location, and height.

(b) Single Tenant Buildings and Multiple Tenant Buildings without Storefronts

Refer to §153.065(H)(7)(b), Building-Mounted Signs, for specific requirements for sign types, sizes, locations, and heights.

1. Multiple tenant buildings without storefronts and single tenant buildings are permitted a maximum of one building-mounted sign per street frontage.

2. A directory sign may be used at each public entrance to identify tenants in multiple tenant buildings without storefronts. For buildings with fewer than three stories an additional projecting sign not exceeding eight square feet may be located adjacent to a common public entrance providing access to the upper floor tenant spaces.

(c) Multiple Tenant Buildings with Storefronts

Refer to §153.065(H)(7)(b), Building-Mounted Signs, for specific requirements for building-mounted sign types, sizes, locations, and heights.

1. Buildings with ground floor storefronts are permitted a maximum of two building-mounted signs for each ground floor tenant with a storefront. The two permitted building-mounted signs shall not be of the same sign type.

2. One additional building-mounted sign is permitted for each tenant with a storefront with a public entrance facing an off-street parking area or parking structure in the same block, provided that the entrance is located on the side or rear façade of the building.

3. A directory sign may be used to identify tenant spaces located above the ground floor. For buildings with fewer than three stories, an additional projecting sign is permitted provided it is located adjacent to a common public entrance providing access to the upper floor tenant spaces.

4. A single, one-square-foot window sign indicating the name of the business and/or a logo, shall be permitted only on a public entrance to the tenant space and shall not require a permanent sign permit, provided not more than one low chroma color is used, such as black, white, or gray.

(d) Number of Permitted Signs in the BSD Historic Core and Historic Transition Neighborhood Districts

Refer to §153.065(H)(7)(a)-(b) for specific requirements for ground and building-mounted sign types, sizes, locations, and heights.

1. Single Tenant Buildings
A combination of two different sign types, including ground signs and building-mounted signs, are permitted for each street-facing building façade or frontage.

For lots with more than one street frontage, one additional ground or building-mounted sign is permitted along the second lot frontage, not to exceed a total of three signs.

2. Multiple Tenant Buildings
A combination of two different sign types, including ground signs and building-mounted signs, are permitted for each ground floor tenant with a storefront. The permitted signs may be on separate elevations where storefronts are on multiple elevations.

3. An additional building-mounted sign is permitted for each tenant with a storefront where the tenant also has a dedicated public entrance facing an off-street parking area or parking structure in the same block, provided that the secondary public entrance is located on the side or rear façade of the building.

4. Tenant spaces located above the ground floor may be identified by a directory sign or by a window sign or projecting sign located adjacent to a common public entrance providing access to the upper floor tenant spaces.

5. A single, one-square-foot window sign indicating the name of the business and/or a logo, shall be permitted on each public entrance to a tenant space and shall not require a permanent sign permit, provided not more than one low chroma color is used.

(7) Specific Sign Type Requirements

(a) Ground Signs

1. Ground sign height is measured from the established grade of the base of the sign to the top of the sign or its frame/support. The height may not be artificially increased.

2. All ground signs shall comply with the provisions of Table 153.065-H, Ground Sign Requirements.

Table 153.065-H: Ground Sign Requirements

	BSD Historic Core District; and BSD Public and Historic Transition Neighborhood Districts within the Architectural Review District boundaries	All Other BSD Zoning Districts
Number	Refer to §153.065(H)(6)(d)	1 per building or parcel, per street frontage, not to exceed 2.
Size	Maximum 8 sq. ft.	Maximum 24 sq. ft.
Location	Historic Cottage Commercial building type only.	8 ft. from the minimum required building zone, setback, or street right-of-way, as appropriate for the building type. Refer to §153.062(O) for more information regarding building types. If two ground signs are used, the signs shall be located on different street frontages.
	Minimum setback of 8 ft. from the street right-of-way or any property line.	
Height	Maximum 6 ft.	Maximum 8 ft.
General	Permitted ground signs may be attached to a freestanding wall or other similar structure on the same lot as the building or use.	

Table 153.065-H: Ground Sign Requirements		
	BSD Historic Core District; and BSD Public and Historic Transition Neighborhood Districts within the Architectural Review District boundaries	**All Other BSD Zoning Districts**
	Sign foundations shall not be exposed. Ground signs shall either be mounted on a masonry base or a base clad in material compatible with the material used for the sign and the principal structure containing the use with which the sign is associated.	
	Ground signs shall be landscaped where appropriate to site conditions.	

(b) Building-Mounted Signs

1. Building-Mounted Sign Types and Measurements

A. Building-mounted signs include wall signs, awning signs, projecting signs, and window signs.

B. Wall sign height is measured directly beneath the sign from the established grade at the base of the structure to which the sign is attached to the top of the sign.

C. Wall sign areas for buildings with storefronts shall be determined by taking the length of the storefront applicable to each tenant and computing sign requirements for that portion of the total wall.

D. Projecting sign height is measured directly beneath the sign from the established grade at the base of the structure to which the sign is attached to the top of the sign, but shall not include brackets or equipment which are necessary to attach the sign to the structure. Necessary brackets or equipment shall not be counted as part of the sign area.

2. All building-mounted signs shall comply with the provisions of Table 153.065-I, Building-Mounted Sign Requirements, except that:

A. Any building-mounted sign associated with a secondary public entrance as described in §153.065(H)(6)(c)-(d) above shall not exceed six square feet in size and shall be located within six feet of the secondary public entrance, as measured horizontally along the building façade.

B. Any projecting sign associated with a common public entrance providing access to upper floor tenant spaces as described in §153.065(H)(6)(c) -(d) above shall not exceed eight square feet and be located within six feet of the common public entrance.

Table 153.065-I: Building-Mounted Sign Requirements

	BSD Historic Core District; and BSD Public and Historic Transition Neighborhood Districts within the Architectural Review District boundaries	All Other BSD Zoning Districts
Wall Sign		
Number	Refer to §153.065(H)(6)(d).	Refer to §153.065(H)(6)(a) through (c) for requirements based on building type.
Size	Maximum 8 sq. ft.	½ sq. ft. per each lineal foot of building wall or storefront width up to a maximum of 50 sq. ft.
Location	On walls facing a public street	
	For multiple tenant buildings, signs shall be located on the portion of the wall associated with the tenant space or storefront, and/or within 6 ft. of the common public entrance, where not associated with a storefront.	
	Wall signs shall not extend more than 14 inches from the face of the structure to which it is attached unless determined by the required reviewing body to address unique architectural conditions associated with the building on which the sign is mounted.	
Height	Maximum 15 ft., and shall not extend above the roofline.	Located within the first story as appropriate to each building type of §153.062(O) and shall not extend above the roofline.
		Wall signs for Existing Structures shall maintain a maximum height of 15 ft., and shall not extend above the roofline.
Awning Sign		
Number	Refer to §153.065(H)(6)(d).	Refer to §153.065(H)(6)(a) through (c) for requirements based on building type.
		Only 1 sign permitted per awning, regardless of the number of tenants or storefronts.
Size	20% of the cumulative surface of all awnings, not to exceed 8 sq. ft. in total.	
Location	Awning signs may be on any portion of the awning, and affixed flat to the surface and shall not extend vertically or horizontally beyond the limit of the awning.	
Height	Maximum 15 ft.	Located within the first story as appropriate to each building type of §153.062(O).
	The lowest portion of an awning sign shall be at least 8 ft. above the sidewalk.	
Projecting Sign		
Number	Refer to §153.065(H)(6)(d).	Refer to §153.065(H)(6)(a) through (c) for requirements based on building type.
Size	Maximum 8 sq. ft.	Maximum 16 sq. ft.
Location	For multiple tenant buildings, within 6 ft. of the principal entrance, as measured horizontally along the building façade. Projecting signs shall be separated by at least 10 ft. from another projecting sign, as measured along the building façade.	
	Projecting signs shall not extend more than 6 ft. from the face of the structure to which it is attached and maintain at least 8 ft. of clearance above the sidewalk.	

Table 153.065-I: Building-Mounted Sign Requirements		
	BSD Historic Core District; and BSD Public and Historic Transition Neighborhood Districts within the Architectural Review District boundaries	**All Other BSD Zoning Districts**
Height	Maximum 15 ft., or not extending above the sill of the second story window, whichever is lower.	Located within the first story as appropriate to each building type of §153.062(O) and shall not extend above the roof line.
	The lowest portion of a projecting sign shall be at least 8 feet above the sidewalk.	
Window Sign		
Number	Refer to §153.065(H)(6)(d).	Refer to §153.065(H)(6)(a) through (c) for requirements based on building type.
Size	20% of the cumulative surface area of the window to which it is attached, not to exceed 8 sq. ft. Window panes separated by muntins shall not be counted separately as windows but shall be included in the cumulative total square footage of window area.	
Location	Ground floor only, except as permitted by §153.065(H)(6)(d)4.	Ground floor only
General	Window signs shall only be permitted in lieu of display signs affixed to a window. Refer to Table 153.065-K, Requirements for Other Permitted Signs, for Display Sign Requirements.	

(c) Building Identification Signs

1. In addition to any other permitted signs, one building identification sign is permitted per street frontage for buildings with three or more stories. Building identification signs are not permitted in the BSD Historic Residential, Historic Core, or portions of the Historic Transition Neighborhood districts that fall within the Architectural Review District boundaries unless approved by the Architectural Review Board through a master sign plan (refer to §153.065(H)(2)(b)6).

2. Building identification signs shall comply with Table 153.065-J, Building Identification Sign Requirements. If street address numbers are used in lieu of the name of a major tenant, the street address numbers shall require a permanent sign permit and shall comply with Table 153.065-J, Building Identification Sign Requirements.

Table 153.065-J: Building Identification Sign Requirements		
	BSD Historic Core District; and BSD Public and Historic Transition Neighborhood Districts within the Architectural Review District boundaries	**All Other BSD Zoning Districts**
Number	Not Permitted	1 wall sign per building or street frontage, not to exceed 2.
Location		On a building façade facing a street.
Size		½ sq. ft. per each lineal foot of building frontage, each sign not to

Table 153.065-J: Building Identification Sign Requirements		
	BSD Historic Core District; and BSD Public and Historic Transition Neighborhood Districts within the Architectural Review District boundaries	**All Other BSD Zoning Districts**
		exceed 100 sq. ft.
Height		Shall not extend above the roofline.
General		Individual channel or pin-mounted letters or characters are required.
		Buildings with frontage on the I-270 right-of-way are permitted an additional sign in accordance with §153.161(A).

(d) Other Permitted Signs

In addition to the signs permitted by Tables 153.065-H through 153.065-I, directory, display, and sandwich board signs shall be permitted in accordance with Table 153.065-K, Requirements for Other Permitted Signs. Signs permitted by §153.157, with the exception of §153.157(K) shall also be permitted in all BSD zoning districts.

Table 153.065-K: Requirements for Other Permitted Signs		
	BSD Historic Core District; and BSD Public and Historic Transition Neighborhood Districts within the Architectural Review District boundaries	**All Other BSD Zoning Districts**
Directory Signs		
Number	1 per public entrance.	
Location	Located within 6 ft. of the entrance and mounted flat to the wall.	
Size	Maximum 4 sq. ft.	
Height	Ground floor only.	
Identification Plaques		
Number	1 per building	
Location	Located within 6 ft. of an entrance, pedestrian walkway or open space type and mounted flat to the wall.	
Size	Maximum 2 sq. ft.	
General	Identification plaques are not intended to provide information advertising tenants or services located within the building. Information is limited to identification of building names, addresses, historical characteristics, or other similar building information.	
	Maximum 3 colors	
Display Signs		
Size	Display signs located within 3 feet of the window shall not exceed 20% of the surface area of the window on which the signs are displayed.	

Table 153.065-K: Requirements for Other Permitted Signs		
	BSD Historic Core District; and BSD Public and Historic Transition Neighborhood Districts within the Architectural Review District boundaries	**All Other BSD Zoning Districts**
	Display signs affixed to a window shall not exceed 20% of the surface area and shall only be permitted if a window sign is not also used. Other additional building-mounted signs for multiple tenants with storefronts are permitted. Refer to Table 153.065-I, Building-Mounted Sign Requirements, for window sign requirements.	
Height	Ground floor only.	
Sandwich Board Signs		
Number	1 per ground floor storefront tenant.	Not Permitted
Location	Sandwich board signs are permitted only immediately in front of the building containing the activity described on the sign.	
	Signs shall be placed within 6 ft. of the primary ground floor public entrance of the business and generally along the same plane as other sandwich board signs to ensure a consistent sidewalk clearance, unless otherwise permitted by the Director based on specific site conditions.	
	Signs shall maintain a minimum unobstructed 5-ft. clearance on sidewalks and shall not impede the safe movement of pedestrians or the safe operation of vehicles.	
Size	6 sq. ft. per side.	
Height	3 ft.	
General	Sandwich board signs may include chalkboard and whiteboard elements. The sandwich board sign structure shall be constructed with subdued colors.	
	Sandwich board signs shall be removed and stored indoors or in a location not visible to the public during non-business hours.	

§ 153.065 SITE DEVELOPMENT STANDARDS

(I) WALKABILITY STANDARDS

(1) Intent and Purpose

(a) These regulations are intended to provide specific requirements that promote the walkable urbanism principles of §153.057(D).

(b) The intent of the walkability standards is to enhance connectivity, improve pedestrian safety, and promote comfortable walking and sitting environments.

(c) The walkability standards promote healthier lifestyles by encouraging walking and bicycling over the use of an automobile for most daily activities. It also provides the means by which residents and visitors can be more engaged with their neighbors, coworkers and fellow visitors.

(d) The walkability standards promote a safer and more comfortable atmosphere for pedestrians and bicyclists.

(e) The walkability standards promote recognition that some streets are clearly designed to accommodate both bicycles and automobiles within traffic lanes.

(f) Pedestrian facilities are intended to be designed and installed to provide the maximum degree of connectivity between destinations within the Bridge Street District, including convenient access between places of work, shopping, dining, recreation, public transit stops, and home.

(g) Pedestrian facilities include sidewalks and required building zone (RBZ) treatments, street crossings, mid-block pedestrianways, mid-building pedestrianways, building entrances, seating areas within pocket parks and plazas and/or the furnishing zone within the right-of-way, and greenways.

(2) Walkability Objective: Connectivity

(a) Mid-Block Pedestrianways

Mid-block pedestrianways are required on all blocks exceeding 400 feet in length, unless otherwise required or exempted by §153.063, Neighborhood Standards.

1. When combined with mid-block street crossings, pedestrianways shall align as nearly as practicable to encourage continuous pedestrian pathways.

2. Mid-block pedestrianways shall be publicly accessible at all times.

3. Mid-block pedestrianways shall be located within the middle third of a block with access from the sides of a block exceeding 400 feet. Refer to Figure 153.060-A, Typical Block Elements, for an illustration of the middle third of a block.

4. Design

A. The ends of the mid-block pedestrianway shall terminate at either a public right-of-way, an open space meeting the requirements of §153.064, or another publicly accessible space as approved by the required reviewing body.

B. Mid-block pedestrianways shall be a minimum of 14 feet in width, with a minimum five foot sidewalk, and designed as a continuation of the streetscape, including materials and furnishings.

C. The mid-block pedestrianway shall be lighted using footlights, bollard lights, building lights, and/or adjacent street lights to provide for safety and visibility.

D. The mid-block pedestrianway shall be landscaped except as required by §153.065(I)(2)(a)5.

5. A mid-building pedestrianway, as described in §153.065(I)(2)(b), may serve as a mid-block pedestrianway provided it meets the applicable design and location requirements of mid-block pedestrianways described in this section in addition to other applicable requirements for mid-building pedestrianways; however, landscaping shall not be required.

6. Alternatively, the pedestrianway requirement may be fulfilled by a permitted alley when located in the middle third of a block and when a minimum five foot sidewalk is provided. Design requirements shall be based on the applicable street type specifications, as described in §153.061, Street Types.

7. The required reviewing body may require additional mid-block pedestrianways when necessary to create a cohesive, walkable block configuration and ensure consistency with the Principles of Walkable Urbanism provided in §153.057(D).

(b) Mid-Building Pedestrianways

1. Mid-building pedestrianways are intended to provide safe, well-lit, and attractive paths providing convenient pedestrian access to and from areas such as parking lots, parking structures, and/or service streets from the opposite side of a building.

2. Access through buildings to parking lots behind buildings with a pedestrian walkway through the first floor of the building is required based on building types. The walkway shall be a minimum of eight feet wide. One door, window, or opening shall be provided along the

pedestrianway for every full 30 feet of length. A minimum of 20% ground floor transparency, measured along the length of the walkway, shall be provided on building façades facing pedestrianways in shopping corridors.

3. A mid-building pedestrianway may serve as a mid-block pedestrianway as described in §153.065(I)(2)(a).

(3) Walkability Objective: Safety

(a) Crosswalks

1. Crosswalks shall be required at the stop-controlled legs of unsignalized intersections and all legs of signalized intersections or as otherwise required by the City Engineer. Crosswalks may be permitted at mid-block locations for areas where heavy pedestrian traffic is anticipated, such as shopping corridors, at the determination of the City Engineer. The locations of mid-block crosswalks should be aligned with the locations of mid-block pedestrianways where practicable.

2. To encourage pedestrian activity, typical crosswalks shall not exceed 38 feet in length without a landscape median, curb extension and/or other pedestrian refuge to mitigate the effects of vehicular traffic on crossing and increase pedestrian safety and comfort. These design measures shall be implemented wherever practicable, as determined by the City Engineer.

(b) Pedestrian Circulation Plans

Each surface parking area that contains 50 or more parking spaces, or contains any parking spaces located more than 350 feet from the front façade of the principal structure, shall contain at least one pedestrian walkway or sidewalk allowing pedestrians to pass from the row of parking farthest from the primary building façade to the primary building entrance. The required walkway must be at least five feet wide, shall not be located within a driving aisle, and, where possible, shall be located in a landscaped island running perpendicular to the primary building façade.

(4) Walkability Objective: Comfort and Convenience

(a) Required Building Zone (RBZ) Treatment

All areas between the front or corner side property lines and the back of the RBZ or setback not occupied by a building shall be treated with either a landscape, patio, or streetscape treatment as required by §153.062(O).

1. Where necessary to provide adequate sidewalk width in areas expected to have high volumes of pedestrian activity, such as in a shopping corridor, a

streetscape RBZ treatment may be required by the required reviewing body.

2. If a building is proposed to be constructed with a zero lot line setback, with the building façade adjacent to the public sidewalk at the right-of-way, and the required reviewing body determines that additional sidewalk width is necessary to ensure consistency with the Principles of Walkable Urbanism, the required reviewing body may require the building to be set back with a streetscape RBZ treatment, provided the building remains within the RBZ as required by building type. A public access easement shall be required.

3. The streetscape RBZ treatment shall be required for all designated shopping corridors, and in all cases, a minimum 8 feet of clear sidewalk width shall be provided through the combination of public right-of-way and required building zone area with public access easements.

4. Where parking is permitted to the side or rear of a principal structure pursuant to the building type requirements of §153.062(O), surface parking areas and associated driveways may encroach into the front and/or corner side RBZ provided a street wall is installed in accordance with §153.065(E)(2) to screen the parking area. The area on the street-facing side of the street wall shall be treated with landscape, patio, or streetscape RBZ treatment as permitted by the building type.

(b) Building Entrances

1. A principal building entrance shall be on any principal frontage street or the front façade of the building. Principal entrance doors shall be fully functioning during regular business hours and shall connect to the public sidewalk along the street.

2. The number and spacing of entrances on a building façade with street frontage and on a rear façade facing a parking lot shall be provided as required by building type.

(c) Seating Areas

1. Outdoor seating areas are required for all pocket plazas, and may be required by the required reviewing body for other public and private outdoor spaces, including all other open space types provided in §153.064(F).

2. Where required, there shall be a minimum of one linear foot of seating for every two linear feet of public or private street frontage. The required

reviewing body may modify this requirement where conditions warrant greater or lesser seating.

3. Seating requirements may be met through the use of moveable seating, fixed individual seats, fixed benches, seat walls, planter ledges, seating steps, and other creatively designed seating areas that invite resting and gathering. A combination of seating is encouraged.

4. To ensure that adequate seating invites use by the public, a portion of the required seating must be located within at least 10 feet of a public sidewalk where provided.

5. At least one waste receptacle for each outdoor seating area is required. Additional receptacles may be required for areas containing food service, such as open air cafés.

§ 153.066 REVIEW AND APPROVAL PROCEDURES AND CRITERIA

(A) Intent

The intent of §153.066 is to provide an efficient and predictable review process for rezoning and/or development applications within the Bridge Street District zoning districts and to enhance Dublin's reputation for high quality development while allowing property owners to compete for development consistent with the direction articulated in the Community Plan (Bridge Street District Area Plan). The review and approval procedures and criteria help ensure that new development and redevelopment is served by adequate and efficient infrastructure so as not to burden the fiscal resources of the City, and to protect the health, safety, and general welfare of residents, occupants, and users of property in the BSD zoning districts and surrounding areas of the city.

(B) Required Reviews

(1) This section outlines the requirements and procedures for development review specifically within the BSD zoning districts. The review procedures of §153.066 shall be used for all development applications in a BSD zoning district. Table 153.066-A, Summary Procedure Table, describes the review procedures applicable in all BSD zoning districts.

(2) The following abbreviations and terms are used in §153.066:

ART – Administrative Review Team
ARB – Architectural Review Board
BZA – Board of Zoning Appeals
PZC or Commission – Planning and Zoning Commission
CC or Council – City Council
Director – Planning Director

TABLE 153.066-A: SUMMARY PROCEDURE TABLE

R=Recommendation D=Decision RF=Review & Feedback

Type of Application		ART	ARB	BZA	PZC	Council	Zoning Code §
Zoning Code Approvals							
Zoning Map or Text Amendment		R	R		R	D	§153.234
Conditional Use		R	R		D		§153.236
Special Permit				D		A	§153.231(G)
Use Variance		R		R		D	§153.231(H)(3)
Non-Use (Area) Variance		R		D			§153.231(H)(2)
Other Approvals							
Administrative Appeals				D		D	§153.066(M)
Building Code Appeal				D			§153.231(I)
Bridge Street District Zoning Districts							
Pre-Application Review		RF					§153.066(C)
Basic Plan Review	Architectural Review District	R	D				§153.066(J)

TABLE 153.066-A: SUMMARY PROCEDURE TABLE							
R=Recommendation D=Decision RF=Review & Feedback							
Type of Application		**ART**	**ARB**	**BZA**	**PZC**	**Council**	**Zoning Code §**
	Other BSD Zoning Districts	R			D	D	§153.066(D)
Development Plan Review	Architectural Review District	R	D				§153.066(J)
	Other BSD Zoning Districts*	R/D			D		§153.066(E)(2)
Site Plan Review	Architectural Review District	R	D				§153.066(J)
	Other BSD Zoning Districts*	R/D			D		§153.066(F)(2)
Minor Project Reviews	Architectural Review District	R	D				§153.066(J)
	Other BSD Zoning Districts	D					§153.066(G)
Waivers	Architectural Review District	R	D				§153.066(J)
	Other BSD Zoning Districts	R			D		§153.066(I)
Master Sign Plan Review	Architectural Review District	R	D				§153.065(H)(L)(8)/ §153.065(H)(2)(c)6
	Other BSD Zoning Districts	R			D	A	§153.065(L)(8) / §153.065(H)(2)(c)6
Parking Plans		D/R	D		D	A	§153.065(B)(1)(f) / §153.066(G)
Administrative Departures		D					§153.066(H)
Open Space Fee in Lieu		R			D		§153.066(L)(1)/ §153.064(D)-(E)
Director Approvals	Minor Modifications						§153.066(K)
	Certificate of Zoning Plan Approval (Building and Site Modifications)						§153.233/ §153.066(N)(3)
* As determined by the Planning and Zoning Commission at Basic Plan Review							§153.066(D)(3)

(C) Pre-Application Review

(1) Purpose and Applicability

(a) The purpose of the Pre-Application Review is to provide a potential applicant with a non- binding review of a development proposal and to provide information on the procedures and policies of the City, including application review procedures.

(b) Pre-Application Review with the Administrative Review Team (ART) is required for any proposal that requires Development Plan or Site Plan Review under the provisions of §153.066(E) and (F).

(c) Pre-Application Reviews may be submitted and processed simultaneously with a request for a Basic Plan Review as provided in §153.066(D).

(d) Pre-Application Reviews do not result in a development decision or permit, and shall not obligate the City or the developer to take any action on the proposal.

(2) Review Procedure

(a) A request for a Pre-Application Review shall be made in accordance with the provisions of §153.066(N)(1).

(b) The City shall notify the applicant in writing at least five days prior to the Pre-Application Review meeting.

(c) The ART and other applicable departments shall be promptly notified of the ART Pre-Application Review meeting. Prior to the meeting the Director shall distribute the submitted materials to the ART and other applicable departments for input and recommendations.

(d) The ART shall review the submitted materials and provide non-binding input and recommendations. The ART shall complete its review of the application not more than 14 days from the date the request was submitted.

(e) A written summary of the Pre-Application Review meeting shall be provided to the applicant not more than 10 days after the Pre-Application Review meeting.

(f) Additional Pre-Application Review meetings with the ART may be requested prior to filing a request for a Basic Plan Review.

(g) The written summary of the Pre-Application Review shall be forwarded to the required reviewing body with the application for a Basic Plan Review.

(D) Basic Plan Review

(1) Purpose and Applicability

(a) Purpose

1. The purpose of the Basic Plan Review is to outline the scope, character, and nature of the proposed development and, for those projects outside the boundaries of the Architectural Review District, to determine the applicable review process.

2. The Basic Plan Review allows the required reviewing body to evaluate the proposal for its consistency with

commonly accepted principles of walkable urbanism as described in §§153.057 and 153.058, the Community Plan, including the Bridge Street District Plan, and other related policy documents adopted by the City, and to consider the proposal within the context of existing and planned development within the vicinity of the project.

3. The Basic Plan Review provides an opportunity for public input at the earliest stages of the development process.

4. The Basic Plan Review provides clear direction to the applicant and the required reviewing body in its evaluation of an application for Development Plan and/or Site Plan Review.

(b) Applicability

1. Basic Plan Review by the Planning and Zoning Commission is required for any proposal that requires Development Plan and/or Site Plan Review under the provisions of §153.066(E) and (F).

2. Basic Plan Review is optional for any proposal that requires Development Plan and/or Site Plan Review by the Architectural Review Board under the provisions of §153.066(J), or may be required by the ART if it concludes that the application includes major site or building improvements that would benefit from a Basic Plan Review by the ARB.

(2) Review Procedure

(a) An application for a Basic Development Plan Review or Basic Site Plan Review shall be made in accordance with the provisions of §153.066(N)(1).

(b) A public review of a Basic Plan application shall be held in accordance with the provisions of §153.066(N)(1)(f).

(c) Applications for Basic Plan Review shall be approved, approved with conditions, or denied based on the Development Plan Review criteria of §153.066(E)(3) and/or the Site Plan Review criteria of §153.066 (F)(3). If denied, the applicant shall be permitted to submit an application for another Basic Plan Review.

(d) The decision on the Basic Plan Review shall be provided not more than 28 days from the filing of a complete Basic Plan Review application. The required reviewing body shall schedule meetings as necessary to meet the review period requirement.

(e) The Basic Plan Review decision provided by the required reviewing body shall be forwarded in writing to the applicant not less than 10 days following the review.

(f) The decision and findings of the Basic Plan Review shall be incorporated into the Development Plan and/or Site Plan Review application.

(g) If a Development Plan and/or Site Plan Review application is not submitted within one year from the date of the approved Basic Plan Review, the applicant shall be required to submit a new application for a Basic Plan Review by the required reviewing body prior to submitting an application for a Development Plan and/or Site Plan Review involving the same site.

(3) Required Reviewing Body Determination

(a) As part of the Basic Plan Review conducted by the Planning and Zoning Commission, the Commission shall determine the required reviewing body for the subsequent Development Plan and/or Site Plan Review applications. In making its determination, the Commission will consider any of the following factors:

1. Whether the application raises complex issues, including but not limited to, the need for major infrastructure improvements and other neighborhood or community-wide effects that would benefit from a Commission decision.

2. Whether the application is generally consistent with the principles of walkable urbanism as described in §§153.057 and 153.058, the five Bridge Street District Vision Principles, the Community Plan or other applicable City plans.

3. Whether the application involves a substantial number of Waivers or the scope of requested Waivers would result in a significant deviation from the requirements of §§153.059 through 153.065.

(b) The Commission's determination shall be forwarded in writing to the applicant not less than five days following the determination.

(c) Following the Commission's determination, an application for Development Plan Review and/or Site Plan Review may be submitted as provided in §153.066(N).

1. Applications to be reviewed by the Planning and Zoning Commission shall be reviewed in accordance with the provisions of §§153.066(E)(2)(c) and 153.066(F)(2)(c).

2. Applications for which the Administrative Review Team is the required reviewing body shall be reviewed in

accordance with §§153.066(E)(2)(d) and 153.066(F)(2)(d).

(d) Applications for which the Architectural Review Board is the required reviewing body shall be reviewed in accordance with §153.066(J).

(E) Development Plan Review

(1) Purpose and Applicability

(a) The purpose of the Development Plan Review is to:

1. Ensure that the street network and block framework meet the requirements of §§153.060, 153.061 and §153.063, as applicable;

2. Ensure that proposed street types are consistent with the principles of walkable urbanism as described in §§153.057 and 153.058;

3. Ensure that planned open spaces and building types, when known, will meet the applicable general siting requirements of §§153.062 and 153.064;

4. Ensure that the proposed development is consistent with the general development requirements of the City with respect to such elements as infrastructure, transportation, and environmental considerations; and

5. Ensure that the proposed development will contribute to the creation of signature places in the city consistent with the Bridge Street District Plan through an evaluation of long-term phasing plans, transitional development conditions, and planned placemaking elements.

6. The Development Plan review process is not intended to be a review of the individual development regulations of §153.059 and §§153.062 through 153.065, which are intended for the Site Plan Review process.

(b) An application for a Development Plan Review is required in the following conditions:

1. The application involves the construction of more than one principal structure on one or more parcels; or

2. The application includes five or more gross acres of land; or

3. The application involves the design or construction of new streets, or a proposed realignment or relocation of any other street in the general pattern of street development conceptualized by the Bridge Street District Street Network map in §153.061 that is required or permitted by the City; or

4. The application involves subdivision in accordance with

Chapter 152 of the Dublin Code of Ordinances is required.

(2) Review Procedures

(a) Applications for Development Plan Review shall be submitted in accordance with the provisions of §153.066(N)(1).

(b) The required reviewing body for a Development Plan Review application shall be determined under the provisions of §153.066(D)(3) and the application shall be reviewed under the provisions of §153.066(E)(2)(c), (d) or (e) as applicable.

(c) Planning and Zoning Commission Review

1. Administrative Review Team Recommendation

A. The ART shall base its recommendation to the Planning and Zoning Commission for approval, approval with conditions, or denial of the Development Plan application under the criteria of §153.066(E)(3). The recommendation shall be made not more than 28 days from the receipt of a completed application. The ART's recommendation shall be provided to the applicant in writing not more than 5 days after the ART's recommendation.

B. Following the review, the applicant shall be given the opportunity to revise the application in response to the ART's comments. The applicant may request additional subsequent meetings with the ART, which may be subject to up to an additional 28 day time limit for a decision.

2. The Planning and Zoning Commission shall review the Development Plan application and the recommendation of the ART and render its decision based on the criteria of §153.066(E)(3) for approval, approval with conditions, or denial not more than 14 days after the date of the determination by the ART. The Commission's decision shall be provided to the applicant in writing not more than 14 days after the date of the decision.

(d) Administrative Review Team (ART) Review

1. The ART shall review the application for Development Plan Review and render a determination based on the criteria of §153.066(E)(3) for Development Plans for approval, approval with conditions, or denial.

2. The ART shall make a decision on the application not more than 28 days from the date of the submission of a complete application for a Development Plan Review.

(e) Applications for which the Architectural Review Board is the required reviewing body shall be reviewed in accordance with §153.066(J).

(3) Review Criteria for Development Plans

Each required reviewing body shall make its recommendation or its decision on an application for Development Plan Review based on each of the following criteria and the recommendation of the required reviewing body during the Basic Plan Review:

(a) The Development Plan shall be substantially similar to the approved Basic Development Plan;

(b) The lots and blocks proposed are consistent with the requirements of §153.060;

(c) The application is consistent with the general pattern of street development conceptualized by the BSD Street Network as shown in §153.061, and the expected traffic from the development can be accommodated on existing or proposed streets consistent with that system;

(d) The proposed street types are consistent with the principles of walkable urbanism as described in §§153.057 and 153.058 and are designed to coordinate with the scale, intensity and character of development planned on adjacent lots and blocks;

(e) The proposed buildings and open spaces are appropriately sited and consistent with the requirements of §§153.062 and 153.064;

(f) The application is consistent with the requirements of §153.063, Neighborhood Standards, if applicable;

(g) If the development is to be implemented in phases, each phase is able to be considered independently, without the need for further phased improvements;

(h) The application demonstrates consistency with the five Bridge Street District Vision Principles, Community Plan and other related policy documents adopted by the City; and

(i) The application provides adequate and efficient infrastructure to serve the proposed development, consistent with the City's most recently adopted Capital Improvements Program.

(F) Site Plan Review

(1) Purpose and Applicability

(a) The purpose of the Site Plan Review is to confirm that the proposed development of an individual site, building, and/or open space is consistent with the BSD zoning district regulations.

(b) The Site Plan Review process is intended as a review of the individual development regulations of §153.059 and §§153.062 through 153.065. Approval of the Site Plan Review includes assuring that the dimensions of a parcel meet the lot size requirements for the applicable building type(s) and that the surrounding street network meets the applicable requirements of §§153.060 and 153.061.

(c) A Site Plan Review is required for any development application within the BSD zoning districts, including those applications for which a Development Plan is required, with the exception of applications meeting the requirements for a Minor Project as provided in §153.066(G)(2).

(2) Review Procedures

(a) Applications for Site Plan Review shall be submitted in accordance with the provisions of §153.066(N)(1).

(b) The required reviewing body for a Site Plan Review application shall be determined under the provisions of §153.066(D)(3) and the application shall be reviewed under the provisions of §153.066(F)(2)(c), (d) or (e) as applicable.

(c) Planning and Zoning Commission Review

1. The ART shall base its recommendation to the Planning and Zoning Commission for approval, approval with conditions, or denial of the Site Plan Review application under the criteria of §153.066(F)(3). The recommendation shall be made not more than 28 days from the receipt of a completed application. The ART's recommendation shall be provided to the applicant in writing not more than 5 days after the ART's recommendation.

2. Following the review, the applicant shall be given the opportunity to revise the application in response to the ART's comments if the application is not recommended for approval by the ART. The applicant may request additional subsequent meetings with the ART which may be subject to up to an additional 28 day time limit for a decision.

3. The Planning and Zoning Commission shall review the Site Plan application and the recommendation of the ART and render its decision based on the criteria of §153.066(F)(3) for approval, approval with conditions, or denial not more than 14 days from the date of the determination by the ART. The Commission's decision shall be provided to the applicant in writing not more than 14 days after the date of the decision.

(d) Administrative Review Team (ART) Review

1. The ART shall review the application for Site Plan Review and render a determination based on the criteria of §153.066(F)(3) for Site Plans for approval, approval with conditions, or denial.

2. The ART shall make a decision on the application not more than 28 days from the date of the submission of a complete application for a Site Plan Review.

(e) Applications for which the Architectural Review Board is the required reviewing body shall be reviewed in accordance with §153.066(J).

(3) Review Criteria for Site Plans

Each required reviewing body shall make its recommendation or its decision on an application for Site Plan Review based on each of the following criteria and the recommendation of the required reviewing body during the Basic Plan Review:

(a) The Site Plan Review shall be substantially similar to the approved Basic Site Plan.

(b) If a Development Plan has been approved that includes the property, the application is consistent with the Development Plan;

(c) The application meets all applicable requirements of §153.059 and §§153.062 through 153.065 except as may be authorized by Administrative Departure(s) or Waiver(s) pursuant to §153.066(H) and §153.066(I), respectively;

(d) The internal circulation system and driveways provide safe and efficient access for residents, occupants, visitors, emergency vehicles, bicycles, and pedestrians;

(e) The relationship of buildings and structures to each other and to other facilities provides for the coordination and integration of the development within the surrounding area and the larger community and maintains the image of Dublin as a high quality community with a commitment to exemplary planning and design;

(f) The application is consistent with the requirements for types, distribution, and suitability of open space in §153.064 and the site design incorporates natural features and site topography to the maximum extent practicable;

(g) The scale and design of the proposed development allows the adequate provision of services currently furnished by or that may be required by the City or other public agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste

management, and administrative services;

(h) Stormwater management systems and facilities will not cause alterations that could increase flooding or water pollution on or off the site, and removal of surface waters will not adversely affect neighboring properties;

(i) If the development is to be implemented in phases, each phase is able to be considered independently, without the need for further phased improvements; and

(j) The application demonstrates consistency with commonly accepted principles of walkable urbanism as described in §§153.057 and 153.058, the five Bridge Street District Vision Principles, Community Plan and other related policy documents adopted by the City.

(G) Minor Project Review

(1) Purpose and Applicability

The purpose of the Minor Project Review is to provide an efficient review process for smaller projects that do not have significant community effects. The Minor Project review is necessary to ensure that applications meet the requirements of this Chapter.

(2) The following shall be considered Minor Projects:

(a) Individual single family detached dwelling units.

(b) Multiple family and townhouse buildings of 8 or fewer dwelling units in a single building on an individual lot and not part of a larger development complex.

(c) Development of mixed-use and non-residential principal structures of 10,000 square feet or less gross floor area, and associated site development requirements.

(d) Additions to principal structures that increase the gross floor area by not more than 25%, or not more than 10,000 square feet gross floor area, whichever is less, existing as of the effective date of this amendment, or when first constructed, and associated site development requirements.

(e) Exterior modifications to principal structures involving not more than 25% of any individual façade elevation of the structure.

(f) Signs, landscaping, parking, and other site related improvements that do not involve construction of a new principal building. Parks when used to meet requirements as an open space type, as provided in§153.064, shall require Site Plan Review.

(g) Accessory structures and uses.

(h) Modifications to Existing Structures in accordance with §153.062(B).

(i) Parking plans when not associated with a Development Plan or

Site Plan Review.

(3) Review Procedure

(a) An application for a Minor Project Review shall be made in accordance with the provisions of §153.066(N)(1).

(b) Following acceptance of a complete application for a Minor Project, the ART shall approve, deny, or approve with conditions the application not more than 14 days from the date the request was submitted. The City shall notify the applicant in writing not less than five days prior to the review meeting.

(c) The ART shall review the application and approve, approve with conditions, or deny the application based on the criteria of §153.066(F)(3) applicable to Site Plan Reviews. A written summary of the ART decision shall be provided to the applicant not more than 10 days after the Minor Project Review meeting.

(d) Alternatively, the ART may forward any Minor Project Review application to the Planning and Zoning Commission for a decision at their next available meeting if it concludes that the application raises complex issues, including but not limited to, the need for public infrastructure improvements and/or other neighborhood or community-wide effects that would benefit from a Commission decision. These applications shall be reviewed under the provisions of §153.066(F)(2)(c) and shall not require a Basic Plan Review.

(e) Following the decision, the applicant shall be given the opportunity to revise the application in response to the ART's comments if the application is not approved by the ART. The applicant may request additional subsequent meetings with the ART, which shall also be subject to the 14 day time limit for a decision.

(H) Administrative Departures

(1) Purpose and Applicability

The intent of §153.066(H) is to provide an administrative process to allow minor deviations from the strict application of the BSD zoning district requirements caused by unusual site or development conditions or conditions unique to a particular use or other similar conditions that require reasonable adjustments, but remain consistent with the intent of this Chapter. Examples include, but are not limited to, minor adjustments to building setbacks, parking requirements, landscaping, building materials, or other similar features or elements.

(2) Review Procedure

(a) A request for an Administrative Departure may be submitted with an application for a Development Plan, Site Plan, or Minor Project Review, or at any time after those applications have been

submitted and before a decision or recommendation by the ART has been made. If a request for Administrative Departure is made after any application for which a time limit is provided the Director may require that the time period for ART review start over on the day the request for an Administrative Departure is received.

(b) A request for an Administrative Departure may be processed simultaneously with the Development Plan, Site Plan, or Minor Project Review to which it relates. The ART shall determine whether each requested Administrative Departure is approved, approved with conditions, or denied. Decisions on Administrative Departures shall be reported to the required reviewing body that approved the Development Plan and/or Site Plan Review.

(c) Should the ART find that the request does not meet the criteria for an Administrative Departure, the applicant may request a Waiver under the provisions of §153.066(I) or submit a new application for Development Plan, Site Plan, or Minor Project Review.

(3) Criteria for Administrative Departure Approval

The ART shall make its decision on the requested Administrative Departure based on the following criteria:

(a) The need for the Administrative Departure is caused by unique site conditions, conditions on surrounding properties, and/or otherwise complies with the spirit and intent of the Bridge Street District Plan, and is not being requested simply to reduce cost or as a matter of general convenience;

(b) The Administrative Departure does not have the effect of authorizing any use, sign, building type, or open space type that is not otherwise permitted in that BSD zoning district;

(c) The Administrative Departure does not modify any numerical zoning standard related to building dimensions, lot dimensions or coverage, open space, landscaping, parking, fencing, walls, screening, or exterior lighting by more than 10% of the requirement; and

(d) The Administrative Departure, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other development features than without the Administrative Departure.

(I) Waiver Review

(1) Requests for Waivers shall be submitted for any project elements that deviate from one or more of the requirements of §§ 153.059 through 153.065, and that do not qualify for an Administrative Departure under

the provisions of §153.066(H). The Waiver request may be submitted with any application for Development Plan, Site Plan, or Minor Project Review.

(2) The ART shall review the requested Waivers and make recommendations to the Commission or ARB, as applicable, for their approval, denial, or approval with conditions. Should additional necessary Waivers be determined by the ART during its review, those Waivers may be included for review by the required reviewing body.

(3) The Commission or the ARB, as applicable, shall review the requested Waivers using the criteria of §153.066(I)(6). Should other Waivers be necessary to resolve conflicts with other requirements of this Chapter resulting from the requested Waivers, those Waivers shall also be reviewed by the required reviewing body.

(5) The Commission or ARB, as applicable, shall approve, approve with conditions, or deny the specific Waiver request(s) not more than 28 days from the recommendation of the ART.

(6) Criteria for Waiver Review

Each required reviewing body shall make its recommendation/decision on an application for proposed Waivers based on all of the following criteria and with consideration to the recommendation of the ART:

(a) The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way;

(b) The Waiver, if approved, will generally meet the spirit and intent of the Bridge Street District Plan and supports the commonly accepted principles of walkable urbanism;

(c) The Waiver is not being requested solely to reduce cost or as a matter of general convenience;

(d) The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver;

(e) The requested modification would better be addressed through the Waiver rather than an amendment to the requirements of this Chapter;

(f) For Development Plans, the other Development Plan elements not affected by the Waiver will be generally consistent with §153.060(A) and
§153.061(A); and

(g) For Site Plan Reviews and Minor Project Reviews, the Waiver does not have the effect of authorizing any use or open space type that is not otherwise permitted in that BSD zoning district.

(J) Architectural Review Board (ARB) Review

(1) Applications for Basic Plan (if conducted), Development Plan, Site Plan, Minor Project Reviews and Waiver Reviews for property within the Architectural Review District shall be reviewed by the ART within the timeframes specified in §§153.066(D)(2), 153.066(E)(2)(a), or 153.066(F)(2)(a), as applicable and then forwarded to the ARB with a recommendation for approval, approval with conditions, or denial.

(2) Applications for Basic Plan, Development Plan, Site Plan, Minor Project Reviews and Waiver Reviews by the ARB shall be reviewed in accordance with the standards of §§153.066(E)(3), 153.066(F)(3), 153.066(G), and/or 153.066(I), as applicable, as well as the provisions of §153.170 through §153.180.

(3) Public Review

A public review of applications for Basic Plan (if conducted), Development Plan, Site Plan, Minor Project Reviews and Waiver Reviews by the ARB shall be held in accordance with the provisions of §153.066(N)(1)(f).

(4) The ARB shall make a decision on the application not more than 28 days from the date of the ART's recommendation.

(5) In the event of a conflict between the requirements of §153.059 and §§153.062 through 153.065, and the provisions of §153.170 through §153.180, the ARB shall determine the most appropriate provisions to apply to the specific application based on the criteria of §153.066(E)(3) for Development Plans and §153.066(F)(3) for Site Plan and Minor Project Reviews.

(K) Minor Modifications

(1) Purpose and Applicability

(a) The Director may authorize Minor Modifications to approved Development Plans, Site Plans and Minor Projects that are required to correct any undetected errors or omissions, address conditions discovered during the permitting process or construction, or that are necessary to ensure orderly and efficient development. Any approved Minor Modifications must be consistent with the approved Development Plan, Site Plan or Minor Project Review, as applicable.

(b) The Director may also authorize Minor Modifications to Existing Structures and associated site improvements that are necessary to complete ordinary maintenance, refurbishment or Zoning Code compliance.

(c) The following are considered Minor Modifications:

1. Adjustments to lot lines, provided no additional lots are created, required setbacks and/or RBZs are maintained, and the boundaries to any approved Development Plan are

not altered;

2. Adjustments to the location and layout of parking lots provided the perimeter setbacks, yards and buffers, and required parking are maintained;

3. Adjustments for buildings up to 10% in total floor area of the originally approved building, building height(s) or floor plans, that do not alter the character of the use;

4. Substitution of landscaping materials specified in the landscape plan with comparable materials of an equal or greater size;

5. Redesigning and/or relocating stormwater management facilities provided that general character and stormwater capacities are maintained;

6. Relocating fencing, walls or screening (not including screening walls), provided that the same level and quality of materials and screening are maintained;

7. Modifications to sign location, sign face, landscaping and lighting, provided the general sign design, number of signs, and dimensional requirements are maintained;

8. Changes in building material or colors that are similar to and have the same general appearance comparable to or of a higher quality as the previously approved material;

9. Changes required by outside agencies such as the county, state, or federal departments; and/or

10. Other modifications deemed appropriate by the Director that do not alter the basic design or any specific conditions imposed as part of the original approval.

(2) Review Procedure

(a) An application for a Minor Modification shall be made in accordance with the provisions of §153.066(N)(1) for Certificates of Zoning Plan Approval.

(b) The Director shall review the request for a Minor Modification and make a decision on the request not more than 14 days after receiving a complete application for Certificate of Zoning Plan Approval.

(c) If denied, or approved with conditions, the applicant shall be given the opportunity to revise the request in response to the Director's comments and resubmit for further consideration. If a revised application for Certificate of Zoning Plan Approval is submitted, the 14 day review period shall start over on the day the revised request is received.

(d) Requests not meeting the requirements for a Minor Modification shall require the filing and approval of a new application for a Development Plan Review, Site Plan Review, Minor Project Review, or other review, as applicable, in accordance with §153.066.

(L) Other Applicable Reviews

(1) Open Space Fee in Lieu

After a recommendation from the ART, the Planning and Zoning Commission shall determine whether a request for a payment of a fee in lieu of open space dedication may be approved, as provided in §153.064(D) and (E).

(2) Conditional Uses

The conditional use approval procedures in §153.236 shall apply in the BSD zoning districts. In addition, a recommendation from the ART and the ARB, as applicable, shall be submitted for consideration by the Planning and Zoning Commission.

(3) Zoning Map or Text Amendment

The amendment procedures of §153.234 shall apply in the BSD zoning districts. In addition, a recommendation from the ART and the ARB, as applicable, shall be submitted for consideration by the Planning and Zoning Commission and City Council.

(4) Preliminary and Final Plats

Reviews of Preliminary and Final Plats shall be governed by Chapter 152 of the Dublin Code of Ordinances.

(5) Special Permit

The Special Permit procedures in §153.231(G) shall apply in the BSD zoning districts.

(6) Zoning Variance

The zoning variance procedures in §153.231(H) shall apply in the BSD zoning districts. In addition, a recommendation from the ART shall be submitted for consideration by the Board of Zoning Appeals and for City Council in the instance of a use variance.

(7) Public Tree Permit

The tree permit requirements of §153.134(G) shall apply in the BSD zoning districts.

(8) Master Sign Plan

The Planning and Zoning Commission or Architectural Review Board shall review all master sign plans in the BSD zoning districts, as provided in §153.065(H). A recommendation from the ART shall be submitted to the Planning and Zoning Commission or Architectural Review Board for consideration.

(M) Administrative Appeal

(1) The Administrative Appeal provisions of §153.231(F) apply in the BSD zoning districts.

(2) Decisions on appeals are limited to those specific provisions or approvals that are the subject of the appeal. No other part of an application shall be modified by the Board of Zoning Appeals.

(3) The decision of the BZA may be further appealed to City Council within 10 days of the BZA hearing date.

(4) City Council must determine whether or not to hear the appeal, in its sole discretion and by a motion passed by a majority vote, no later than 21 days following the Clerk of City Council's receipt of the written notice of appeal, unless an extended time is agreed upon by City Council and the applicant.

(5) City Council shall decide the appeal no later than 28 days following the date of Council's decision to hear the appeal, unless an extended time is otherwise agreed upon by City Council and the applicant. In considering the appeal, City Council may consider any evidence and may affirm, reverse, or otherwise modify the decision of the BZA or any other part of the application.

(N) General Provisions

(1) Applications

(a) Each application required by §153.066 shall be made in writing on a form provided by the City and shall be accompanied by the fee as established by City Council.

(b) Applications for approvals in the BSD zoning districts shall include all information required by the City, unless some information is deemed unnecessary by the Director based on the nature and scale of the proposed development. No application shall be accepted by the City until it is complete. Any applicable time limits noted in §153.066 shall not begin until a complete application is accepted by the City. If found to be incomplete, the Director shall inform the applicant of any additional materials required to complete the application.

(c) After acceptance of a complete application, the Director and/or required reviewing body may request additional materials if deemed necessary to evaluate the proposal.

(d) Resubmission

No application for a Development Plan or Site Plan Review which has been denied by the required reviewing body shall be resubmitted for a period of one year from the date of the decision, unless permitted by the Director after a demonstration by the applicant of a change of circumstances from the previous

application that may reasonably result in a different decision.

(e) Simultaneous Processing

1. In cases where a Development Plan application is submitted, a Site Plan Review and/or a Minor Project may be reviewed simultaneously with that Development Plan, subject to Director approval.

2. The Site Plan Review or Minor Project approval shall not be effective until the Development Plan has been approved. If appropriate, other required reviews as provided in this section may be processed jointly with a Development Plan and/or Site Plan Review application.

(f) Public Reviews

Where public reviews are required by this section, a written notice of the public meeting shall be sent, not less than 10 days prior to the meeting, to the applicant, property owner, and owners of parcels of land within 300 feet of the subject parcel(s), as listed on the County Auditor's current tax list. The notice shall, at a minimum, indicate the property that is the subject of the request, describe the nature of the request, the time, date and location of the meeting at which the application will be considered, and indicate when and where written comments will be received concerning the request.

(2) Decisions

(a) Any application required to be reviewed under §153.066 shall be approved, approved with conditions, or denied by the required reviewing body based on the applicable review criteria as provided in §153.066 and other applicable provisions of this Chapter. The recommending body and required reviewing body shall state the reasons for their decisions in the minutes and provide a written record of the decision to the applicant not more than 10 days after a recommendation or decision is made, unless otherwise provided in this section.

(b) Prior to reaching a decision, if the required reviewing body determines that an application does not meet the applicable review criteria as provided in §153.066 and other applicable provisions of this Chapter, but determines that the application could meet those criteria with modifications that could not be reasonably conditioned, the applicant may request that the decision on the application be postponed to provide the opportunity to make those modifications. If the request for postponement is granted, a new review period shall begin on the date the applicant submits a complete application with revised materials.

(c) Following the approval of a Site Plan Review or Minor Project application, the applicant may proceed with the process for obtaining a Certificate of Zoning Plan Approval and building

permit, consistent with the approval as granted. All construction and development under any building permit shall comply with the approved Site Plan Review and Development Plan, and any other approval, as applicable.

(3) Certificate of Zoning Plan Approval

A Certificate of Zoning Plan Approval issued by the Director verifying compliance with all applicable zoning requirements is required prior to modification, extension, or alteration of sites and structures, and/or change of use in BSD zoning districts.

(4) Code Administration

The Planning and Zoning Commission and the Architectural Review Board may evaluate and monitor the application of the requirements and standards of §§153.057 through 153.066 by the ART. The Commission and the Architectural Review Board may advise the ART as to whether it finds that the requirements or standards (including requests for Administrative Departures) are being applied correctly, and recommend to City Council any changes needed in the BSD zoning district standards and requirements to better implement the Bridge Street District Plan.

(5) Time Extensions

(a) Where the provisions of §153.066 require that an action be taken by the City within a stated period of time, that time may be extended with the written consent of both the applicant and the Director prior to expiration of the required time period.

(b) If the applicant submits a revised application during any required review period, and the Director determines that the revised application differs substantially from the previous application, a new review period shall begin and additional meetings of the required reviewing body may be scheduled if deemed necessary by the Director.

(6) Duration of Approvals

(a) An application shall be filed for a Development Plan and/or Site Plan Review within one year following the completion of the Basic Plan Review. If a Development Plan and/or Site Plan Review application is not filed within this period a new Basic Plan Review shall be required in accordance with the requirements of §153.066(D).

(b) All Development Plan, Site Plan Review, and Minor Project approvals made pursuant to §153.066 shall be valid for a period of two years. If an initial building permit and/or Certificate of Zoning Plan Approval for the approved development has not been issued within that two year period, the applicant shall be required to apply for a new Development Plan, Site Plan Review, or Minor Project approval, as applicable, pursuant to §153.066 before obtaining a building permit.

(c) Abandonment

1. Once a final approval is granted by the required reviewing body, if significant construction is not started within two years and meaningfully continued, or the Director of Building Standards determines that work has been abandoned for a continuous period of six months, the approval shall lapse and cease to be in effect.

2. The Director of Building Standards shall make the determination of abandonment based on the presence of one or more of the following conditions:

A. Removal of construction equipment or supplies;

B. Expiration of an active building permit issued by the City;

C. Evidence of a failure to maintain the property, such as overgrown weeds, failure to secure buildings, broken windows, or other evidence of lack of maintenance;

D. Other actions documented by the Director of Building Standards and/or Director evidencing intent to abandon the construction of the project.

3. Once the Director of Building Standards makes a determination of abandonment, if a new Bridge Street District application is not submitted within 90 days from the date of the determination, the owner shall restore the site to its previous condition, and/or remove any structures or other evidence of work on the site, within 180 days from the date of the determination of abandonment. If the owner fails to restore the site to its previous condition within 180 days, the City may take any and all actions necessary to restore the site to its previous condition, including removing any structures or other evidence of work, and the costs of removal shall be assessed against the property.

(7) Administrative Review Team (ART)

(a) The purpose of the Administrative Review Team is to provide for review and approval authority for certain applications as defined by §153.066. The Administrative Review Team is responsible for the comprehensive review of each application, and making recommendations to the Planning and Zoning Commission, Architectural Review Board, or Board of Zoning Appeals where required. The ART is also responsible for making decisions in an efficient and timely manner based on evaluation of objective development standards and specific review criteria. While these objective standards and criteria must guide the

decisions of the ART, it is recognized that some degree of subjectivity may be part of the ART's deliberations.

(b) The Administrative Review Team shall consist of the Director (Chair), City Engineer, Fire Chief, Economic Development Manager, Parks and Open Space Director, Police Chief, and Chief Building Official, or their representatives, and any other members appointed by the City Manager as deemed necessary, either as permanent or temporary members.

(c) The ART may use the services of other professionals, such as architectural, engineering, and other consultants as they deem necessary, to advise the ART on the application of the provisions of this Chapter.

EXHIBIT B
Figure 153.061-A. Bridge Street District Street Network

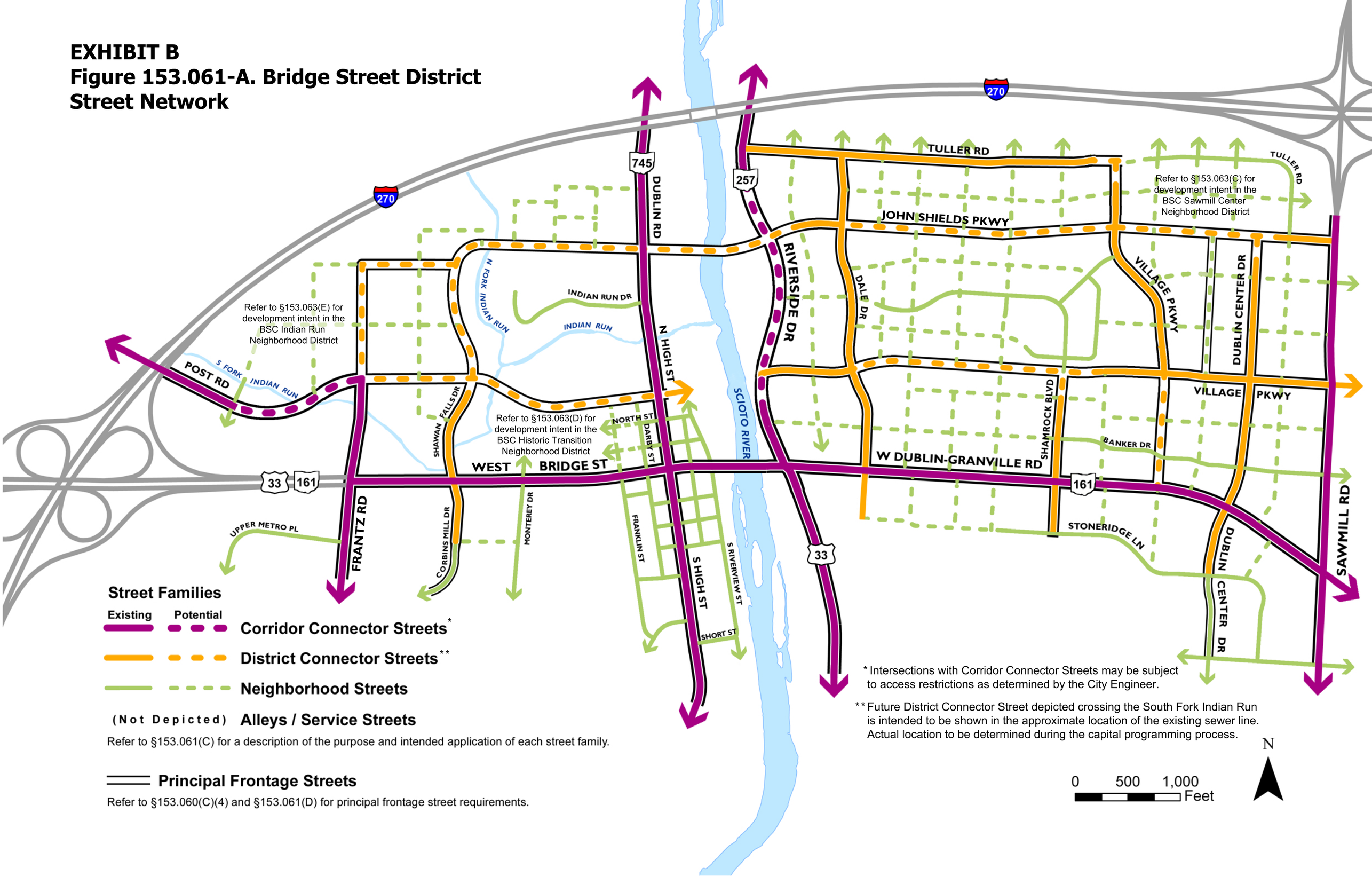
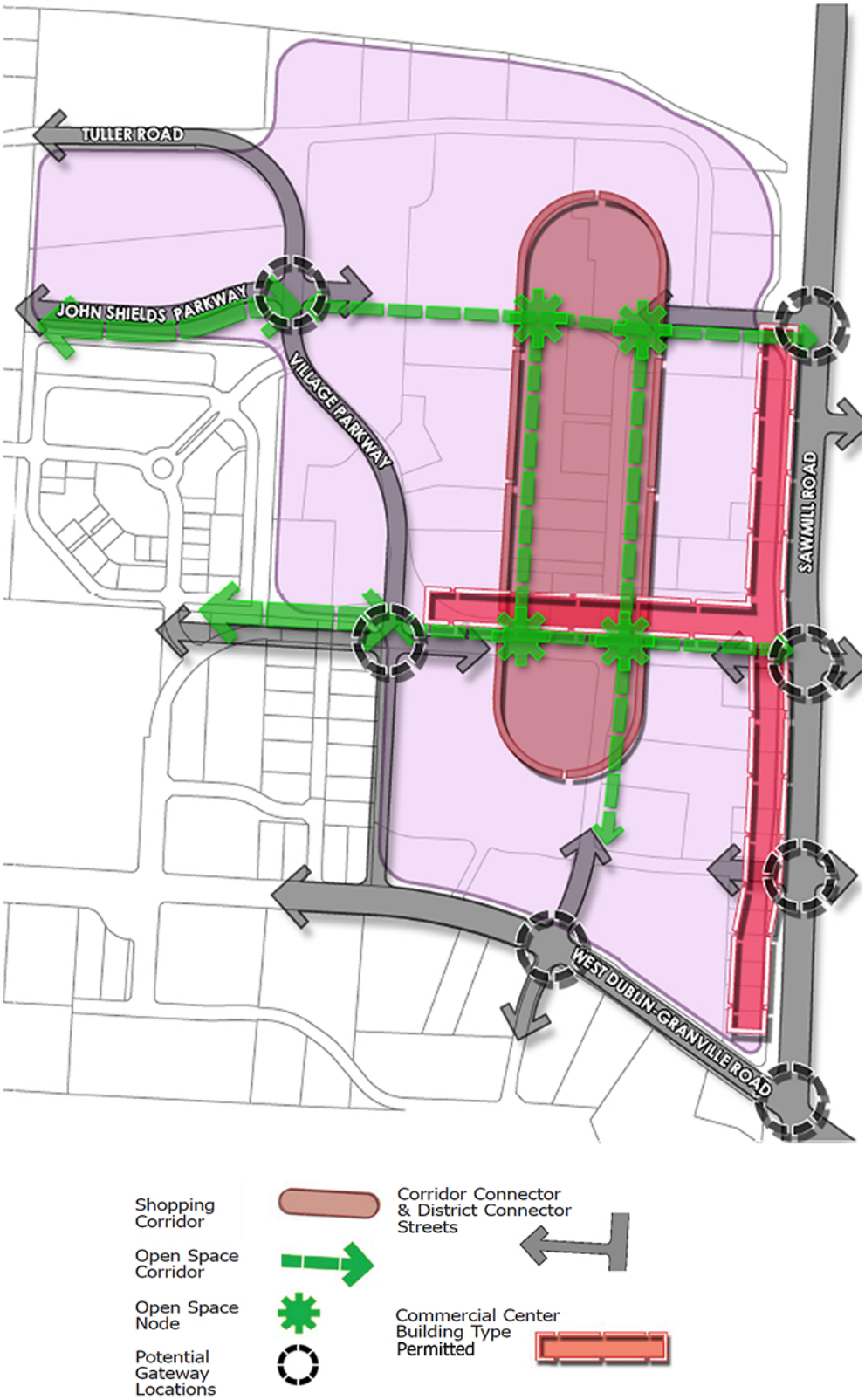


EXHIBIT C
FIGURE 153.063-A.
Illustration of Sawmill Center Neighborhood Development Standards



§ 153.057 General Purpose

(A) The primary purpose of the Bridge Street ~~Corridor~~District~~-~~ (BSD~~C~~) zoning districts is to implement the ~~Vision Principles~~Bridge Street District Area Plan for development and redevelopment of the Bridge Street District consistent with the directions articulated in the ~~2010 Bridge Street Corridor Vision Report as incorporated into the Dublin~~ Community Plan (Bridge Street District Area Plan). This is with the full recognition that the Plan may be revised and acknowledging that the illustrations in the Plan are conceptual and not regulatory. The Community Plan identifies the Bridge Street District as the centerpiece of the city with a focus on historic and cultural acknowledgement, preservation and creation of outstanding open spaces, and the presence of mixed use districts. These features allow for a wider range of choices for housing and employment, create interesting places and walkable districts, and enable buildings of lasting, memorable and high quality architectural character that maintain Dublin's commitment to exemplary planning and design.

(B) The Bridge Street District ~~Corridor~~ zoning districts are intended to bring to life the five Bridge Street District Vision Principles by enhancing economic vitality; integrating the new center into community life; embracing Dublin's natural setting and celebrating a commitment to environmental sustainability; expanding the range of choices available to Dublin and the region; and creating places that embody Dublin's commitment to community.

(C) Specific Purposes

(1) More specifically, the purpose of the Bridge Street ~~Corridor~~District zoning districts is to promote development that creates an emerging center for urban lifestyles within a walkable, mixed~~-~~-use urban environment that will enhance central Dublin's image as an exceptional location for high quality business investment.

(2) These districts are further intended to create places that embody Dublin's commitment to community through the preservation of those areas having architectural landmarks and traditional design, creating complete neighborhoods, and providing designs that honor human scale in their details. In addition, the Bridge Street ~~Corridor~~District will continue to serve as a center of community for current and future Dublin residents.

(3) The ~~BSC district~~BSD zoning districts also provide a simplified, but thorough, development review process that provides a high degree of predictability and consistency. The process also sustains Dublin's reputation for high quality development while allowing ~~BSC~~BSD property owners to compete efficiently and effectively in the marketplace.

(4) Because the Bridge Street District Area Plan is a transformative redevelopment concept designed for long-term implementation, a secondary purpose of the Bridge Street ~~Corridor~~District zoning districts is to allow property owners the flexibility to take advantage of new and innovative business opportunities that are consistent with the Plan.

(D) Principles of Walkable Urbanism

To advance the purposes of the Bridge Street ~~Corridor~~District zoning districts as described in §153.057 (A) through (C), the following principles of walkable urbanism will serve as a guiding framework to be used in the review of zoning and development proposals subject to the ~~provisions~~ requirements of

§§153.058 through 153.066. Individual principles may not apply in all circumstances, but should be used where appropriate to ensure the requirements and standards of these zoning districts are applied in a manner that contributes to the creation of walkable, mixed use urban environments as envisioned by the Bridge Street District Plan. In addition to the development requirements throughout §§153.058 through 153.066 intended to support walkability in the Bridge Street District, Zoning Code Section 153.065(I) contains specific requirements for creating safe and comfortable pedestrian-oriented development desired by the City and consistent with the Principles of Walkable Urbanism.

(1) General Principles

The designs of buildings, streets, and open spaces within the Bridge Street District should contribute to the creation of an urban neighborhood pattern of development, characterized by:

(a) Quality architecture and urban design emphasizing beauty and human comfort and creating a sense of place;
(b) Pedestrian-friendly design that places a high priority on walking, bicycling and use of public transit;
(c) Creation of interesting and convenient destinations within walking distance for visitors as well as ordinary activities of daily living; and
(d) Respect for the natural environment.

(2) Streets, Parking and Transit

Streets should be capable of accommodating multiple modes of transportation and should facilitate the creation of a public realm designed primarily for people, characterized by:

(a) Streets and blocks arranged to allow for comfortable walking distances, to disperse traffic and to reduce the length of automobile trips;
(b) A connection to and enhancement of the existing street network;
(c) A recognition of the role of buildings and landscaping that contributes to the physical definition of streets as civic places;
(d) On-street public parking wherever possible;
(e) Shared parking and other strategies to reduce the size of surface parking lots and enable efficient and creative site design; and
(f) Residential and business uses that have convenient access to existing and future transit stops.

(3) Open Space

The Bridge Street District should have a variety of functional, well-designed open spaces that enhance the quality of life for residents, businesses, and visitors. Open spaces should:

(a) Include a wide range of characters from small intimate spaces to larger neighborhood and community uses, including small parks and playgrounds to provide gathering spaces for neighborhoods;
(b) Be arranged and designed as part of a district-wide open space network that defines and connects neighborhoods and the larger Dublin community;
(c) Be located within convenient walking distance of all residents and businesses,.

(4) Buildings

Buildings should have a range of high-quality residential, commercial, mixed-use and civic architectural styles to reinforce the unique identities of each part of the District. Buildings should be characterized by:

(a) Easily convertible spaces that allow for uses to change over time;
(b) Residential uses with a variety of housing types, sizes, and price levels;
(c) A broad mix of shops, offices, and housing integrated within and among a variety of building types; and
(d) Architecture that reflects Dublin's commitment to high quality and enduring character.

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

(A) Scope

The following Bridge Street ~~Corridor~~District (~~BSC~~BSD) districts are hereby created. The districts described by §153.058 are intended to be used for all land within the Bridge Street ~~Corridor~~District. Unless otherwise specifically noted, after the effective date of this amendment all development and redevelopment within the ~~BSC district~~BSD zoning districts shall be consistent with ~~with the general purpose of the BSC districts as specified in~~ §~~-~~153.057, General Purpose and subject to the regulations of §§~~–~~153.058 through 153.066. Other provisions of Chapters 152 and 153 of the Dublin Code of Ordinances apply in the ~~BSC district~~BSD zoning districts. ~~to the extent those provisions are not inconsistent~~ Where there are conflicts, ~~with~~ the provisions of §§~~-~~153.058 through 153.066 shall prevail. Nothing contained herein shall prohibit an application for rezoning to any non-~~BSC district~~BSD zoning district provided in this Chapter.

(B) Intent

The Bridge Street ~~Corridor~~District zoning districts are generally based on the District Framework of the Bridge Street District Area Plan. The purpose of the Framework is to allow development regulations to be adapted to the unique conditions present in each area. Although each district is unique, the five Vision Principles are intended to create a cohesive area, based on the concepts of walkability and urban vitality to support the quality of life for residents of all generations.

The titles of each district are intended to describe the predominant land use character and/or special geographic locations rather than a single type of use. The following further describes the intent of each ~~BSC district~~BSD zoning district.

(1) ~~BSC~~BSD Residential

The intent of this district is to accommodate single-family, two-family, townhouse, live-work and multiple-family uses in mid-rise development. The ~~BSC~~BSD Residential district integrates existing and new residential developments to create true neighborhoods and add to the population base needed to help support nearby retail and office development. Uses are generally limited to residential and small-scale residential support uses, as listed in Table 153.059-A.

(2) ~~BSC~~BSD Office Residential

The intent of this district is to accommodate a mix of office and multiple-family residential development at higher densities and in larger buildings. This district offers great flexibility to

take advantage of visibility and access for office uses, with opportunities to create residential neighborhoods to support the adjacent BSC districtBSD zoning districts. Uses include a mix of residential, personal service, and commercial uses, as listed in Table 153.059-A.

(3) BSCBSD Office
The intent of this district is to allow a mix of offices and retail support uses, as listed in Table 153.059-A. The BSCBSD Office district provides significant additional development capacity and redevelopment opportunities that foster office uses with a walkable design along signature streets, and provides increased accessibility and an improved roadway network to ease traffic pressure along major roadways.

(4) BSCBSD Commercial
This district applies generally to existing retail centers and other low-rise commercial uses, including single use freestanding retail buildings, as listed in Table 153.059-A. Properties initially zoned into this district may be eligible for rezoning to the BSCBSD Vertical Mixed Use District or to other surrounding BSC districtBSD zoning districts when future redevelopment to higher densities is desired.

(5) BSCBSD Historic Core
This district applies to the historic center of Dublin and reinforces the character of this area as the centerpiece of the Bridge Street CorridorDistrict. The district focuses on ensuring sensitive infill development and redevelopment and providing an improved environment for walking while accommodating vehicles. The district accepts building types that are consistent with the historic development pattern of Historic Dublin, subject to review by the Architectural Review Board, and permit similar uses that support a highly walkable setting, as listed in Table 153.059-A.

(6) BSCBSD Historic Residential
The intent of this district is to permit the preservation and development of homes on existing or new lots that are comparable in size, mass, and scale, while maintaining and promoting the traditional residential character of the Historic Dublin area. The purpose of these regulations is to protect the scale and character of the original platted village by maintaining regulations consistent with the previous Historic Residential zoning in place prior to the adoption of this amendment, as listed in Table 153.059-A.

(7) BSCBSD Sawmill Center Neighborhood
This district applies to the majority of the commercial areas at the east end of the CorridorDistrict. The standards of the BSCBSD Sawmill Center Neighborhood create an active, walkable destination through integration of a strong mix of uses. Development within this district relies on the provision of physical and visual connections through improved access and enhanced visibility from Sawmill Road, and 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. Redevelopment of the BSCBSD Sawmill Center area creates a walkable, mixed use core as the east anchor of the CorridorDistrict. The district is subject to the specific neighborhood standards defined in §153.063(C), establishing open space patterns, location requirements for building types, and permitting pedestrian-oriented, mixed use shopping areas.

(8) ~~BSC~~BSD Historic Transition Neighborhood
This district complements the ~~BSC~~BSD Historic Core district by accommodating a variety of building types within a finer grained street and block network and uses consistent with that district. It accommodates uses similar to those in the ~~BSC~~BSD Historic Core district, as listed in Table 153.059-A. Development allows an extension of the walkable mixed use character of the ~~BSC~~BSD Historic Core district on the larger parcels within this district. The district is subject to the specific neighborhood standards defined in §153.063(D). These requirements establish open space patterns and location requirements for building types, provide additional residential opportunities, and extend the small scale commercial activities of the ~~BSC~~BSD Historic Core district.

(9) ~~BSC~~BSD Indian Run Neighborhood
This district applies to the larger parcels north and west of the Indian Run and south of I-270, including adjacent properties fronting the north side of Bridge Street. The ~~BSC~~BSD Indian Run Neighborhood district is intended to develop as a new walkable, mixed use district that takes advantage of excellent highway visibility, an improved road network, and proximity to Historic Dublin and the natural areas flanking the Indian Run. Development within the district relies on a comprehensive road network providing connections within the Indian Run district and to the rest of the ~~Corridor~~District, as well as sensitivity of development at its edges given its proximity to Historic Dublin and the Indian Run.

This district accommodates a wide variety of building types and permitted uses, as listed in Table 153.059-A. Redevelopment of the area creates a walkable, mixed use core as the west anchor of the ~~Corridor~~District. The district is subject to specific neighborhood standards defined in §153.063(E). These regulations are intended to establish natural and man-made open space patterns; build pedestrian, bicycle, and vehicular networks; provide location requirements for building types; and foster a pedestrian-oriented, neighborhood scale mixed use shopping area.

(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.

(11) ~~BSC~~BSD 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~~BSD Indian Run Neighborhood, BSD Scioto River Neighborhood and ~~BSC~~BSD 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~~BSD Commercial District or elsewhere in the Bridge Street ~~Corridor~~District 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 district~~BSD zoning districts are initially adopted.

(12) ~~BSC~~BSD 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 c~~C~~hapter, or lands that have special cultural or environmental sensitivity.

§ 153.059 Uses

(A) Intent

(1) The intent of §153.059 is to establish uses for land and buildings desired in each BSD zoning district based on the vision for each area described in the Dublin Community Plan (Bridge Street District Area Plan) and the Bridge Street District's five Vision Principles. This is achieved through the variety of permitted, conditional, accessory and temporary uses allowed in each zoning district. In some cases, special siting and size limitations to establish the development character articulated in the Dublin Community Plan apply.

(2) This section ensures vibrant, mixed-use, pedestrian-oriented development by emphasizing certain uses in each zoning district and positioning the Neighborhood Districts to thrive as critical activity nodes by concentrating commercial activity in these special character areas. Refer to §153.063, Neighborhood Standards, for the neighborhood district requirements.

(3) The titles of each zoning district describe the predominant land use character and/or special geographic locations rather than a single type of use. Zoning district titles shall not be construed as requiring a particular use and shall not preclude other uses from being established in each district, as permitted in this section. Refer to §153.058, BSD Districts Scope and Intent, for the intent of each zoning district.

(B) General Provisions

(1) Permitted and conditional uses available in each BSD~~C~~ zoning district are shown in Table 153.059-A. Permitted and conditional uses may be restricted by location, size, period of operation, or other use-specific standards as designated in Table 153.059-A.

(2) Table 153-059-A - Explanation of Terms

(a) Listed uses are defined in §153.002(A).

(b) A "P" in a cell indicates a ~~permitted~~ use that is permitted ~~allowed~~ by right in that ~~BSC district~~BSD zoning district, subject to compliance with ~~the~~ any use ~~-~~specific standards referenced in the Use Table and the applicable provisions of Chapter 153.

(c) A "U" in a cell indicates ~~an upper floor~~a use that is allowed by right in that ~~BSC district~~BSD zoning district on any upper floor of the structure ~~other than the ground floor~~, subject to compliance with ~~the~~ any use ~~-~~specific standards referenced in the Use Table and the applicable provisions of Chapter 153. Unless otherwise restricted by specific building type requirements of 153.062(O), permitted or conditional uses not specified as "U" may occur on any floor, including basements or lower levels, subject to applicable use specific standards.

(d) A "C" in a cell indicates a ~~conditional~~ use that is allowed in that ~~BSC district~~BSD zoning district only upon approval of a ~~C~~conditional ~~U~~use as described in §153.236 and compliance with any use ~~-~~specific standards referenced in the Use Table and the applicable provisions of Chapter 153.

(e) An "S" in a cell indicates a ~~size limited~~ use that is allowed in that ~~BSC district~~BSD zoning district only if limited in size, subject to compliance with ~~the~~ any use ~~-~~specific standards referenced in the Use Table and the applicable provisions of Chapter 153.

(f) A "T" in a cell indicates a time limited use that is allowed in that BSC districtBSD zoning district for a limited period of time pursuant to a permit from the City, subject to compliance with the any use -specific standards referenced in the Use Table and the applicable provisions of Chapter 153.

(g) A blank cell indicates that the use is prohibited in that district.

(3) Use Specific Standards

(a) Additional standards may apply to either Whether a land use is a permitted or a conditional uses in a BSC districtBSD zoning district, there may be additional standards that apply to that use. These additional standards are cross-referenced in the last column of Table 153.059-A asA as use -specific standards and detailed in Use Specific Standards. The cross-referenced standards are in §153.059(C).

(b) In some cases, additional restrictions on uses apply to specific building types as noted in §153.062(O) and to development in the Bridge Street Corridor District neighborhood districts as noted in §153.063.

(4) Similar Use Determination

(a) When a proposed land use is not explicitly listed in Table 153.059-A, the Director shall determine whether it is reasonably included in the definition of a listed use, or that the proposed use meets the following criteria to the extent that it should be treated as a permitted or conditional use in the district.

1. The use is not specifically listed in any other BSC districtBSD zoning district.

2. The use is generally consistent with the intent of the BSC districtBSD zoning district and this chapter.

3. The use will not materially impair the present or potential use of other properties within the same district or bordering districts.

4. The use has no greater potential impact on surrounding properties than those listed in the district, in terms of aesthetics, traffic generated, noise, potential nuisances, and other impacts related to health, safety and welfare.

5. The use will not adversely affect the relevant elements of the Vision Report or Community Plan, including the Bridge Street District Area Plan.

(b) The Director's is -written determination shall be provided made available to the applicant and may be appealed to the Board of Zoning Appeals.

(5) Existing Structures

Refer to §153.062(B)(2) for requirements related to Existing Structures.

(65) Existing Uses

The long range implementation of the Bridge Street District Area Plan Corridor Vision requires sensitive treatment of existing uses that represent significant investments in the City of Dublin. While it is the intent of the BSC districtBSD zoning districts for development to ultimately meet the building and use requirements of this chapter, it is the intent of this section to permit Existing Uses to continue and to be considered conforming to this Code, even if the use or the building type is not otherwise permitted in the district, provided that the following requirements are met.

(a) All uses that were permitted or conditional uses under the zoning of a property immediately prior to its rezoning into a BSC districtBSD zoning district shall continue to

be allowed as permitted or conditional uses on the property.~~, including any e~~Expansions of uses within Existing Structures as permitted by §~~-~~153.062~~-~~(B)(2)~~, in addition to the permitted and conditional uses under the applicable BSC districtBSD zoning district,~~ shall be permitted on the property provided that at least one of the permitted or conditional uses under the prior zoning has been operated continuously in an Existing Structure and/or associated use areas on the property within the 12 months prior to the rezoning of the property into the ~~BSC district~~BSD zoning district.

(b) Once a use that complies with the ~~BSC district~~BSD zoning district is established on a lot or parcel and all Existing Uses have been abandoned or voluntarily discontinued, no non-~~BSC~~BSD use of the prior zoning district may be re-established.

1. ~~For multi-tenant buildings in Existing Structures,~~ For parcels with a single Existing Structure configured as a multi-tenant building, once the entire multi-tenant building is abandoned, demolished and/or all tenant spaces have established uses under the applicable BSD zoning district, no non-~~BSC~~BSD use permitted in the prior zoning district may be re-established on the parcel~~ once the entire multi-tenant building is abandoned or all tenant spaces have established uses under the applicable BSC district~~.

~~1.~~2. For parcels with multiple Existing Structures, only after all buildings have been abandoned, demolished and/or all buildings have established uses under the applicable BSD zoning district, no non-BSD use permitted in the prior zoning district may be re-established on the parcel.

(c) Abandonment of an Existing Use

1. If an Existing Use is abandoned for any reason for a period of more than 12 months, only those uses allowed in the Bridge Street zoning district in which the property is located may be established. ~~any subsequent use shall conform to the requirements of this Code.~~ With regard to a multi-tenant building, the term "Existing Use" shall mean all of the existing uses in that building.

2. An Existing Use shall be determined by the Director to be abandoned if one or more of the following conditions exist:

   A. Utilities, such as water, gas or electricity to the property, have been disconnected;

   B. The property, buildings, or grounds have fallen into disrepair;

   C. Signs or other indications of the presence of the use have been removed;

   D. Equipment or fixtures necessary for the operation of the use have been removed; or

   E. Other actions which, in the opinion of the Director, constitute an intention on the part of the property owner or lessee to abandon the use.

3. Once a use has been determined to be abandoned, any subsequent use shall comply with the provisions of §153.059~~-~~(B). Any new construction, including buildings, site features, parking areas, and other associated construction shall comply with the applicable provisions of §§153.057-066.

(d) Expansions of Existing Uses

An Existing Use may be enlarged, increased or extended to occupy a greater area of buildings and lands only after a finding by the ART required reviewing body as required by §153.066 that the enlargement, increase or extension meets all of the following standards:

1. The expansion does not have a substantial detrimental effect on, or materially impair the use and enjoyment of, adjacent uses or lots, and does not limit the ability for adjacent lots to develop in accordance with this Chapter;

2. The buildings and area encompassing the expansion of the Existing Use complies with all parking, sign, or other regulations applicable to the area affected by the proposed enlargement, increase or extension of use area as required by the applicable provisions of §§153.057-066; and

3. The buildings and area encompassing the expansion of the Existing Use complies with any reasonable conditions imposed by the ART that are necessary to ensure that the proposed enlargement, increase, or extension of use area will not prove detrimental to adjacent properties or the surrounding community.

(e) Any Existing Use may be extended throughout any existing building or parts of a building which were manifestly arranged or designed for that use at the time of adoption of this amendment, but the Existing Use shall not be extended to occupy any land outside the existing building except as permitted by § 153.059 (AB)(65)(d) and as approved by the required reviewing body.

(f) (5) Existing Structures

Refer to §153.062(B)(2) for requirements related to Existing Structures.

(g) Refer to §§153.065(A)(2) for requirements related to nonconforming sites.

(76) Existing Planned Development Districts

All planned developments that are effective on the date of adoption of the applicable BSCBSD rezoning shall continue in effect and be considered conforming under this Code in addition to the permitted and conditional uses under the applicable BSC districtBSD zoning district. This provision shall only apply to planned developments where no construction has commenced. The procedures for the implementation of these developments, including time limits for approval of final development plans or other time limits, must conform to the requirements of Chapter 153, to the extent the approved Planned Unit Development text does not address the requirements.

(87) Principal Uses

Any property is permitted any combination of principal uses in accordance with the requirements of this section and other applicable provisions of §§153.057-066.

(8) Accessory Uses

(a) 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.

(b) Temporary uses are governed by time limits as provided by this Code.

(c) Any principal use listed in a zoning district in Table 153.059-A shall be permitted as an accessory use in the same zoning district.

(9B) Use Table

~~Refer to Table 153.059-A.~~

Table 153.059-A: Permitted and Conditional Uses in ~~BSC District~~BSD Zoning Districts													
Key	~~BSC District~~BSD Zoning Districts												
P Permitted **U Permitted on upper floor only** **C Conditional Use** **S Size Limited** **T Time Limited**	**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		(1)(d)
Civic/Public/Institutional													
Cemetery												P	
Community Center	C	C					P	P	P	P	P		(2)(a)
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	(2)(b)
Day Care, Adult or Child	C	P	P	P	P		P	P	P	P	P		(2)(c)
District Energy Plant	C	C	C	C	C		C	C	C		C	C	(2)(d)
Educational Facility	C	P	P	P	P		P	P	P	P	P	P	
Elementary or Middle School		P	P	P	P	P	P	P	P	P	P	P	
Government Services, Safety	C	C	C	C			C	C	C	C	C	P	
High School		P	P	P	P		P	P	P	P	P	P	
Hospital		C/S	C/S					C/S	C/S	C/S	C/S	C/S	(2)(e)
Library, Museum, Gallery	P	P	P	P	P		P	P	P	P	P	P	(2)(f)
Municipal Parking Lot		P	P	P	P		P	P	P	P	P	P	
Religious or Public Assembly	C/S		C/S	C/S	C/S		C/S	C/S	C/S	C/S	C/S	C/S	(2)(g)
Parks and Open Space	P	P	P	P	P	P	P	P	P	P	P	P	
Transportation, Park & Ride			C	C				C	C	C	C	C	
Transportation, Transit Station			C	C				P	P	C	C	C	
Commercial													
Animal Care, General Services, Veterinary Offices, and Veterinary Urgent Care and Animal Hospitals	C	C	P	P	P		P	P	P	P	P		(3)(a)

Table 153.059-A: Permitted and Conditional Uses in ~~BSC District~~BSD Zoning Districts													
Key	**~~BSC District~~BSD Zoning Districts**												
P Permitted **U Permitted on upper floor only** **C Conditional Use** **S Size Limited** **T Time Limited**	**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)**
Bank	C	P	P	P	P		P	P	P	P	P		
Bed and Breakfast					P								(3)(b)
Conference Center			C				C	C	C	C	C		
Eating and Drinking	C/S	P/S/C	P/S/C	P	P		P	P	P	P	P		(3)(c)
Entertainment/Recreation, Indoor	C/S	P/S/C	P/S/C	P/S/C			P/S/C	P	P	P	P	C	(3)(d)
Exercise and Fitness	C/S	C	P	P	C		P/S/C	C	P	P	P	P	(3)(e)
Fueling/Service Station				C									(3)(~~e~~f)
Hotel		P	P	P	P		P	P	P	P	P		
Office, General	C	P	P	P	P		P	P	P	U	P		
Office, Medical	C	P	P	P	P		P	P	P	P	P		
Parking, Structure		P/C	P/C	P/C	C		P/ C	P/C	P/C	P/C	P/C	P/C	(3)(g~~f~~)
Parking, Surface Lot		C	P	C	C			P	P	C	C		(3)(h~~g~~)
Personal, Repair, & Rental Services	C/S	P/S/C	P/S/C	P/S/C	P/S/C		P/S/C	P	P	P~~/S~~	P		(3)(i~~h~~)
Research & Development		P	P	P	P		P	P	P	U	P		
Retail, General	C/S	P/S/C	P/S/C	P	P/S/C		P/S/C	P	P	P	P		(3)(j~~i~~)
Sexually Oriented Business Establishment				C									(3)(k~~j~~)
Skilled Nursing, Rehabilitation, Home for the Aging, and Nursing Homes	C	C	C	C									
Vehicle Sales, Rental, and Repair				C					C				(3)(l~~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.~~												

Table 153.059-A: Permitted and Conditional Uses in ~~BSC District~~BSD Zoning Districts													
Key	~~BSC District~~BSD Zoning Districts												
P Permitted **U Permitted on upper floor only** **C Conditional Use** **S Size Limited** **T Time Limited**	**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)**
ATM, Walk-Up	P	P	P	P	P		P	P	P	P	P		
Bicycle Facilities	P	P	P	P	P	P	P	P	P	P	P	P	
Community Activity and Special Event	T	T	T	T	T	T	T	T	T	T	T	T	(4)(a)
Construction Trailer/Office	T	T	T	T	T		T	T	T	T	T	T	(4)(b)
Day Care, Adult or Child	P	P	P	P	P	P	P	P	P	P	P	P	(2)(c)
Drive-in/Drive-through			C	C			C	C	C	C	C		(4)(c)
Dwelling, Accessory	P	P	P	P	P		P	P	P	P	P		(4)(d)
Dwelling Administration, Rental, or Sales Office	P	P	P	P	P		P	P	P	P	P		(4)(e)
Eating & Drinking	C	P	P	P	P		P	P	P	P	P	P	
Essential Utility Services	P	P	P	P	P	P	P	P	P	P	P	P	
Exercise and Fitness	P	P	P	P	P		P	P	P	P	P	P	
Farmers Market	C		P	P	P		P	P	P	P	P	P	
Helipad/Heliports			C					C	C	C	C	C	
Home Occupation	P	P	P		P	P	P	P	P	P	P		(4)(f)
Outdoor Dining and Seating	P/C	P/C	P/C	P/C	P/C		P/C	P/C	P/C	P/C	P/C	P/C	(4)(g)
Outdoor Display or Seasonal Sales	T	T	T	T	T		T	T	T	T	T		(4)(h)
Parking, Structure	P/C	P/C	P/C	P/C	C		P/C	P/C	P/C	P/C	P/C	P/C	(3)(f)
Parking, Surface Lot	P	P	P	P	P		P	P	P	P	P	P	(4)(i)
Renewable Energy Equipment	P	P	P	P	P	P	P	P	P	P	P	P	(4)(j)
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	C	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	

Table 153.059-A: Permitted and Conditional Uses in BSC DistrictBSD Zoning Districts													
Key	BSC DistrictBSD Zoning Districts												
P Permitted U Permitted on upper floor only C Conditional Use S Size Limited T Time Limited	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)
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

Certain uses listed in this section may be permitted or conditional only with additional use specific standards. Additional use specific standards may apply to uses within specific building types and neighborhood districts; refer to §153.062(O) for use and occupancy requirements based on building type and §153.063 for use requirements for neighborhood districts.

(1) Residential Uses

(a) Dwelling, Single-Family

1. No Development Plan or Site Plan aApplications for development shall not contain more than 35 detached single-family dwelling units.

2. No Development Plan or Site Plan aDevelopment applications containing detached single-family dwelling units shall may not be accepted approved if any of the property lines of the proposed units would be located within 400 feet of any single-family detached dwelling constructed or approved within the BSCBSD Residential district after the effective date of this amendment.

3. No single-family detached dwelling unit may be constructed within 500 feet of the I-270 right-of-way as measured from the nearest property line.

4. Single--family detached dwellings shall have no more than one principal building and its permitted accessory structures located on each lot.

5. Single-family dwellings in the BSD Historic Residential District shall meet the requirements of §153.063(B) and shall not be required to meet the standards of §153.062(O)(1).

(b) Dwelling, Townhouse

1. If single-family attached residential units are located across the street from existing single-family detached dwellings, no more than eight attached units may be permitted in a building.

2. Ground floor residential uses are not permitted on Bridge Street in the BSCBSD Historic Transition Neighborhood District.

(c) Dwelling, Live-Work

1. No more than two non-resident employees are permitted in addition to the resident(s) of the dwelling. The required reviewing body may permit additional employees.

2. The non-residential use must be operated by a resident of the live-work dwelling unit.

3. Signs are permitted in accordance with §153.065(H).

(d) Multiple-Family

Multiple-family uses are not permitted on ground floor elevations fronting Principal Frontage Streets in the BSD Office Residential and Office districts.

(2) Civic/Public/Institutional Uses

(a) Community Center

Incidental sales of such products as refreshments, athletic supplies for activities conducted on the premises, and similar products are permitted.

(b) Community Garden

1. Incidental sales of items grown on the premises are permitted. Areas used for sales shall be located at least 10 feet from the edge of the pavement of any street. Parking shall be located off-street or in permitted on-street locations. One, 24-square-~~-~~foot sign shall be permitted, located at least 10 feet from the edge of the street and not within the public street right-of-way.

2. Refuse and compost bins must be constructed to be rodent-resistant and located as far as practicable from abutting residential uses. Refuse must be removed from the site at least once a week.

3. No outdoor work activity that involves power equipment or generators may occur after 9:00 pm or prior to 7:00 am.

4. One accessory building, not exceeding 100 square feet in gross floor area, may be permitted, provided the location meets all setback requirements applicable to accessory buildings as provided in §-153.074.

(c) Day Care, Adult or Child

1. The use shall at all times comply with the requirements of O.R.C. §5104.

2. Outdoor recreation areas shall be located to the side or rear of the principal structure and be enclosed with a permitted fence. The outdoor recreation area shall be screened using fencing and/or landscaping to provide a minimum 50% opaque screen.

3. All outdoor play equipment and shade structures visible from the right-of-way or adjacent properties shall use subdued, earth toned colors.

4. Adult and/or child day care uses are prohibited in civic building types as the sole principal use.

(d) District Energy Plant

Incidental sales of electrical energy to public utilities are permitted.

(e) Hospital

Hospitals shall be limited to no more than 75,000 square feet of gross floor area per structure, not including associated parking structures.

(f) Library, Museum, Gallery

Incidental sales of refreshments and items related to exhibits or activities at the facility are permitted.

(g) Religious or Public Assembly

Religious or public assembly structures shall be limited to no more than 100,000 square feet of gross floor area, not including associated parking structures.

(3) Commercial

(a) Animal Care, General Services, Veterinary Offices, and Veterinary Urgent Care and Animal Hospitals

All activities shall be conducted indoors. No outdoor animal exercise or activity areas shall be permitted.

(b) Bed and Breakfast

1. The property owner shall reside on the property and/or manage the facility. No more than eight guest units are permitted.

2. Guest accommodations are limited to short-term stays of no more than 14 days.

(c) Eating and Drinking

1. ~~The indoor gross floor area of the~~ E~~e~~ating and drinking facilities ~~y~~ shall be limited to no more than ~~10,000~~3,500 square feet of gross floor area for ~~square feet in~~ single tenant buildings in the ~~BSC~~BSD Office, ~~BSC~~BSD Office Residential, and ~~BSC~~BSD Residential districts, unless otherwise permitted as a conditional use.

2. Eating and drinking facilities in ~~For m~~multi-tenant buildings in the ~~same~~ BSD Office, BSD Office Residential, and BSD Residential districts shall be limited to no more than ~~10,000~~5,000 square feet of gross floor area, or 20% of the gross floor area of the ground floor of the principal structure, whichever is smaller, unless otherwise permitted as a conditional use~~, the indoor gross floor area of the eating and drinking facility shall be limited to no more than 10,000 square feet or 20% of the ground floor of the principal structure, whichever is smaller~~.

(d) Entertainment or Recreation, Indoor

1. Indoor entertainment or recreation uses shall be limited to no more than 25,000 square feet of gross floor area in the ~~BSC~~BSD Office, ~~BSC~~BSD Office Residential, BSD Residential, ~~BSC~~BSD Commercial, and ~~BSC~~BSD Vertical Mixed Use districts, unless otherwise permitted as a conditional use.

2. In the ~~BSC~~BSD Public district, the use must be owned and operated by either a public or non-profit organization.

(e) Exercise and Fitness

To avoid large, single tenant uses that detract from the urban, walkable intent of the Bridge Street District, exercise and fitness uses shall be limited to no more than 10,000 square feet of gross floor area in the BSD Residential and BSD Historic Transition Neighborhood districts. Exercise and fitness facilities exceeding 10,000 square feet in this district may be permitted as conditional uses.

(f) Fueling/Service Station

1. Fuel pumps shall be located on the same lot as a permitted building type.
2. Fuel pumps are not permitted between the principal structure and an adjacent principal frontage street.
3. Where pumps are facing any street type except for an alley or service street, a street wall at least three feet high shall be placed between the pumps and associated vehicular circulation area and the street. Refer to §153.065(E)(2) for street wall requirements.
4. Each fueling/service station shall be buffered from adjacent properties as required in §153.065(D)(4) and meet the applicable requirements of §153.065(D)(5).
5. Motor vehicles may be continuously stored outdoors on the property for no more than 24 hours.
6. Refer to §153.062(L) for vehicular canopy requirements.

(g~~f~~) Parking, Structure

1. ~~Parking structures that meet the building type requirements of §153.062(O)(12)-(13) are permitted uses, provided they are wrapped on all street frontages by usable space available for non-residential uses permitted in the zoning district. In addition,~~ Parking structures completely lined by space available for occupancy along a public or private street frontage, and parking structures located on the interior of blocks with other building types located between the parking structure and the street, are permitted. ~~; all~~ All other parking structures, including podium parking structures with non-occupied space along public and private street frontages, are conditional uses.
2. When constructed as a principal use, either as a public or a private parking structure, no more than 75% of the parking spaces shall be used to provide the required accessory parking for other principal uses located within 600 feet of the structure, unless otherwise approved with a parking plan in accordance with §153.065(B)(1)(f).
3. Where applicable, the building type requirements of §153.062(O)(12) – (13) shall also apply.

(h~~g~~) Parking, Surface Lot

1. All surface parking lots shall meet the surface parking lot design requirements of §153.065(B)(6).
2. When constructed as a principal use, surface parking lots shall not have frontage on or have direct access from a principal frontage street unless permitted by the City Engineer.

(i~~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~~BSD Office, ~~BSC~~BSD Office Residential, and ~~BSC~~BSD Residential districts, unless otherwise permitted as a conditional use. ~~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 services in multi-tenant buildings in the BSD Office, BSD Office Residential, and BSD Residential districts shall be limited to no more than 10,000 square feet of gross floor area, or 20% of the gross floor area of the ground floor of the principal structure, whichever is smaller, unless otherwise permitted as a conditional use.

~~2~~3. 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 district~~BSD zoning districts except the ~~BSC~~BSD Indian Run Neighborhood, ~~BSC~~BSD Sawmill Center Neighborhood and BSD Scioto River Neighborhood, unless otherwise permitted as a conditional use.

(j~~i~~) Retail, General

To avoid large, single tenant uses that detract from the urban, walkable intent of the Bridge Street District, g~~G~~eneral retail uses in the BSD Residential, Office Residential, Office, Commercial, Historic Core and Public districts shall be limited to no more than 20,000 square feet of gross floor area, unless otherwise permitted as a conditional use. ~~This limitation does not apply for the in all BSC districts except the BSCBSD Indian Run Neighborhood, BSCBSD Sawmill Center Neighborhood, BSD Scioto River Neighborhood, BSCBSD Commercial, and BSCBSD Vertical Mixed Use districts.~~

(k~~j~~) Sexually Oriented Business Establishments

1. Sexually Oriented Business Establishments shall be subject to the provisions of Chapter 120 of the Dublin Code of Ordinances.

2. No person shall operate, locate, or permit the location of a sexually oriented business establishment within 750 feet (as measured from property line to property line) of any residential use or district, school, preschool, adult or child care, religious or public assembly, or any other civic/public/institutional use (within the City of Dublin or other municipality), or another sexually oriented business establishment.

(l~~k~~) Vehicle Sales, Rental, and Repair

1. There shall be not more than one full access driveway for each 100 feet of lot frontage or portion thereof.

2. Vehicular use areas are not permitted between the principal structure and a principal frontage street. ~~In other locations w~~Where vehicular use areas are located between a principal structure and any other street type, a street wall ~~at least three feet high~~ shall be installed along that portion of the lot line between the vehicular use areas and the street. Refer to §153.065(E)(2) for street wall requirements.

(4) Accessory and Temporary Uses

(a) Community Activity and Special Event

1. The site of the activity or event shall be adequately served by utilities and sanitary facilities.

2. The activity or event shall not become a safety hazard or public disturbance and shall not cause substantial adverse impacts on surrounding properties or land uses

by creating excessive noise, glare, heat, dust, odors, or pollutants as determined by the Director and Fire Marshal.

3. A permit shall be obtained for the Community Activity or Special Event from the City of Dublin Events Administration.

(b) Construction Trailer/Office

Construction trailers and/or offices shall comply with the setbacks applicable to principal structures on the property, but are not required to comply with street frontage requirements for building types. Construction trailers and/or offices shall comply with the provisions of §153.097.

(c) Drive-in/Drive-through

1. Drive-in/drive-throughs are permitted only as accessories to banks in the ~~BSC~~BSD Vertical Mixed Use and ~~BSC~~BSD Historic Transition Neighborhood districts following approval of a Conditional Use application by the Planning and Zoning Commission.

2. Drive-in/drive-through vehicular stacking areas and associated service locations shall not be on the side of a building facing a principal frontage street. Where drive-in/drive-through access lanes are facing a non-principal frontage street, a street wall at least three feet high shall be placed between the access lanes and the street. Refer to §153.065(E)(2) for street wall requirements.

3. No menu boards, speakers, or service windows shall be located between any façade of the principal structure and a front or corner side property line.

4. Drive-in/drive-through vehicle stacking spaces shall be at least 20 feet long. Stacking spaces may not impede on-site or off-site vehicular, bicycle, or pedestrian circulation. Where five or more stacking spaces are provided, the individual stacking lanes shall be clearly delineated. The number of stacking spaces and a traffic and pedestrian circulation plan shall be submitted by the applicant with the conditional use application and approved by the Planning and Zoning Commission.

5. Uses with drive-in/drive-through facilities shall be buffered from adjacent properties as required in §153.065(D)(5).

6. Audible electronic devices such as loudspeakers, service order devices, and similar instruments shall not be located within 25 feet of the lot line of any residential district or use and shall be subject to §132.03(A)(6).

7. Refer to §153.062(L) for vehicular canopy location and design requirements.

8. Structures related to d~~D~~rive-in/drive-throughs shall not have frontage on, or be readily visible from, any shopping corridor.

9. Protective bollards, when used, shall be painted to match one of the colors used on the nearest structure with which the bollards are associated.

(d) Dwelling, Accessory

An accessory dwelling located in a single-family, two-family, or townhouse dwelling must comply with the following standards:

1. No more than one accessory dwelling unit is permitted on a lot with a single-family, two-family, or townhouse dwelling. Where townhouse dwellings do not have individual lots, no more than one accessory dwelling unit is permitted for each townhouse unit in the development.
2. An accessory dwelling unit shall be limited to no more than 800 square feet of gross floor area.
3. When accessory to a single-family dwelling, the accessory dwelling unit may be located either within the single-family dwelling structure or in a permitted accessory structure.
4. When accessory to a townhouse dwelling, the accessory dwelling unit may only be located in a permitted accessory structure or within the basement level of the principal dwelling.
5. When accessory to a single-family dwelling or two-family dwelling, the accessory dwelling unit shall have a separate entrance from the principal dwelling unit, and that entrance shall not face the front lot line and shall not be located on the same building façade as the principal building entrance closest to the street.
6. The owner of the dwelling must occupy either the principal dwelling unit or the permitted accessory dwelling unit.
7. Ownership of the accessory dwelling unit may not be separate from the ownership of the principal dwelling unit.

(e) Dwelling Administration, Rental, or Sales Office

These uses ~~Dwelling sales or rental offices~~ shall comply with the provisions of §153.073(D) and ~~with the~~ setbacks applicable to principal structures on the property, but are not required to comply with street frontage requirements for building types unless the use is conducted within a permanent principal structure. ~~Dwelling sales or rental offices shall comply with the provisions of §153.073(D).~~

(f) Home Occupations

All home occupations in the ~~BSC~~BSD Historic Residential district shall comply with the provisions of §153.073. In all other ~~BSC district~~BSD zoning districts, home occupations shall comply with the following standards.

1. The use must be conducted entirely within the principal dwelling or accessory buildings.
2. No business involving retail sales of goods on the premises is permitted.
3. No person not a member of the household residing on the premises shall work on the premises.
4. Not more than 25% of the ground floor gross floor area of the principal dwelling shall be devoted to the home occupation.
5. The exterior of the structure shall not be modified to accommodate the home occupation.
6. No display or signs pertaining to the home occupation shall be visible from the street.

7. No equipment shall be used that creates noise, vibration, sound, smoke, dust, odors, heat, glare, X-Ray or electrical disturbance to radio or television that is discernible in adjacent dwelling units or at the property line.

8. All home occupations that require a license from the state or City shall maintain a valid license at all times and shall operate in compliance with the terms of that license and all applicable regulations of the state or City at all times.

9. Home occupations shall not include or involve motor vehicle or equipment repair, the sale of weapons or hazardous materials, or other activities that would constitute a nuisance in a residential area.

(g) Outdoor Dining and Seating

1. Outdoor dining and seating areas, furniture, and enclosures shall be set back at least five feet from the curb and at least five feet from all street trees and street furniture. In no case shall these amenities be placed in a manner that would provide less than ~~five~~six feet of clear area for pedestrian use.

2. The use of outdoor speakers shall require a c~~C~~onditional u~~U~~se ~~approval~~. Outdoor speakers shall comply with the provisions of § 132.03(A)(6) of the Dublin City Code.

3. Advertising is not permitted on dining furniture, accessories, or other similar amenities.

4. Dining furniture shall be of the same design, material and color for all furniture associated with the use. When not in regular use, outdoor furniture shall be stored in a location that is not visible to the public, unless the patio furniture is all-weather material, set up for use and not covered in any way, and weather conditions make the use of furniture possible.

(h) Outdoor Display or Seasonal Sales

1. Outdoor seasonal plant display shall comply with the provisions of §153.099.

2. Outdoor sale of merchandise is permitted, and shall comply with the provisions of §153.099(C)(2). Merchandise shall only be displayed during the hours of operation for the principal use. No permit is required.

3. Outdoor sales of Christmas trees and pumpkins shall comply with the provisions of Chapter 116 of the Dublin City Code.

(i) Parking, Surface (Accessory)

1. Where the non-residential gross floor area of the principal structure is 100,000 square feet or more and the principal structure is on a lot that is four acres or less, surface parking shall not be used to provide required parking. However, surface parking may be used for a maximum of 5% of the required spaces provided the parking lot is located to the side or rear of the principal structure and not fronting on a public street.

2. This requirement applies only to principal structures constructed after the effective date of this amendment.

(j) Renewable Energy Equipment

1. In the ~~BSC~~BSD Historic Core and ~~BSC~~BSD Historic Residential districts, only equipment for the collection of solar and geothermal energy is permitted.
2. Ground-mounted equipment for the collection of geothermal energy is permitted only to the rear of and within five feet of the principal structure.
3. Ground-mounted equipment for the collection of solar energy is permitted to the side or rear of the principal structure, but not within five feet of a side or rear property line. Rooftop equipment for the collection of solar energy is permitted provided it extends no more than 18 inches beyond the maximum permitted height of the principal structure.
4. Building-mounted renewable energy equipment shall be integrated into the architectural character of the principal structure.
5. Ground-mounted renewable energy equipment shall be sited to minimize view from the public right-of-way and adjacent properties, and shall be camouflaged to the extent that the equipment can function normally.

(k) Renewable Energy Equipment, Wind

1. Ground-mounted equipment for the collection of wind energy is permitted to the rear of the principal structure, may not exceed the maximum permitted height of the principal structure by more than 40 feet, and must be set back from each property line a distance equal to the height of the equipment that exceeds the height of the principal structure.
2. As an exception, within 200 feet of the I-270 right-of-way, ground-mounted wind energy equipment shall be limited to 150 feet and must be set back from each property line a distance equal to the height of the equipment.
3. Height of the equipment is measured to the farthest extent of any part of the equipment.
4. Building-mounted equipment for the collection of wind energy must be integrated into the architectural character of the principal structure.
5. Rooftop-mounted equipment for the collection of wind energy shall be permitted to exceed the maximum permitted height of the principal structure by no more than 15 feet.

(l) Residential Model Home

Residential model homes shall comply with the provisions of §153.073(D).

§ 153.060 Lots and Blocks

(A) Intent

The intent of §153.060 is to establish a network of interconnected streets with walkable block sizes organized to accommodate multiple modes of transportation. The street network includes certain streets designated as principal frontage streets to create continuous, pedestrian-oriented block faces of front building façades and limited driveway interruptions. It is intended that block configurations encourage and support the principles of walkable urbanism provided in §153.057(D) and the walkability standards of §153.065(I).

(B) Applicability

The requirements of this section apply to ~~all new~~ developments within all BSD~~C~~ zoning districts that require Development Plan Review in accordance with §153.066, and for land within all BSD zoning districts proposed for subdivision in accordance with Chapter 152.

(C) General Block and Lot Layout

(1) Interconnected Street Pattern

The network of streets within the Bridge Street ~~Corridor~~ District is intended to form an interconnected pattern with multiple intersections and resulting block sizes as designated in §153.060(C)(2).

(a) ~~Where practicable, t~~The arrangement of streets shall provide for the continuation of existing or planned streets from adjoining areas into new developments where practicable as determined by the City Engineer. This provision shall not be construed as prohibiting the termination of streets at public street intersections where appropriate, provided that the overall connectivity of the street network is maintained, and intersections are adequately spaced as determined by the City Engineer.

(b) Cul-de-sac and dead end streets are not permitted, except as specified in §153.060(C)(1)(f).

(c) Wherever practicable, streets should be designed to follow natural features rather than interrupting or dead-ending at the feature.

(d) Streets shall terminate at either an open space type or a front or corner side building façade. Refer to §153.062(J) for building requirements at these locations.

(e) Refer to §153.061 and the City's Thoroughfare Plan for the general locations and configurations of existing and planned streets within the Bridge Street ~~Corridor~~District.

(f) Exceptions

Where an existing barrier limits the extension of the street network, streets shall be created to match the above requirements to the maximum extent practicable. Existing barriers include such features as a highway, waterway, open space, utility line, roadways with limited access restrictions, or development that is expected to remain.

(2) Maximum Block Size

(a) Required Subdivision

Unless otherwise permitted by this chapter, all developments requiring Development Plan Review in accordance with §153.066(E)(1)(b)2-4 shall subdivide consistent with the maximum block sizes as required by Table 153.060-A, Maximum Block Dimensions.

~~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;~~

~~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.
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
Scioto River Neighborhood	500	1,750
Vertical Mixed Use	500	1,750
Public	300	1,000

(c) Shopping Corridors

Additional block requirements for shopping corridors are noted in §153.063, Neighborhood Standards.

(d) Exception

When existing barriers limit extension of the street network, blocks shall be created to match the above requirements to the maximum extent practicable. Barriers may include such features as a highway, waterway, open space, utility line, roadways with limited access restrictions, or development that is expected to remain.

(3) Block Configuration

Refer to Figure 153.060-A for an illustration of typical block elements.

(a) The shape of a block shall be generally rectangular, but may vary due to natural features or other site constraints.

(b) Blocks shall be arranged with front property lines along at least two sides.

(4) Principal Frontage Streets

Principal frontage streets are designated to ensure certain streets are lined with continuous, pedestrian-oriented block faces of front building façades or public open space, with limited conflicts between pedestrians and vehicular traffic.

(a) Principal frontage streets are as designated in §153.061, Street Types. Additional principal frontage streets may be designated by the required reviewing body as development progresses within the neighborhood districts ~~as described~~ in §153.063, Neighborhood Standards.

(b) ~~Where a principal frontage street is designated,~~ A~~a~~ccess to blocks shall be located to comply with the principal frontage street requirements ~~as described~~ in §153.060(C)(5).

(c) ~~Where a principal frontage street is designated,~~ T~~t~~he principal frontage street shall be used to determine lot frontage orientation, as described in §153.060(C)(9).

(5) Block Access Configurations

(a) ~~Vehicular access~~Access for a~~A~~lleys, service streets and driveways shall not be permitted from a principal frontage street, unless the City Engineer determines that access from any other street is impracticable~~ as described in §153.061(D)~~. The determination shall be based on locations of existing and proposed vehicular access points of other developments along the principal frontage street and the number of principal frontage streets bordering ~~for~~ the property.

(b) Blocks ~~may~~ shall include alleys/service streets or driveway entrances with the following recommended configurations unless otherwise permitted by the City Engineer. See Figure 153.060-B, Typical Block Access Configurations.

1. Mid-Block Access. This configuration includes an alley or drive running through or near the center of the block.

2. "T" Configuration. This configuration includes two perpendicular alleys or drives within a block, forming a "T," allowing development to front on three block faces.

3. "H" Configuration. Similar to the "T" configuration, this configuration allows development to front on all four block faces.

(c) Wherever practicable, as determined by the City Engineer, vehicular access to blocks shall be aligned with other access points on opposite sides of the same block as well as aligned across the street from vehicular access points to other blocks.

(6) Mid-Block Pedestrianways

Refer to §153.065(I)(2)(a) for requirements for mid-block pedestrianways. Mid-block pedestrianways are required on all blocks exceeding 400 feet in length, unless otherwise required or exempted by §153.063, Neighborhood Standards.

(a) When combined with mid-block street crossings, pedestrianways shall align as nearly as practicable to facilitate continuous pedestrian pathways.

(b) Mid-block pedestrianways shall be publicly accessible at all times.

(c) Mid-block pedestrianways and shall be located within the middle third of a block with access from the sides of a block exceeding 400 feet. Refer to Figure 153.060-A, Typical Block Elements, for an illustration of the middle third of a block.

(dc) Design

1. Mid-block pedestrianways shall be a minimum of 14 feet in width, with a minimum five foot sidewalk, and designed as a continuation of the streetscape, including materials and furnishings.

2. The mid-block pedestrianway shall be lighted using footlights, bollard lights, building lights, and/or adjacent street lights to provide for safety and visibility.

3. The mid-block pedestrianway shall be landscaped and include shade trees spaced at 30 to 35 feet on center. Trees may be staggered except as required by §153.060(C)(6)(ed).

(ed) A mid-building pedestrianway, as described in §153.062(F), may serve as a mid-block pedestrianway provided it meets the applicable design and location requirements of mid-block pedestrianways described in this section in addition to other applicable requirements for mid-building pedestrianways; however, landscaping shall not be required.

(fe) Alternatively, the pedestrianway requirement may be fulfilled by a permitted alley when located in the middle third of a block and when a minimum five foot sidewalk is provided. Design requirements shall be based on the applicable street type specifications, as described in §153.061, Street Types.

(g) The required reviewing body may require additional mid-block pedestrianways when necessary to create a cohesive, walkable block configuration.

(7) Typical Lot Dimensions

(a) Any lot shall be created to meet the requirements of one or more of the building types permitted by the district in which it is located, as provided in §153.062, Building Types.

(b) Minimum lot width shall be measured at the front property line.

(8) Typical Lot Configuration

(a) To avoid creating irregular lots, interior side lot lines shall be perpendicular to the street right-of-way to the extent practicable.

(b) Flag lots are prohibited.

(9) Street Frontage

All lots shall have at least one lot frontage along a public street.

(a) Front Property Line

1. A lot line bordering a single street right-of-way shall be the front property line.

2. A lot line bordering a principal frontage street shall be the front property line unless otherwise specified in this section.

(b) Corner Side Property Lines

1. For corner lots occupied by a single building, one lot line shall be the front property line and one lot line shall be the corner side property line.

2. For corner lots occupied by multiple buildings, lot lines shall be designated as front or corner side property lines as necessary to meet the building type street frontage requirements along both frontages.

(c) Lots bordering more than two principal frontage streets shall meet the street frontage requirements as provided in §153.062(N) along at least two of the streets. Subject to approval by the required reviewing body, the street frontage requirements shall be maximized to the extent practicable along the other principal frontage streets.

(d) Lot lines along alleys or service streets or I-270 are not permitted to be designated as front or corner side property lines.

(e) Alleys or service streets shall not be considered street frontage and shall not be subject to street frontage requirements described ~~elsewhere~~ in §§153.059 to 153.065.

(f) Where lot lines cannot be determined by the requirements of this section, the required reviewing body shall designate which lot lines shall serve as the front, rear and corner side property lines. To designate lot lines, the required reviewing body may consider all relevant factors and information, including but not limited to:

1. The street types and the intended character of existing or proposed streets on which the lot has, or is proposed to have, frontage;

2. The proximity of existing or proposed principal frontage streets; ~~and~~

3. The locations of front and corner side property lines on adjacent lots or lots located on the opposite side of the street; and~~.~~

~~3.~~4. Adjacency to an existing or planned shopping corridor.

§ 153.061 Street Types

(A) Intent

The intent of §153.061 is to develop a comprehensive network of streets throughout the Bridge Street ~~Corridor~~ District that are configured to accommodate multiple modes of transportation, organized by a hierarchy of street character families, and consistent with the placemaking principles of the Bridge Street ~~Corridor~~ District ~~Vision Report~~Area Plan of the Dublin Community Plan and guided by the Thoroughfare Plan. It is intended that the street network encourage and support the principles of walkable urbanism provided in §153.057(D) and the walkability standards of §153.065(I).

(B) Applicability

The requirements of §153.061 apply to all new and existing streets and alleys or parts thereof as developed or reconfigured in the Bridge Street ~~Corridor~~District, whether public or private.

(C) Street Network

Streets shall form an interconnected street pattern with walkable block sizes as required in §153.060.

(1) Street Families

Existing and planned streets within the Bridge Street ~~Corridor~~ District are classified by street families. The intent of the street family designation is to provide a wide range of street configurations to accommodate different land use contexts and transportation needs while establishing a broader framework of street character throughout the area. The purpose and intended application of each street family is described below.

(a) Corridor Connector Streets

The corridor connector street family provides a series of street types that balance non-motorized and vehicular travel options along high-capacity thoroughfares. This street family serves multiple types of development and provides crosstown connections, while accommodating various transitions in land use and street character.

(b) District Connector Streets

The district connector street family provides a series of high- to medium-~~-~~capacity street types that serve a wide variety of uses and development densities. District connector streets provide connections between districts throughout the Bridge Street ~~Corridor~~ District along high-visibility frontages, and typically serve as prime locations for destination-oriented development such as shopping corridors.

(c) Neighborhood Streets

The neighborhood street family provides a series of low- to medium-~~-~~capacity street types applicable to a wide variety of land use contexts, but often to residential areas or neighborhood-serving commercial uses. Neighborhood streets provide a finer-grained network of street connections that allow for multiple, interconnected travel routes, but typically serve more localized destinations rather than cross-corridor travel.

(d) Alleys and Service Streets

Alleys and service streets are very low capacity, low speed streets located to the rear of lots that minimize driveway interruptions in the pedestrian realm. Alleys and service streets provide access to parking facilities, loading facilities, and service areas for refuse and utilities. Alleys may also serve as mid-block pedestrianways if designed according to the requirements of §153.060(C)(6).

(2) Street Types

Street f~~F~~amilies are comprised of multiple street types, each configured to accommodate specific transportation and land use needs while reinforcing the intended character and function of the applicable street family. New streets shall be designed using the principles and characteristics defined by each street type. The City Engineer shall determine which street type is applicable ~~to individual developments,~~ and may require ~~additional~~ modifications to right-of-way and/or~~,~~ pavement widths, or require additional street infrastructure elements depending on unique site characteristics. ~~Options for a~~Available street type configurations shall be reviewed with the applicant during the Pre-Application Review process, as described in §153.066. ~~Appropriate street types shall be determined by the required reviewing body during the Development Plan or Site Plan Review process, as may be applicable.~~

(3) Existing Streets

Where existing streets are planned to be realigned, relocated or removed, the City shall reserve the right to maintain those rights-of-way and to incorporate them into the planned street network. The City Engineer shall designate the street family and street type(s) and required improvements appropriate for these streets.

(4) Street Network Map

(a) Refer to Figure 153.061-A for a map of the planned Bridge Street ~~Corridor~~ District street network and street family designations. In addition to the Thoroughfare Plan, ~~T~~the Street Network Map shall be used as a guide in determining the appropriate locations and alignments of new streets during the Development Plan approval process as required in §153.066.

(b) ~~As noted below, a~~Actual street alignments and locations will be determined through the Development Plan Review process as individual properties are developed and through the City's Capital Improvements Program process, as applicable. Alignments may be subject to change pending further engineering analysis and land use programming. Where existing alignments are shown to remain, these streets may be subject to improvements necessary to bring them into conformance with a permitted street type.

(c) Graphic Intent

The street network depicted in Figure 153.061-A is intended to illustrate one result of the block size and connectivity requirements in §153.060 and is representative of a general development pattern for the Bridge Street ~~Corridor~~District. Figure 153.061-A is not intended to represent all requirements or actual development, nor is it intended to designate the precise locations for specific street types.

(d) Illustrated Corridor Connector Streets

Corridor connector streets illustrated in Figure 153.061-A include existing high-capacity thoroughfares in existing and potentially realigned configurations. ~~These alignments may be subject to change pending further engineering analysis and land use programming. Actual locations of realigned corridor connector streets will be determined through the Development Plan Review and the City's capital improvements program process, as applicable. Where existing alignments are shown to remain, these streets may be subject to improvements necessary to bring them into conformance with a permitted street type.~~

(e) Illustrated District Connector Streets

District connector streets illustrated in Figure 153.061-A include existing, realigned and potential new streets representing major street connections necessary to ensure connectivity throughout the Bridge Street CorridorDistrict. These alignments, including the locations of future bridge crossings over the Scioto River, may be subject to change pending further engineering analysis and land use programming. Actual locations of realigned district connector streets will be determined through the Development Plan Review and the City's capital improvements program process, as applicable. Where existing alignments are shown to remain, these streets may be subject to improvements necessary to bring them into conformance with a permitted street type.

(f) Illustrated Neighborhood Streets

Neighborhood streets illustrated in Figure 153.061-A includes existing and potential new street connections generally consistent with the block size requirements of §153.060. Actual locations of new neighborhood streets will be determined through the Development Plan Review process. Where existing neighborhood streets are shown to remain, these streets may be subject to improvements necessary to bring them into conformance with a permitted street type.

(g) Alleys and Service Streets

The locations of new alleys and service streets are subject to the block access requirements of §153.060 and are not illustrated on Figure 153.061-A. Actual locations of new alleys and service streets will be determined through the Development Plan and Site Plan Review processes.

(D) Principal Frontage Streets

Principal frontage streets are designated to ensure certain street types are lined with continuous, pedestrian-oriented block faces of front building façades, and to limit conflicts between pedestrians and vehicular traffic. Refer to Figure 153.061-A for principal frontage street designations in the planned Bridge Street Corridor street network.

(1) Street Frontage Requirements

(a) All lots and blocks with frontage along a principal frontage street shall meet the requirements of §153.060(C)(4) and all development requirements associated with principal frontage streets described elsewhere in this Chapter, as may be applicable.

(b) In addition to the principal frontage streets depicted in Figure 153.061-A, all lots, blocks and associated development with frontage along a street or street segment which also has any open space type frontage as listed in §153.064, with the exception of pocket park and pocket plaza open space types, shall meet all applicable principal frontage street requirements.

(c) Alleys and service streets shall not be designated as principal frontage streets.

(2) Vehicular Access

(a) Vehicular access shall not be permitted from a principal frontage street, unless the City Engineer determines that access from any other street is impracticable. Where this determination is made, all other applicable principal frontage street requirements described elsewhere in this Code shall continue to apply.

(b) Vehicular access refers to private driveways or lanes and to alleys or service streets whether public or private. Other public street intersections are not restricted by principal

frontage street designations, but may be subject to access management limitations as determined by the City Engineer.

(c) Alleys and service streets are the preferred means of vehicular access to lots and blocks. If utilizedused, alleys and service streets shall provide access from a non-principal frontage street wherever practicable. Refer to §153.060(C)(5) for block access configurations.

(3) Multiple Principal Frontage Streets
Where a lot or block is fronted by multiple principal frontage streets, and where access from a principal frontage street is determined to be necessary as permitted by §153.061(D)(2) the following street family hierarchy shall be considered by the required reviewing bodyCity Engineer in determining permitted vehicular access locations to the maximum extent practicable:

(a) Neighborhood streets shall be the preferred means of providing vehicular access for alleys, or for driveways where no alley is present. Where a neighborhood street is designated as a principal frontage street, any other neighborhood street shall be used to provide vehicular access wherever practicable.

(b) District connector streets shall take precedence over neighborhood streets in maintaining the principal frontage street character. Vehicular access shall not be permitted from a district connector street if suitable alternative access from a neighborhood street is available.

(c) Corridor connector streets shall take precedence above all other street types in maintaining the principal frontage street character. Vehicular access shall not be permitted from a corridor connector street if a suitable alternative access location is available.

(E) Typical Street Elements

Typical elements of a street right-of-way are divided into the vehicular and pedestrian realm. Each street type outlines which facilities are applicable and provides typical design specifications. Options for tThe required types and configurations of street elements for specific street types shall be reviewed with the applicant during the Pre-Application Review process, as described in §153.066. Appropriate street elements shall be determined by the required reviewing bodyCity Engineer with during the Development Plan or Site Plan Review process, as may be applicable.

(1) Bicycle Facilities

A variety of bicycle accommodations are permitted in the street right-of-way, including cycletracks, bicycle lanes, and shared lanes. Appropriate bicycle facilities for specific street types shall be determined during the application review processby the City Engineer.

(2) Vehicular On-Street Parking
On-street parking may be permitted or required on designated street types. The appropriate configuration and dimensions of on-street parking for specific street types shall be determined during the application review processby the City Engineer.

(a) On-street parking spaces may be counted toward the minimum required parking for a parcel, subject to the requirements of §153.065(B)(2).

(b) On-street parking spaces may be used for loading and delivery, subject to the requirements of §153.065(B)(7).

(3) Crosswalks

Refer to the walkability standards of §153.065(I)(3)(a) for requirements for crosswalks.

(a) Crosswalks shall be required at the stop-controlled legs of unsignalized intersections and all legs of signalized intersections. Crosswalks may be permitted at mid-block locations for areas where heavy pedestrian traffic is anticipated, such as shopping corridors, at the determination of the City Engineer. The locations of mid-block crosswalks should be aligned with the locations of mid-block pedestrianways where practicable.

(a) Crosswalks shall be a minimum of eight feet in width, measured from mid-stripe to mid-stripe.

(b) Crosswalks shall be appropriately indicated on the finished street surface with painted markings and/or textured or colored pavement or pavers. All signs and markings shall meet the requirements of the Ohio Manual on Uniform Traffic Control Devices.

(c) To encourage pedestrian activity, typical crosswalks shall not exceed 38 feet in length without a landscape median, curb extension and/or other pedestrian refuge to mitigate the effects of vehicular traffic on crossing and increase pedestrian safety and comfort. These design measures shall be implemented wherever practicable, as determined by the City Engineer.

(d) Crosswalks shall be constructed of asphalt, concrete or concrete pavers rated for truck traffic. The City Engineer may require alternate materials to better distinguish the crosswalk from the street where deemed necessary for safety and convenience.

(F) Curb Radii at Intersections

Curb radii at intersections shall be minimized to the greatest extent practicable to shorten pedestrian crossing distances, reduce vehicle turning speeds, and improve sight distance between pedestrians and motorists, balancing the ease of vehicular, bicycle and pedestrian travel.

(1) Typical Design Vehicle

Intersections shall be designed for the typical design vehicle as opposed to the maximum design vehicle, as determined by the City Engineer. When the design vehicle requires a larger curb radius, approval of the City Engineer is required.

(2) Permitted Radii

The maximum curb radius for intersections along State Route 161, Riverside Drive, and Sawmill Road is 35 feet. Curb radii at all other intersections may range between 15 and 25 feet, as approved by the City Engineer.

(G) Fire Access

Street configurations have been calculated to provide appropriate fire truck access. Where applicable, the following fire access accommodations shall also be required at the determination of the Fire Chief:

(1) Room to Pass

Where the total width of all travel lanes is narrower than 22 feet, the following shall apply:

(a) Unless otherwise required by the Fire Chief, each block shall provide at least one 22-foot opening in the on-street parking or a 22-foot dedicated pull-off space on each side of the street to allow vehicles to pull over for a fire truck to pass.

(b) A driveway, alley entrance, bus stop, building access zone or fire hydrant zone may be used to fulfill this requirement.

(2) Building Access Zone

Building access zones provide dedicated space within the street right-of-way for fire trucks and other emergency vehicles to position necessary equipment and to access adjacent buildings.

(a) A building access zone of 40 feet in length shall be provided for buildings with a height of 30 feet or greater, unless this requirement is waived by the Fire Chief where sufficient alternate access is available.

(b) Building access zones should be located as close as practicable to the structure's principal entrance. Where possible, building access zones should be located to provide access to multiple buildings.

(c) Where present, fire hydrant zones may be included within the building access zone.

(d) A building access zone shall be striped and signed as a fire lane to restrict on-street parking within the zone.

(e) Where on-street parking is provided, building access zones should be designed and located to minimize the reduction of parking spaces to the greatest extent practicable by co-locating with other zones or facilities in the street right-of-way, such as intersection visibility triangles and dedicated bus stops.

(f) All or portions of a building access zone are encouraged to be designed as a curb bump-out, expanding the width of the street buffer into the on-street parking lane. This design should be co-located with mid-block pedestrian crossings where present.

(g) Hardscape areas within building access zones shall be designed and constructed to provide sufficient physical support for emergency vehicles as required by the Fire Chief.

§ 153.062 BUILDING TYPES

(A) Intent

The building types detailed in this section outline the required building forms for new construction and renovated structures within the ~~BSC districts~~Bridge Street District zoning districts. The intent of these building types is to provide a range of high quality residential, commercial, mixed-use and civic building options to reinforce the character of each district.

(B) General Building Type Requirements

(1) Applicability

(a) As provided in §153.062, the building type standards shall be applied to all new development within the ~~Bridge Street Corridor~~Bridge Street District.~~.~~

(b) New s~~S~~tructures constructed after the date of this amendment that are subsequently made nonconforming by an amendment to this ~~Chapter~~ chapter shall meet the requirements of §153.004(C).

(2) Existing Structures

(a) At the effective date of this amendment, where one or more lawful principal buildings ~~structures~~ exist~~s~~ on a site that do not comply with the requirements of this ~~Code~~ chapter because of restrictions such as front property line occupation, lot coverage, required building zone or setback, buildable area~~, height,~~ or other requirements related to siting~~,~~ or height, the structure(s) may be continued as existing at the effective date of this amendment if the requirements of §153.062(B)(2) are met.

(b) Existing Structures may be extended, enlarged, altered, remodeled or modernized after approval by the ~~Administrative Review Team (ART)~~required reviewing body upon finding that all of the following conditions are met:

1. That the Existing Structure meets all height, area, setback and~~/or~~ parking and loading provisions that were applicable immediately prior to the rezoning of the property into a ~~BSC district~~BSD zoning district.

2. That the enlargement or extension is limited to the same parcel on which the Existing Structure was located on at the time of the adoption of this amendment.

3. That the improvement does not interfere with the use of other properties located contiguous to or directly across the street from the parcel on which the Existing Structure is located.

4. That the enlargement or extension does not exceed 50% of the gross floor area of the Existing Structure at the time of the adoption of this amendment.

5. That the improvements do not make the structure any further from conformance with the requirements of the applicable BSD zoning district.

6. That the improvements to the Existing Structure are architecturally appropriate, at the determination of the required reviewing body.

(c) Parking for Existing Structures

1. Existing Structures improved as permitted in §153.062(B)(2)(b) shall provide the minimum parking and loading spaces required by Tables 153.065-A and 153.065-C.

2. Required parking for Existing Structures may be modified through an approved parking plan as described in §153.065(B)(1)(f). is governed by §153.065(B)(1)(a).

(d) Reconstruction or Movement

1. Should an Existing Structure be damaged or destroyed by an act of God, or other action outside the control of the owner/lessee, that Existing Structure may be repaired or reconstructed as it existed prior to the action causing it to be damaged or destroyed.

2. Any permitted reconstruction shall be started within 12 months of the time of damage and be continued until completed. If this requirement is not met, the structure shall either be removed or reconstructed to meet the requirements of a new building.

3. Should the property/building owner or lessee demolish more than 50% of the gross floor area of an Existing Structure, then all of the improvements on the property associated with the that Existing Structure must be constructed and/or brought into conformance with the requirements of this chapterCode for the building types required for the district.

(e) Determination of Building Type

1. The ART required reviewing body may designate an Existing Structure as a specific building type upon a finding that the structure is substantially similar in character and form and design to one of the permitted building types for the district in which the structure is located.

2. Should the required reviewing body designate an Existing Structure as a specific building type, then all further improvements on the property associated with the Existing Structure must be constructed and/or brought into conformance with the requirements of this chapter to the maximum extent practicable, as determined by the required reviewing body.

(f) Exceptions

1. Where Once subsequent modifications are made to bring the Existing Structure that bring it into compliance with the specific building type requirements for the designated building type, those modifications to the e Existing Structure shall not be further modified in a manner that brings the Existing Structure out of compliance with those specific requirements.

2. For Existing Structures within the BSD Historic Core and Historic Residential Ddistricts, the Architectural Review Board shall determine if those the building type requirements that will apply to specific buildings.

3. All new construction in the BSD Historic Core District within this district shall meet the requirements of §153.062, §§153.170 through 153.180, and the Historic Dublin Design Guidelines.

4. All new construction in the BSD Historic Residential District within this district shall meet the requirements of §153.063(B), §§153.170 through 153.180 and the Historic Dublin Design Guidelines, in addition to the requirements of §153.062 as determined to be architecturally appropriate by the Architectural Review Board.

3. For Existing Structures within the Historic Residential district, the Architectural Review Board shall determine if the building type requirements apply to specific

~~buildings. All new construction within this district shall meet the requirements of §153.063(B), §§153.170 through 153.180 and the Historic Dublin Design Guidelines.~~

(g) Refer to §153.059(A)(6) for requirements for Existing Uses.

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

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

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

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

	BSD Districts											
	Residential	Office Residential	Office	Commercial	Historic Core	Historic Transition Neighborhood	Indian Run Neighborhood	Sawmill Center Neighborhood	Scioto River Neighborhood	Vertical Mixed Use	Public	Historic Residential
Commercial												
Civic Building	*	*	*	*	*	*	*	*	*		*	
Parking Structure	*	*	*	*	*	*	*	*	*	*	*	
Podium Apartment Building						*	*	*	*	*		

(b) Uses

Each building type may house the uses allowed in the district in which it is located. Refer to Table 153.059-A. Additional use restrictions may apply based on the specific building type requirements.

(c) No Other Building Types

Principal buildings shall meet the requirements of Table 153.062-A, Permitted Building Types in Each BSD Zoning District. ~~the building types permitted within the appropriate BSC district.~~

(d) Permanent Structures

All buildings constructed, including principal ~~structures~~ buildings and accessory structures, shall be permanent constructions without a chassis, hitch, wheels, or other features that would make the structure mobile.

(e) Accessory Structures

Accessory structures shall be permitted to be constructed in the buildable area of the lot in locations not required to be occupied by ~~a~~ principal ~~structure~~buildings. Accessory structures shall ~~be constructed to~~ comply with §153.062(E), or as otherwise approved by the required reviewing body, except that ~~more than~~ one primary façade material may be used. ~~is not required.~~ All other applicable provisions of §153.074, Accessory Uses and Structures, shall be met.

(C) General Building Type Layout and Relationships

The following outlines how ~~BSC districts~~BSD zoning districts and building types ~~shall~~ relate to one another.

(1) Incompatible Building Types

Incompatible building types are not permitted directly across the street from one another or on the same block face, unless otherwise permitted by the required reviewing body following

approval of a Waiver in accordance with §153.066. Refer to Table 153.062-B, ~~for building types considered to be~~ Incompatible Building Types.

Table 153.062-B. Incompatible Building Types

NP = Not Permitted

NP[1] = Not Permitted unless accessory to the residential buildings, wrapped by occupied space, or otherwise permitted by the required reviewing body through approval of a Waiver.

Building Type being developed	Existing Building Type: Single Family Detached	Single Family Attached	Apartment Building	Loft Building	Corridor Building	Mixed Use	Commercial Center	Large Format Commercial	Historic Mixed Use	Historic Cottage Commercial	Civic Building	Parking Structure	Podium Apartment Building
Single Family Detached													
Single Family Attached													
Apartment Building													
Loft Building													
Corridor Building	NP	NP								NP			
Mixed Use Building	NP									NP			
Commercial Center	NP	NP	NP							NP			
Large Format Commercial Building	NP	NP								NP			
Historic Mixed Use Building													
Historic Cottage Commercial													
Civic Building													
Parking Structure	**NP[1]**	**NP[1]**	**NP[1]**									**NP[1]**	**NP[1]**
Podium Apartment Building	**NP[1]**											**NP[1]**	**NP[1]**

(2) Shopping Corridors

At least one street or street segment shall be designated as a shopping corridor in the BSD~~C~~ Indian Run, ~~and~~ BSD~~C~~ Sawmill Center, and BSD Scioto River neighborhood districts, meeting the requirements of §153.063, Neighborhood Standards. Shopping corridors shall include building types that accommodate retail uses on ground floors, such as mixed use, large format commercial, loft, or corridor buildings.

(a) These building types shall be clustered into continuous street frontages uninterrupted by other building types, parking areas or curb cuts for a minimum of 300 linear feet, as measured along the sidewalk. ~~Street frontages may turn the corner and continue along an intersecting street provided the minimum required length of the shopping corridor is located along the principal frontage street.~~

(b) The required shopping corridor shall be designated along a principal frontage street unless otherwise permitted by the required reviewing body.

(c) Shopping corridors are encouraged to turn the corner and continue along an intersecting street provided the minimum required length of the shopping corridor is located along the principal frontage street.

(D) Roof Type Requirements

All buildings shall ~~utilize~~use one or a combination of the following roof types, as permitted per building type. Refer to §153.062(O) for specific building type requirements.

(1) Parapet Roof Type (Refer to Figure 153.062-A)

(a) Parapet Height

1. Parapet height is measured from the highest point of the roof deck adjacent to the top of the parapet.

2. Parapets shall be high enough to screen the roof and any roof appurtenances from view from the street(s) and any adjacent building of similar height or lower, provided that parapets shall be no less than two feet and no more than six feet high. Where a six foot parapet is insufficient to screen rooftop mechanical equipment a screening structure shall be required as provided in~~,~~ §153.065(E)(3).

(b) Parapets shall wrap ~~the building along~~ around all ~~facades~~sides of the building.

(c) Horizontal Shadow Lines

~~1.~~ Expression lines are encouraged to ~~define~~ distinguish the parapet from the upper stories of the building and to define the top of the parapet, as determined to be architecturally appropriate by the required reviewing body.

~~2. In the BSC Historic Core district, a projecting cornice is required.~~

(d) Occupied space or a half story shall not be incorporated within this roof type.

(2) Pitched Roof (Refer to Figures 153.062-B through 153.062-D)

(a) Roof Structure

Hipped, gabled, and combinations of hips and gables with or without dormers are permitted.

(b) Pitch Measure

1. The principal roof shall have a pitch appropriate to the architectural style. Roofs shall not be sloped less than a 6:12 (rise:run) or more than 12:12, as unless otherwise determined to be architecturally appropriate by the required reviewing body.

2. Sslopes greater than 12:12 may be utilized used on pitched roofs without a closed ridge used to screen flat roofed mechanical areas. This determination shall be based on the appropriateness to the architectural style and building type.

3. Where pitched roofs without closed ridges are used, the roof ridge must be designed to appear closed as viewed from ground levelall directions, and to the extent practicable from buildings of similar height in adjacent BSC districtsBSD zoning districts.

4. Unless determined to be appropriate to the architectural style of the building, a pitch greater than 3:12 is required on roofs of dormers, porches, balconies, or other minor roofs.

(c) Parallel Ridge Line (See Figure 153.062-D)

1. When appropriate to the architectural character of the building and where the principal ridge line of any building type runs parallel to any street, gabled ends, perpendicular ridge lines, or dormers shall be incorporated to interrupt the mass of the roof.

2. Perpendicular ridge lines are not required to intersect the primary ridge line (i.e. the secondary roof mass may be physically lower than the primary ridge line), provided the appearance is determined to be architecturally appropriate by the required reviewing body.

(d) Dormer Design

Dormers shall be scaled and detailed appropriate to the architectural character of the building type. Dormer windows should be sized in relation to the windows used in the upper story, and dormers should be no wider than necessary to accommodate the window and coordinated trim. Visibility into permanently unfinished space is prohibited where dormer windows are installed.

(e) Gable Ends

An architecturally appropriate element such as a vent, window or other decorative element is required on street-facing gable ends.

(f) Roof Height

1. In the BSD Historic Core district, roofs without occupied space and/or dormers shall have a maximum height on street-facing elevations equal to the maximum floor height permitted for the building type, or as otherwise approved by the Architectural Review Board.

2. In all other districts, roofs without occupied space and/or dormers shall be a maximum of one and a half times the maximum floor height permitted for the building type on street-facing façades, unless otherwise appropriate to the building type and location.

(g) A half story of occupied space may be incorporated within a pitched roof type.

(h) Gambrel and Mansard Roofs

1. Gambrel and mansard roofs are permitted only for single family detached buildings, unless otherwise determined by the required reviewing body to be architecturally appropriate for other building types.

2. For all building types, when the ridge of a gambrel or mansard roof runs parallel to the street, dormers or cross gables must be incorporated with spacing and scale appropriate to the length and architectural character of the building.

~~3. The primary roof material is required to be cedar shake, slate or metal. With examples of successful, high quality installations in comparable climates, other high quality simulated examples of these materials may be approved during the Site Plan Review by the required reviewing body.~~

(3) Flat Roof (Refer to Figure 153.062-E)

(a) Flat roofs are permitted in all districts except the BSD Historic Core district, unless otherwise determined by ~~.~~ the required reviewing body to be architecturally appropriate.

(b) Eaves are encouraged on street facing façades.

(c) Interrupting vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.

(d) Not more than one-half of the front façade can consist of an interrupting vertical wall.

(e) Flat roof sections located behind parapets or pitched roofs to screen mechanical equipment are not considered flat roofs.

(4) Towers (Refer to Figure 153.062-F)

(a) Quantity

Where permitted by building type, only one tower is allowed per building unless otherwise approved by the required reviewing body.

(b) Tower Height

Towers may exceed the maximum building height and do not count as an additional story. Maximum tower height shall be measured from the top of the roof deck to the base of the parapet or eave of the tower's roof, and the tower shall not be greater than the height of one additional upper floor of the building to which the tower is applied. The width of a tower shall not exceed its height.

(c) Occupied Space

Towers may be occupied by the same uses allowed in upper stories of the building type to which they are applied.

(d) Towers may be capped by any permitted roof type.

(5) Other Roof Types

(a) Other roof types not listed as a specific type but are ~~generally consistent with the surrounding buildings~~ deemed architecturally appropriate to the proposed building may be approved by the required reviewing body ~~during the Site Plan review~~.

(b) Green roofs and roof gardens are encouraged.

(E) Materials

(1) Façade Materials

(a) A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials. Other facades shall use a combination of permitted primary and secondary materials, as determined by the required reviewing body. Use of a secondary material for an entire façade is not permitted.

(b) For individual façades over 1,000 square feet, exclusive of windows and doors, a combination of ~~primary~~permitted primary materials shall be used to meet the 80% requirement, unless otherwise approved by the required reviewing body. For building designs using glass as an integral façade material (e.g., glazed aluminum or steel curtain walls), windows and doors incorporated into the curtain wall system may be included in the calculated façade area when determining compliance with this requirement.

(c) Permitted primary building materials shall be high quality, durable ~~, natural~~ materials ~~such as~~including but not limited to stone, ~~cultured~~ manufactured stone, full depth brick and glass. 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~~ glass fiber reinforced gypsum, glass fiber reinforced gypsum, wood siding, ~~or~~ fiber cement siding, metal, and exterior architectural metal panels and cladding. ~~To provide visual depth and strong shadow lines, clapboard siding must have a minimum butt thickness of a quarter of an inch.~~

(e) Exterior ~~insulated~~ Insulation and ~~f~~Finishing system (EIFS) is permitted for trim only, except as provided in 153.062(E)(1)(f~~e~~).

(f) EIFS and architectural metal panels and cladding shall not be ~~utilized~~ used 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.

(h~~f~~) 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.

(2) Façade Material Transitions

(a) Vertical transitions in façade materials shall occur at inside corners.

(b) Where more than one façade material is proposed vertically, the 'heavier' material in appearance shall be incorporated below the 'lighter' material (e.g. masonry below siding).

(c) Transitions between different colors of the same material shall occur at locations deemed architecturally appropriate by the required reviewing body, such as inside corners and vertical and horizontal façade divisions.

(3) Roof Materials

(a) Permitted pitched roof materials include 300 pound or better dimensional asphalt composite shingles with a 25 year or greater warranty, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile.

(b) Flat roofs are permitted to use any roof material appropriate to maintain proper drainage.

(c) Roof materials for gambrel and mansard roofs shall be cedar shake, slate or metal. Other high quality simulated examples of these materials may be approved by the required reviewing body with examples of successful, high quality installations in comparable climates.

(dc) The required reviewing body may approve Eengineered wood or slate may be approved by the required reviewing body with examples of successful, high quality installations in comparable climatesduring the Site Plan Review with examples of successful, high quality installations in comparable climates.

(ed) Roof penetrations (fans, exhaust, vents, etc.) shall be finished to match the color of the roof, and to the extent practicable concealed and shall not be visible from principal frontage streets.

(e) Green roofs and roof gardens are encouraged.

(4) Color

Colors for all painted structures , fiber cement siding, EIFS and other similarbuilding materials shall be selected from appropriate historic color palettes from any major paint manufacturer, or as determined appropriate by the required reviewing body. This requirement shall not apply to building-mounted signs.

(F) Entrances & Pedestrianways (Also see §153.062(I))

Also see §153.062(I).

(1) Entrance quantities and locations are required according to building types outlined in §153.062 (O).

(2) Recessed Entrances

Entry doors shall be recessed a minimum of three feet from the property line, except as required for specific building types outlined in §153.062(O).

(3) Entrance Design

(a) Principal entrances on all building types shall be of at a pedestrian scale, shall effectively address the street and be given prominence on the building façade. This may be satisfied through the use of architectural features including, but not limited to, entranceway roofs; sidelight windows, transom window, or other adjacent windows; additional mouldings with expression lines; a bay of unique width; or a raised stoop of at least three steps and a minimum depth of five feet and width of five feet. Refer to Figure 153.062-G for one example of this requirement.

(b) Principal entrances on all single family detached and single family attached building types shall incorporate open porches or stoops as required by §153.062(I).

(c) Doors for commercial uses along all street frontages shall be consistent with the design of principal entrances and include glass and full operating hardware in the design of the

door. Exterior doors for residential uses shall also include glass, but this requirement may be met through the use of transom and/or sidelight windows.

(d) Roll-up security grilles shall not be permitted.

(e) Building Entrances

Refer to the walkability standards of §153.065(I)(4)(b) for building entrance requirements.

~~1. A principal building entrance shall be on any principal frontage street or the front façade of the building. Principal entrance doors shall be fully functioning during regular business hours and shall connect to the public sidewalk along the street.~~

~~2. The number and spacing of entrances on a building façade with street frontage and on a rear façade facing a parking lot shall be provided as required by according to building type.~~

(4) Mid-Building Pedestrianways

Refer to the walkability standards of §153.065(I)(2)(b) for mid-building pedestrianway requirements.

~~(a) Mid-building pedestrianways are intended to provide safe, well-lit, and attractive paths providing convenient pedestrian access to and from areas such as parking lots, parking structures, and/or service streets from the opposite side of a building.~~

~~(b) Access through buildings to parking lots behind buildings with a pedestrian walkway through the first floor of the building is required based on building types. The walkway shall be a minimum of eight feet wide. One door, window, or opening shall be provided along the pedestrianway for every full 30 feet of length. A minimum of 20% ground floor transparency, measured along the length of the walkway, shall be provided on building façades facing pedestrianways in shopping corridors..~~

~~(c) A mid-building pedestrianway may serve as a mid-block pedestrianway as described in §153.060(C)(6)(d).~~

(G) Articulation of Stories on Street Façades

Façades shall be designed to follow the stories of the buildings with fenestration organized along and occupying each floor. Floor to floor heights are set to limit areas of the façade without fenestration. Refer to Figure 153.062-H for an example illustration of this requirement.

(H) Windows, Shutters, Awnings and Canopies

(1) Windows

(a) Transparency percentage is required according to building type as outlined in §153.062 (O).

(b) Highly reflective glass is prohibited. For the purposes of this section, highly reflective glass has an exterior visible reflectance percentage greater than 20%.

(c) Spandrel glass, or heavily tinted glass that impedes views into the interior of the building, cannot be used to meet the minimum transparency requirements.

(d) Windows may be wood, anodized aluminum, metal-clad or vinyl clad wood, steel, or fiberglass. The required reviewing body may approve other high quality synthetic

materials during the Site Plan Review with examples of successful, high quality installations in comparable climates.

(e) To highlight the wall thickness as an important architectural feature conveying a substantial, high-quality appearance, flush-mounted windows are prohibited for single-family detached, single-family attached, apartment, historic mixed use, and historic cottage commercial building types..

(f) Windows in masonry buildings walls shall have architecturally appropriate lintels and projecting sills.

(g) Windows within siding clad walls shall have a projecting sill to serve as a base for either a minimum one by four (nominal) trim or brick mould casing.

(fh) Windows in single-family detached, single-family attached, apartment building, historic mixed use, and historic cottage commercial building types shall have vertical proportions with architecturally or historically appropriate window divisions,. Horizontally-oriented windows are permitted for these building types only on non-street facing building facades.

(2) Shutters

(a) If installed, shutters shall be sized to provide complete coverage to the windows when closed and shall include functioning hardware, whether the shutters are operated or not.

(b) Shutters shall be wood or engineered wood. The required reviewing body may approve oOther materials may be approved during the Site Plan process with examples of successful, high quality installations in comparable climates.

(3) Awnings and Canopies (Also see §153.062(N)(1)(a)).

(a) General

1. Awnings and canopies may be used if they function as suitable protection from the elements. To provide suitable protection an awning or canopy may encroach over the sidewalk, provided the lowest portion is at least eight feet above the sidewalk.

2. Awnings and canopies may be mounted inside frames, above openings and/or below transoms, but installation methods shall be consistent on a building.

3. Awnings and canopies shall be designed to be consistent with the architecture of the building and other existing awnings and canopies on a building.

(b) Awnings

1. Awnings shall be open on the underside.

2. Awnings may shall be made of durable and fade-resistant canvas, or decorative metal with metal used for the internal structure, or an alternative, high-quality, durable material, if determined to be architecturally appropriate by the required reviewing body. If canvas is used, the material shall be durable and fade-resistant.

3. Awnings shall not be internally illuminated, but may be lighted from above by downcast fixtures mounted to the building wall.

(c) Canopies

1. Canopies may be clad with glass, metal, wood, or a combination of these materials.
2. Canopies may be cantilevered or supported from the building wall by metal cables or rods.
3. Canopies may include downward casting light fixtures and may be lighted from above by downcast fixtures mounted to the building wall.

(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 open area 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~~ recessed into the façade shall be independently secured and unconnected to other balconies above and below. Balconies may project into the RBZ or forward of the RBZ, but may not extend into a right-of-way or be considered as part of a structure used to meet front or corner RBZ requirement.

(c) Façade Coverage

A maximum of 40% of each 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 may not exceed the width of the windows~~ shall not extend more than six inches past the fenestration.
4. ~~4~~3. Juliet balconies used with windows must be secured to the outside window jamb.

(2) Open Porches

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 of open area and may be located on the front and/or corner side façades 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.

(4) Chimneys and Vents

(a) Chimneys on exterior walls shall be treated as architectural elements.

(b) Chimneys on exterior walls shall extend full height from the ground and vertically past the eave line and must be finished in masonry. Cantilevered and shed-type chimneys are prohibited.

(c) Vents shall be finished to match the color of the exterior wall.

(J) Treatments at Terminal Vistas

When a street terminates at a parcel or otherwise creates a terminal view at a parcel, the parcel shall be occupied by one of the following:

(1) If the terminus occurs at an open space, any open space type shall be used and a vertical element shall terminate the view. Acceptable vertical elements include, but are not limited to, a stand or grid of trees, a sculpture, or a fountain. Refer to §153.064 for additional open space requirements.

(2) If the terminus does not occur at an open space type, the front or corner side of a building, whether fronting a principal frontage street or not, shall terminate the view. The building shall incorporate one of the following treatments to terminate the view: a tower, a bay window, courtyard with a sculpture, pronounced increase in building height, or other similar treatment incorporating a distinct vertical element. Refer to Figure 153.062-I for an example illustration of this requirement.

(K) Building Variety. Refer to Figure 153.062-H for one illustration of this requirement.

Building design shall vary from adjacent buildings by the type of dominant material or color, scale, or orientation of that material. Building design shall also vary through at least two of the following:

(1) The proportion of recesses and projections.

(2) A change in the location of the entrance and window placement. If storefronts are used, no change to the entrance and window placement is required and one of the criteria is satisfied.

(3) Changes to the roof design, including roof type, plane, or material, unless otherwise stated in the building type requirements.

(4) Pronounced changes in building height.

(L) Vehicular Canopies

(1) For buildings facing a principal frontage street, vehicular canopies shall be located on the rear façade of the principal structure or in the rear of the lot behind the principal structure, where permitted by use. Refer to Figure 153.062-J for an example illustration.

(2) If attached to the principal structure, design of the vehicular canopy shall be coordinated with the architecture of the principal structure to which it is associated. Regardless of whether the canopy is attached to or detached from the principal structure, supporting columns shall be coordinated with the design of the principal structure.

(3) Canopies shall not exceed the maximum ground floor height permitted for the specific building type, and in no case shall the canopy exceed the height of the principal structure to which it is associated.

(M) Signs

(1) All signs attached to the principal structure shall be coordinated with the architecture of the building in terms of design, color scheme, location and lighting.

(2) Locations of all signs intended to be affixed to the principal structure and/or on an attached awning or canopy initially, or at any time in the future by subsequent tenants, shall be identified on the architectural elevations submitted with the Minor Project or Site Plan applications, as applicable.

(3) Other sign requirements not specified in this section shall meet the requirements of §153.065(H).

(N) Individual Building Type Requirements

The following defines the requirements included in the tables for each building type listed in §153.062 (O). Not all line items listed below appear within every building type's individual requirements table. The following requirements shall be met unless otherwise noted in the building types of §153.062(O).

(1) Building Siting General Requirements

(a) Street Frontage

1. More than one principal building is permitted on one lot for those building types indicated. Unless otherwise noted, all requirements of the building type shall be met for all principal structures.

2. The façade of the principal building shall be located within the RBZ. When noted as a setback rather than an RBZ, the principal structure shall be located at or behind the setback line.

~~2~~3. Where specified, front façades of principal buildings are required to cover a minimum portion of the front property line within the required building zone (RBZ).

4. A street wall in accordance with §153.065(E)(2) may be used to meet up to 10% of the front property line coverage requirement.

5. Front property line coverage is determined by measuring the ~~width~~ length of the principal structure and length of a street wall within the RBZ and parallel to the front property line, divided by the maximum ~~width~~ length of the front RBZ (not including side setbacks).

~~3~~6. Unless otherwise permitted, a corner of the principal structure, a street wall, or a permitted open space type shall be located at the intersection of the front and

corner RBZs. Refer to §153.065(E)(2) for street wall requirements and §153.064 for open space requirements.

~~4. The façade of the principal building shall be located within the RBZ. When noted as a setback rather than an RBZ, the principal structure shall be located at or behind the setback line.~~

~~5~~7. Any part of the front or corner RBZ or setback not occupied by building shall have an approved open space type, parking areas in accordance with §153.062(N)(1)(c), or the area shall be designed with landscape, patio, or streetscape RBZ treatment. Refer to §153.065(D)(6) for RBZ treatment requirements.

~~6~~8. Subject to approval of the City Engineer or City Council where required, certain building components, such as awnings and canopies, may be permitted to extend beyond the front property line and encroach within the right-of-way to within five feet of the curb. If permitted, these building components shall maintain a minimum eight-foot height clearance above the public sidewalk and shall not conflict with required street trees or landscaping. Porches, ~~and~~ stoops, and balconies are not permitted to encroach into the right-of-way.

(b) Buildable Area

1. The side and rear yard setbacks apply to principal and accessory structures.

2. Unless otherwise noted, the side and rear yard setbacks are required to be landscaped and/or paved for pedestrian paths.

3. Open spaces permitted in accordance with §153.064 are not required to meet side and rear yard setbacks.

~~3~~4. Driveways are permitted within the side and rear yard setbacks only in the following conditions:

A. One drive, a maximum of 22 feet wide, is permitted to connect adjacent parking lots or alleys/service streets.

B. Unless shared with the adjacent property, the drive shall be at least three feet from the property line.

C. Refer to §153.065(B)(7) for loading area requirements.

~~4~~5. Each lot is subject to the requirements of this ~~C~~chapter for impervious surface coverage, measured as shown in Figure 153.062-K. Additional semi-pervious coverage may be permitted through methods such as use of semi-pervious materials, green roofs or other methods approved by the ~~ART or~~ City Engineer~~required reviewing body~~.

(c) Parking Location and Loading

1. Permitted locations for parking and loading facilities on development parcels and within buildings are specified for individual building types. Refer to §153.065(B) for additional parking requirements.

2. Parking may be located within the front or corner RBZ where consistent with the permitted parking locations for the applicable building type. Such parking is subject to the street wall requirements of §153.065(E)(2), except that surface

parking shall not be located in any portion of an RBZ required to be occupied by a principal structure.

3. Parking shall not be located within a required setback, except as permitted by §153.065(B)(1)(b).

4. Alleys or service streets, when present, shall always be the primary means of vehicular access to parking lots or buildings. Refer to §153.060(C)(5) for block access requirements.

5. When alleys are not present, driveways may be permitted from streets not identified as principal frontage streets, except as permitted by §153.061(D), and subject to the access management requirements of the City Engineer. Refer to §153.065(B)(6) for additional driveway requirements.

(2) Height

(a) Required minimum and maximum numbers of stories are provided for all building types. The minimum number of required stories shall be provided for all building façades within the RBZ, except as required in §153.062(N)(2)(d).

(b) Half stories are located either completely within the roof structure with street-facing windows or in a visible basement exposed a maximum of one half story above grade.

(c) A building incorporating both a half story within the roof and a visible basement shall count the height of the two half stories as one full story.

(d) Each building type includes a permitted range of height in feet for each story.

1. Unless otherwise specified, story height is measured in feet between the floor of a story to the floor of the story above it.

2. For single story buildings and the uppermost story of a multiple story building, story height shall be measured from the floor of the story to the eave line on pitched roofs and to the tallest point of the roof deck on parapet and flat roofs.

3. Story height requirements apply only to street facing façades; however, no portion of the building shall exceed the maximum permitted height of any street facing façade.

4. Accessory building height shall not exceed the height of the principal building.

(3) Uses and Occupancy Requirements

(a) Certain building types have limitations or requirements for uses which may occupy the ground story of a building or are permitted only on upper stories. Refer to Table 153.059-A for additional use requirements.

(b) The area(s) of a building in which parking is permitted within the structure of the building type shall meet the following requirements.

1. Basement parking shall meet street façade transparency requirements where more than 50% of the street-facing basement story height is visible above grade, unless otherwise permitted for individual building types.

2. Freestanding parking structures are addressed by the parking structure building type provisions of §153.062(O)(12).

3. When parking is permitted within the building, an active, occupied space must be incorporated along the building façade, ~~unless otherwise~~meeting the location and minimum dimensional requirements indicated ~~permitted~~ for individual building types. Occupied space does not include storage areas, utility space, or parking.

(4) Façade Requirements

(a) Façade Transparency

1. Façade transparency percentages required for a building type shall be met with highly transparent, low reflective (minimum 60% visible light transmittance) glass windows (Figure 153.062-L).

2. Ground story transparency is measured between two and eight feet above the sidewalk elevation on all ground story facades, regardless of whether a sidewalk is adjacent to the façade. One example illustration of storefront transparency is shown in Figure 153.062-M.

3. Blank, windowless walls are prohibited. ~~shall have a rectangular area of not~~No more than 30% of each building façade per story, as measured from floor to floor, and no horizontal distance greater than 15 feet per story shall be blank or windowless.

4. Windows may be clustered along an elevation, provided the minimum façade transparency requirements and blank wall limitations are met using other architectural features, such as material transitions, façade divisions, projections or shadow lines, corbelling or alternate brick course details, or other design details that will add visual interest to windowless wall sections, as determined to be architecturally appropriate by the required reviewing body.

~~4~~5. Vents, air conditioners and other utility elements shall not be part of any street-facing building façade, unless otherwise permitted for individual building types. Where these elements are part of other facades, particular care must be taken to render these elements less visible to public view through architectural integration or other means of screening as approved by the required reviewing body. These elements shall not be used to meet blank wall requirements.

(b) Façade Divisions

1. Architectural elements or forms shall be used to divide the surface of the façade into pedestrian scaled vertical increments appropriate to the architectural character of the building type. Acceptable divisions include, but are not limited to:

A. A recess or projection along the building façade for a minimum of 18 inches in depth.

B. Use of a~~n~~ distinctive architectural element protruding from or recessed into the façade a minimum of three inches, including pilasters, entranceways, or storefronts.

2. Architectural elements, forms, or expression lines may be used to divide portions of the façade into horizontal divisions appropriate to the architectural character of the building type. Elements may include a cornice, belt course, corbelling with table, moulding, stringcourses, pediment, or other continuous horizontal ornamentation with a minimum one-and-a-half inch depth.

3. Where changes in roof plane are required by the building type, they shall be used to divide the roof mass into increments no greater than the dimensions permitted for each building type and shall correspond to recesses and projections in building mass. Permitted changes include a change in roof type and/or horizontal or vertical variations in the roof plane.

4. Unless otherwise determined to be architecturally appropriate by the required reviewing body, minimum increments shall be provided pursuant to the building type tables.

(O) Building Types

The following defines the building types permitted in the ~~BSC districts~~BSD zoning districts. Refer to Table 153.062-C for the list of symbols used on the building type tables to illustrate the individual building type requirements. Because some of the individual building type requirements do not apply to every building type, not every symbol is represented on every building type.

§ 153.062 BUILDING TYPES

(O) Building Types

(1) Single-~~-~~Family Detached[1]

(a) Building Siting		
1. Street Frontage		
Multiple Principal Buildings		Not permitted
Front Property Line Coverage		Minimum 65%
Occupation of Corner		Not required
Front RBZ		5-20 ft.
Corner Side RBZ		5-15 ft.
RBZ Treatment		Landscape; Porches are permitted in the RBZ.
Right-of-Way Encroachment		None
2. Buildable Area		
Minimum Setbacks	Side Yard	5 ft.
	Rear Yard	5 ft.
Lot Width	Minimum	30 ft.
	Maximum	60 ft.
Minimum Lot Depth		100 ft.
Maximum Building Length		Not applicable
Maximum Impervious Coverage Additional Semi-Pervious Coverage		50% 20%
3. Parking Location & Access		
Parking Location		Rear yard
Entry for Parking within Building		Rear[2~~1~~]
Access		Alley/service street only[3]
(b) Height		
Height	Minimum	1.5 stories
	Maximum	3 stories
Story Height	Minimum	9 ft.
	Maximum	12 ft.
Accessory Structure Height		2 stories maximum[~~1~~2]

Minimum Finished Floor Elevation	2.5 ft. above the adjacent sidewalk elevation
(c) Uses & Occupancy Requirements	
Ground Story	No additional requirements
Upper Story	No additional requirements
Parking within Building	Permitted in the rear of the first floor and fully in any basement(s)
Occupied Space	Minimum 15 ft. depth from the front façade
(d) Façade Requirements	
1. Street Façade Transparency	
Transparency	Minimum 25%
Blank Wall Limitations	Required
2. Non-Street Façade Transparency	
Transparency	Minimum 15%
Blank Wall Limitations	Required
3. Building Entrance	
Principal Entrance Location	Front, corner or side; porches are required
Street Façades: Minimum Number of Entrances	1 per unit
Parking Lot Façades: Minimum Number of Entrances	Not applicable
Mid-Building Pedestrianway	Not required
4. Façade Divisions	
Vertical Increments	None
Horizontal Façade Divisions	None
Required Change in Roof Plane or Type	None
5. Façade Materials	
Permitted Primary Materials	Stone, Brick
6. Roof Types	

Permitted Types	Pitched roof. Other types may be permitted with approval (refer to §153.062(D))
Tower	Permitted where architecturally appropriate

[1] All new construction in the BSD Historic Residential District shall meet the requirements of §153.063(B), §§153.170 through 153.180 and the Historic Dublin Design Guidelines, in addition to the requirements of §153.062 as determined to be architecturally appropriate by the Architectural Review Board.

[2] Garage door height shall be no greater than 9 feet. No single door shall be wider than 18 feet.

[3] Where alley/service street access is not feasible at the determination of the City Engineer, driveways for single-family detached buildings shall meet the requirements of §153.210, except that driveways shall be limited to 10 feet in width at the right-of-way.

(2) Single-~~-~~Family Attached

(a) Building Siting		
1. Street Frontage		
Multiple Principal Buildings		Permitted [1]
Front Property Line Coverage		Minimum 75% [2]
Occupation of Corner		Required
Front RBZ		5-20 ft.
Corner Side RBZ		5-15 ft.
RBZ Treatment		Landscape; Porches or stoops are permitted in the RBZ
Right-of-Way Encroachment		None
2. Buildable Area		
Minimum Setbacks	Side Yard	5 ft., minimum 10 ft. between buildings
	Rear Yard	5 ft.
Lot Width	Minimum	16 ft. per unit
	Maximum	None
Maximum Length		None[3]
Maximum Impervious Coverage Additional Semi-Pervious Coverage		70% 20%

3. Parking Location		
Parking Location		Rear yard or within building (refer to (c) Uses)
Entry for Parking within Building		Rear or corner side façade[4]
Access		Alley/service street only[4]
(b) Height		
Minimum Height		1.5 stories
Maximum Height		4 stories
Story Height	Minimum	10 ft.
	Maximum	12 ft.
Accessory Structure Height		2 stories maximum[4]~~5~~
Minimum Finished Floor Elevation		2.5 ft. above the adjacent sidewalk elevation
(c) Uses & Occupancy Requirements		
Ground Story		Podium parking structures are conditional uses in accordance with §153.059(C)(3)(g).~~No additional requirements~~
Upper Story		No additional requirements
Parking within Building		Permitted in the rear of the first floor and fully in any basement(s)
Occupied Space		Minimum 10 ft. depth from the front facade
(d) Façade Requirements		
Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.		
1. Street Façade Transparency		
Transparency		Minimum 20%
Blank Wall Limitations		Required
2. Non-Street Façade Transparency		
Transparency		Minimum 15%

Blank Wall Limitations	Required
3. Building Entrance	
Principal Entrance Location	Front, corner or side; porches or stoops required
Street Façades: Minimum Number of Entrances	1 per unit
Parking Lot Façades: Minimum Number of Entrances	If parking lot or detached garage, 1 per unit
Mid-Building Pedestrianway	~~Not required~~1 required for buildings longer than 250 feet
4. Façade Divisions	
Vertical Increments	Every 2 units or no greater than 40 ft.
Horizontal Façade Divisions	None
Required Change in Roof Plane or Type	None
5. Façade Materials	
Permitted Primary Materials	Stone, Brick
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 One of every five principal buildings may front an open space type or a courtyard with a minimum width of 30 feet.

2 An open and unenclosed landscaped courtyard~~,~~ meeting the open space type requirements of §153.064~~when enclosed by building on three sides,~~ may contribute up to 35% of the front property line coverage requirement.

3 No more than eight single-family attached units in a building may be permitted ~~If~~when single-family attached residential units are located across the street from existing single-family detached dwellings~~ no more than eight attached units may be permitted in a building~~.

4 Where alley/service street access is not feasible at the determination of the City Engineer, driveways for single-family attached buildings shall meet the requirements of §153.210.

[4]5 Garage door height shall be no greater than 9 feet. No single door shall be wider than 18 feet.

(3) Apartment Building

(a) Building Siting		
1. Street Frontage		
Multiple Principal Buildings		Permitted
Front Property Line Coverage		Minimum 75% [1]
Occupation of Corner		Required
Front RBZ		5-20 ft.
Corner Side RBZ		5-20 ft.
RBZ Treatment		Landscape or less than 50% Patio; porches, stoops, and balconies are permitted in the RBZ
Right-of-Way Encroachment		None
2. Buildable Area		
Minimum Side Yard Setback		5 ft.
Minimum Rear Yard Setback		5 ft.
Lot Width	Minimum	50 ft.
	Maximum	None
Maximum Impervious Coverage Additional Semi-Pervious Coverage		70% 20%
3. Parking Location & Loading		
Parking Location		Rear yard [2]; within building (refer to (c) Uses & Occupancy Requirements)
Loading Facility Location		Rear
Entry for Parking within Building		Rear & side façade
(b) Height		
Minimum Height		2 stories

Maximum Height		4.5 stories
Story Height	Minimum	10 ft.
	Maximum	14 ft.
Minimum Finished Floor Elevation		2.5 ft. above the adjacent sidewalk elevation[3]
(c) Uses & Occupancy Requirements		
Ground Story		Podium parking structures are conditional uses in accordance with §153.059(C)(3)(g).~~No additional requirements~~
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 20 ft. depth for the ground story 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		
Transparency		Minimum 20%
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		Not required
Mid-Building Pedestrianway		1 required for buildings longer than 250 ft.
4. Façade Divisions		

Vertical Increments	No greater than 40 ft.
Horizontal Façade Divisions	On buildings 3 stories or taller, required within 3 ft. of the top of the ground story
Required Change in Roof Plane or Type	No greater than every 80 ft.
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~~n~~ publicly accessible open and unenclosed landscaped courtyard~~,~~ meeting the open space type requirements of §153.064~~when enclosed by building on 3 sides,~~ may contribute up to 35% of the front property line coverage requirement.

2 Basement level structured parking is permitted to extend between buildings, screened from the street and covering a maximum of 10% of the length of the RBZ. Structured parking visible between principal buildings must be set back a minimum of 15 feet from the street facing façades.

3 Where the principal building entrance is a lobby or other common space, the minimum finished floor elevation is not required.

(4) Loft Building

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

RBZ Treatment		Landscape, Patio, or Streetscape. Along West Dublin-Granville Road, Streetscape required; where residential uses are located on the ground floor, porches or stoops are permitted in the RBZ
Right-of-Way Encroachment		Awnings, canopies, eaves, patios & projecting signs
2. Buildable Area		
Minimum Setbacks	Side Yard	5 ft.
	Rear Yard	5 ft.
Minimum Lot Width Maximum Lot Width		50 ft. None
Maximum Impervious Coverage Additional Semi-Pervious Coverage		80% 10%
3. Parking Location & Loading		
Parking Location		Rear yard; 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		
Height	Minimum	2 stories
	Maximum	4.5 stories
Ground Story Height	Minimum	12 ft.
	Maximum	16 ft.
Upper Story Heights	Minimum	10 ft.
	Maximum	16 ft. [1]
Minimum Finished Floor Elevation		Where residential uses are located on the ground floor, 2.5 ft. above the adjacent sidewalk elevation
(c) Uses & Occupancy Requirements		
Ground Story		Podium parking structures are conditional uses in accordance with

	§153.059(C)(3)(g).~~No additional requirements~~
Upper Story	No additional requirements
Parking within Building	Permitted in the rear of first 3 floors and fully in any basement(s)
Occupied Space	Minimum 30 ft. depth from the front façade
(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	Where non-residential uses are incorporated on the ground floor, minimum 60% required; otherwise, minimum ~~20~~60%
Transparency	Minimum ~~20~~60%
Blank Wall Limitations	Required
2. Non-Street Façade Transparency	
Transparency	Minimum 20%
Blank Wall Limitations	Required
3. Building Entrance	
Principal Entrance Location	Primary street façade of building; where residential ~~uses~~ units are ~~located~~ individually accessed on the ground floor, porches or stoops are required at each entrance
Street Façades: Minimum Number of Entrances	Where ground story dwelling units or tenant spaces are incorporated, 1 per full 30 ft.; otherwise, 1 per 75 ft.
Parking Lot Façades: Minimum Number of Entrances	1 per 100 ft. of façade
Mid-Building Pedestrianway	1 required for buildings longer than 250 ft.~~Not required~~

4. Façade Divisions	
Vertical Increments	No greater than 40 ft.
Horizontal Façade Divisions	On buildings 3 stories or taller, required within 3 ft. of the top of the ground story and any visible basement. When 14-16-foot upper stories are used, horizontal divisions are required between each floor.
Required Change in Roof Plane or Type	No greater than every 80 ft. for pitched roof type; none for other roof types.
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

Notes

[1] Sixteen foot height in an upper floor counts as 1.5 stories.

(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 West Dublin-Granville Road, 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 Additional Semi-Pervious Coverage		80% 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		6 stories
Ground Story Height	Minimum	12 ft.
	Maximum	16 ft.
Story Height	Minimum	10 ft.
	Maximum	14 ft.
(c) Uses & Occupancy Requirements		

Ground Story	Residential and general office uses are prohibited in shopping corridors; Podium parking structures are conditional uses in accordance with §153.059(C)(3)(g).
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~~n~~ publicly accessible open and unenclosed landscaped courtyard meeting the open space type requirements of §153.064 may contribute up to 35% of the front property line coverage requirement.~~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.

(6) Mixed Use Building

(a) Building Siting	
1. Street Frontage	
Multiple Principal Buildings	Permitted
Front Property Line Coverage	Minimum 95%
Occupation of Corner	Required
Front RBZ	0-10 ft. with up to 25% of the front façade permitted between 10-

		20 ft.
Corner Side RBZ		0-10 ft.
RBZ Treatment		Patio or Streetscape
Right-of-Way Encroachment		Projecting signs, eaves, awnings, patios, & canopies
2. Buildable Area		
Minimum Setbacks	Side Yard	0 ft.
	Rear Yard	5 ft.
Lot Width	Minimum	50 ft.
	Maximum	None
Maximum Impervious Coverage Additional Semi-Pervious Coverage		85% 10%
3. Parking Location & Loading		
Parking Location		Rear; within building (refer to (c) Uses & Occupancy Requirements)
Loading Facility Location		Rear
Entry for Parking within Building		Rear, side, or corner side façades on non-principal frontage streets
(b) Height		
Height	Minimum	2 stories
	Maximum	5 stories
Ground Story Height	Minimum	16 ft.
	Maximum	24 ft.
Upper Stories Height	Minimum	10 ft.
	Maximum	14 ft.
(c) Uses & Occupancy Requirements		
Ground Story		Residential and general office uses prohibited in shopping corridors; Podium parking structures are conditional uses in accordance with §153.059(C)(3)(g).
Upper Story		No additional requirements

Parking within Building	Permitted in the rear of all floors and fully in any basement
Occupied Space	Minimum 30 ft. depth from the front and/or corner side facades
(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	Storefront with minimum 70%; otherwise, 65%
Upper Story 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	Principal frontage street façade of building
Entrance Requirements	Entrance must be recessed if located within 5 ft. of front property line
Street Façades: Minimum Number of Entrances	1 per 75 ft. of façade
Parking Lot Façades: Minimum Number of Entrances	Minimum of 1
Mid-Building Pedestrianway	In shopping corridors, 1 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 or where the maximum ground floor height is used, required within 3 ft. of the top of the ground story
Required Change in Roof Plane or Type	No greater than every 80 ft.

5. Façade Materials	
Permitted Primary Materials	Stone, Brick, Glass
6. Roof Types	
Permitted Types	Parapet, pitched roof, flat roof, other types permitted with approval (refer to §153.062(D)).
Tower	Permitted on façades only at terminal vistas, corners at 2 principal frontage streets, adjacent to an open space type, and/or with a civic use

(7) Commercial Center

(a) Building Siting		
1. Street Frontage		
Multiple Principal Buildings		Permitted [1]
Front Property Line Coverage		Minimum 45%
Occupation of Corner		Required
Front RBZ		5-25 ft.
Corner Side RBZ		5-25 ft.
RBZ Treatment		Landscape, Patio, or Streetscape
Right-of-Way Encroachment		None
2. Buildable Area		
Minimum Setbacks	Side Yard	5 ft.
	Rear Yard	5 ft.
Lot Width	Minimum	50 ft.
	Maximum	None
Maximum Impervious Coverage Additional Semi-Pervious Coverage		75% 15%
3. Parking Location & Loading		
Parking Location		Rear & side yard; within building (refer to (c) Uses & Occupancy Requirements). Parking may be forward of principal buildings provided the minimum

		front property line coverage and RBZ treatment requirements are met by other principal buildings.
Loading Facility Location		Rear
Entry for Parking within Building		Side, rear, or corner side façades on non-principal frontage streets
(b) Height		
Height	Minimum	1 story
	Maximum	3 stories
Ground Story Height	Minimum	12 ft.
	Maximum	18 ft.
Upper Story Height	Minimum	10 ft.
	Maximum	14 ft.
(c) Uses & Occupancy Requirements		
Ground Story		Residential uses prohibited; Podium parking structures are conditional uses in accordance with §153.059(C)(3)(g).
Upper Story		No additional requirements
Parking within Building		Permitted in the rear of the first floor and fully in any basement(s)
Occupied Space		Minimum 30 ft. depth from the front and/or corner side elevations if the side is a principal frontage street
(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		Storefront with minimum 65%
Upper Story Transparency		Minimum 20%
Blank Wall Limitations		Required
2. Non-Street Façade Transparency		

Parking Lot Ground Story Transparency	Storefront with minimum 50%
Transparency	Minimum 15%
Blank Wall Limitations	Required ~~on parking lot facing façades; Not required on other façades~~
3. Building Entrance	
Principal Entrance Location	Not applicable
Street Façades: Minimum Number of Entrances	1 per 75 ft. of principal frontage street façade
Parking Lot Façades: Minimum Number of Entrances	1 per 100 ft. of façade
Mid-Building Pedestrianway	Not required
4. Façade Divisions	
Vertical Increments	No greater than 45 ft.
Horizontal Façade Divisions	On 3-story buildings, required within 3 ft. of the top of the ground story.
Required Change in Roof Plane or Type	None
5. Facade 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 two principal frontage streets, and/or adjacent to an open space type

[1] Minimum front property line coverage shall be met, but not all principal buildings must be located within a Required Building Zone.

(8) Large Format Commercial

(a) Building Siting	
1. Street Frontage	
Multiple Principal Buildings	Permitted

Front Property Line Coverage		Minimum 95%
Occupation of Corner		Required
Front RBZ		0-10 ft. with up to 25% of the front façade permitted between 10-20 ft.
Corner Side RBZ		0-10 ft.
RBZ Treatment		Patio or Streetscape
Right-of-Way Encroachment		Projecting signs, eaves, awnings, patios, & canopies
2. Buildable Area		
Minimum Setbacks	Side Yard	0 ft.
	Rear Yard	5 ft.
Lot Width	Minimum	250 ft.
	Maximum	None
Maximum Impervious Coverage Additional Semi-Pervious Coverage		85% 10%
3. Parking Location & Loading		
Parking Location		Rear yard; within building (refer to (c) Uses & Occupancy Requirements)
Loading Facility Location		Rear
Entry for Parking within Building		Rear, side, or corner side façades on non-principal frontage streets
(b) Height		
Height	Minimum	2 stories [1]
	Maximum	5 stories
Ground Story: Height	Minimum	15 ft.
	Maximum	24 ft. [1]; Additional height may be permitted with Site Plan approval for theaters and other special indoor entertainment/ recreation uses
Upper Stories Height	Minimum	10 ft.
	Maximum	14 ft.

(c) Uses & Occupancy Requirements	
Ground Story	Residential uses prohibited; Residential and general office uses prohibited in shopping corridors; Podium parking structures are conditional uses in accordance with §153.059(C)(3)(g).
Upper Story	No additional requirements
Parking within Building	Permitted in the rear of all floors and fully in any basement
Occupied Space	Minimum 30 ft. depth from the front and/or corner side facades
(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	Storefront with minimum 65%; corner side façade on non-principal frontage street: minimum 30%
Upper Story Transparency	Minimum 20%
Blank Wall Limitations	Required
2. Non-Street Façade Transparency	
Transparency	Minimum 15%
Blank Wall Limitations	Required
3. Building Entrance	
Principal Entrance Location	Principal frontage street façade of building
Street Façades: Minimum Number of Entrances	Minimum of 1 per 75 ft. of façade
Parking Lot Façades: Minimum Number of Entrances	Minimum of 1 per 150 ft.
Mid-Building Pedestrianway	Not required
4. Façade Divisions	

Vertical Increments	No greater than 45 ft.
Horizontal Façade Divisions	On buildings 3 stories or taller, or where the maximum ground floor height is used, required within 3 ft. of the top of the ground story
Required Change in Roof Plane or Type	No greater than every 80 ft.
5. Façade Materials	
Permitted Primary Materials	Brick, Stone, 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, adjacent to an open space type, and/or with a theater use.

[1] Any ground story height of 20 feet or taller counts as 2 stories.

(9) Historic Mixed Use

(a) Building Siting		
1. Street Frontage		
Multiple Principal Buildings		Permitted
Front Property Line Coverage		Minimum 80%
Occupation of Corner		Required
Front RBZ		0-20 ft.[1]
Corner Side RBZ		0-10 ft.[1]
RBZ Treatment		Patio or Streetscape; Porches, stoops, and balconies are permitted in the RBZ
Right-of-Way Encroachment		Projecting signs, awnings, eaves, patios & canopies
2. Buildable Area		
Minimum	Side Yard	0 ft.

Setbacks	Rear Yard	0 ft.
Lot Width	Minimum	30 ft.
	Maximum	None
Maximum Impervious Coverage		85%
Additional Semi-Pervious Coverage		5%
3. Parking Location & Loading		
Parking Location		Rear
Loading Facility Location		Not applicable
Entry for Parking within Building		Not applicable
(b) Height		
Height	Minimum	1.5 stories
	Maximum	2.5 stories
Ground Story Height	Minimum	10 ft.
	Maximum	12 ft.
Upper Stories Height	Minimum	9 ft.
	Maximum	12 ft.
(c) Uses & Occupancy Requirements		
Ground Story		Residential uses prohibited; Podium parking structures are conditional uses in accordance with §153.059(C)(3)(g).
Upper Story		No additional requirements
Parking within Building		Not permitted
Occupied Space		Not applicable
(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		Storefront with minimum 40%
Upper Story Transparency		Minimum 20%
Blank Wall Limitations		Required

2. Non-Street Façade Transparency	
Transparency	Minimum 15%
Blank Wall Limitations	Required
3. Building Entrance	
Principal Entrance Location	Principal frontage street façade of building
Street Façades: Minimum Number of Entrances	1 per 40 ft. of façade for buildings over 60 ft.
Parking Lot Façades: Minimum Number of Entrances	Minimum of 1
Mid-Building Pedestrianway	1 required for buildings greater than 150 ft. in length
4. Façade Divisions	
Vertical Increments	No greater than 30 ft.
Horizontal Façade Divisions	Required within 3 ft. of the top of the ground story.
Required Change in Roof Plane or Type	At every vertical division
5. Façade Materials	
Permitted Primary Materials	Stone, Brick, Wood Siding
6. Roof Types	
Permitted Types	Pitched 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] When any front or corner property line is within 5 feet or less of the back of curb, the RBZ shall begin 5 feet off the back of curb to allow for adequate sidewalk width.

(10) Historic Cottage Commercial

(a) Building Siting	
1. Street Frontage	
Multiple Principal Buildings	Permitted
Front Property Line Coverage	Minimum 50%

Occupation of Corner		Required
Front RBZ		0-25 ft.[1]
Corner Side RBZ		0-15 ft.1
RBZ Treatment		Landscape, Patio, or Streetscape
Right-of-Way Encroachment		Projecting signs, eaves, awnings, patios & canopies
2. Buildable Area		
Minimum Setbacks	Side Yard	3 ft.
	Rear Yard	5 ft.
Lot Width	Minimum	30 ft.
	Maximum	None
Maximum Building Length or Depth		70 ft.
Maximum Impervious Coverage		75%
Additional Semi-Pervious Coverage		10%
3. Parking Location & Loading		
Parking Location		Rear or side, provided the minimum front property line coverage is met
Loading Facility Location		Not applicable
Entry for Parking within Building		Not applicable
(b) Height		
Height	Minimum	1 story
	Maximum	2 stories
Ground Story Height	Minimum	8 ft.
	Maximum	11 ft.
Upper Stories Height	Minimum	7.5 ft.
	Maximum	11 ft.
(c) Uses & Occupancy Requirements		
Ground Story		Residential uses prohibited
Upper Story		No additional requirements
Parking within Building		Not permitted
Occupied Space		Not applicable
(d) Façade Requirements		

Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.	
1. Street Façade Transparency	
Transparency	Minimum 25%
Blank Wall Limitations	Required on ground story only
2. Non-Street Façade Transparency	
Transparency	Minimum 15%
Blank Wall Limitations	Not required
3. Building Entrance	
Principal Entrance Location	Principal frontage street façade of building
Street Façades: Minimum Number of Entrances	1 per every 30 ft. for buildings over 50 ft.
Parking Lot Façades: Minimum Number of Entrances	Not applicable
4. Façade Divisions	
Vertical Increments	No greater than 30 ft.
Horizontal Façade Divisions	Required within 3 ft. of the top of the ground story
Required Change in Roof Plane or Type	At every vertical division
5. Façade Materials	
Permitted Primary Materials	Stone, Brick, Wood Siding
6. Roof Types	
Permitted Types	Pitched roof. Other types may be permitted with approval (refer to §153.062(D))
Tower	Not permitted

[1] When any front or corner property line is within 5 feet or less of the back of curb, the RBZ shall begin 5 feet off the back of curb to allow for adequate sidewalk width.

(11) Civic Building

(a) Building Siting	
1. Street Frontage	
Multiple Principal Buildings	Permitted

Occupation of Corner		Not required
Minimum Front Setback		15 ft.
Minimum Corner Side Setback		15 ft.
Setback Treatment		Landscape, Patio, or Streetscape
Right-of-Way Encroachment		None
2. Buildable Area		
Minimum Setbacks	Side Yard	10 ft.
	Rear Yard	20 ft.
Lot Width	Minimum	50 ft.
	Maximum	None
Maximum Impervious Coverage		65%
Additional Semi-Pervious Coverage		10%
3. Parking Location & Loading		
Parking Location		Rear & side yard; within building (refer to (c) Uses & Occupancy Requirements)
Loading Facility Location		Rear
Entry for Parking within Building		Rear, side, corner side façades on non-principal frontage streets
(b) Height		
Minimum Height		1.5 stories
Maximum Height		5 stories; 3 stories in BSD Historic Core
Ground Story Height	Minimum	12 ft.
	Maximum	24 ft. [1]
Upper Stories Height	Minimum	9 ft.
	Maximum	14 ft.
(c) Uses & Occupancy Requirements		
Ground Story		Civic/Public/Institutional only, except day care, as a principal use; Podium parking structures are conditional uses in accordance with §153.059(C)(3)(g).
Upper Story		Civic/Public/Institutional only

Parking within Building	Permitted in the rear of the first 3 floors and fully in any basement(s)
Occupied Space	A minimum 30 ft. depth from the front and/or corner side facades
(d) Façade Requirements	
Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.	
1. Street Façade Transparency	
Transparency	Minimum 25%
Blank Wall Limitations	Required
2. Non-Street Façade Transparency	
Transparency	Minimum 20%
Blank Wall Limitations	Required
3. Building Entrance	
Principal Entrance Location	Principal frontage 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 facade
Mid-Building Pedestrianway	Not required
4. Façade Divisions	
Vertical Increments	No greater than 60 ft.
Horizontal Façade Divisions	On buildings 3 stories or taller[1], or where the maximum ground floor height is used, required within 3 ft. of the top of the ground story
Required Change in Roof Plane or Type	None
5. Façade Materials	
Permitted Primary Materials	Brick, Stone, Glass
6. Roof Types	
Permitted Types	Parapet, pitched roof, flat roof, other types permitted with approval (refer to §153.062(D)).
Tower	Permitted

[1] Any ground story height of 20 feet or taller counts as 2 stories.

(12) Parking Structure[1]

(a) Building Siting		
1. Street Frontage. Street frontage requirements apply only when no buildings are planned between the street and the parking structure.		
Multiple Buildings		Not permitted
Front Property Line Coverage		Minimum 90%
Occupation of Corner		Required
Front RBZ		5-25 ft.
Corner Side RBZ		5-25 ft.
RBZ Treatment		Landscape, Patio, or Streetscape
Right-of-Way Encroachment		None
2. Buildable Area		
Minimum Setbacks	Side Yard	5 ft.
	Rear Yard	5 ft.
Lot Width	Minimum	80 ft.
	Maximum	None
Maximum Building Length		300 ft.
Maximum Impervious Coverage		80%
Additional Semi-Pervious Coverage		10%
3. Parking Location & Loading		
Parking Location		Within building only (refer to (c) Uses & Occupancy Requirements)
Entry for Parking within Building		Rear, side, corner side façades on non-principal frontage streets. [2]
(b) Height		
Height	Minimum	2 stories
	Maximum	5 stories [3, 4]
Ground Story Height	Minimum	8.5 ft./12 ft. [1~~5~~]
	Maximum	18 ft.
Upper Stories Height	Minimum	8.5 ft.[1]
	Maximum	12 ft.
(c) Uses & Occupancy Requirements		

Ground Story	Commercial or civic/public/institutional uses are required only when fronting a principal frontage street, a shopping corridor, or a greenway.
Upper Story	No additional requirements
Parking within Building	Rear of ground story where there is frontage on a principal frontage street, a shopping corridor, or a greenway; all floors above ground story
Occupied Space	A minimum 20 ft. depth where the ground story fronts on a principal frontage street, a shopping corridor, or a greenway
(d) Façade Requirements	
Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.	
1. Street Façade Transparency. This section applies only to parking structures fronting streets.	
Ground Story Street Facing Transparency	Storefront with minimum 65% on principal frontage streets, shopping corridors, or greenways; otherwise, refer to the blank wall limitations.
Blank Wall Limitations	Required [5]
Garage Openings	Parked cars shall be screened from the street
2. Non-Street Façade Transparency	
Blank Wall Limitations	Required [6]
3. Building Entrance. This section applies only to Parking Structures fronting streets.	
Principal Pedestrian Entrance Location	All street façades of building
Street Façades: Minimum Number of Entrances	1 per 75 ft. of façade
Parking Lot Façades: Minimum Number of Entrances	Not applicable
Mid-Building Pedestrianway	Not required
4. Façade Divisions. This section applies only to parking structures fronting streets.	
Vertical Increments	No greater than 30 ft.

Horizontal Façade Divisions	Required within 3 ft. of the top of the ground story
Required Change in Roof Plane or Type	None
Garage Floors	Garage floors shall be horizontal along all street façades.
5. Façade Materials	
Permitted Primary Materials	Brick, Stone, 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 two principal frontage streets, and/or adjacent to an open space type

[1] The requirements of §153.065(B)(5) Parking Structure Design shall be met.

[2] Vehicular entrance openings along the façade shall not exceed 30 feet in width.

[3] Height may not exceed overall height in feet of any adjacent building or any building immediately across the street constructed in accordance with §153.062.

[4] Parking is permitted on roof level.

[5] No ~~rectangular~~ open area greater than 30% of a story's façade, as measured from floor to floor, shall be windowless on the ground story or solid on the upper stories.

[6] No rectangular area greater than 30% of a story's façade, as measured from floor to floor, shall be solid.

(12) Podium Apartment Building

(a) Building Siting	
1. Street Frontage	
Multiple Principal Buildings	Permitted
Front Property Line Coverage	Minimum 75% [1]
Occupation of Corner	Required
Front RBZ	5-20 ft.
Corner Side RBZ	5-20 ft.
RBZ Treatment	Landscape or less than

		50% Patio; porches, stoops, and balconies are permitted in the RBZ[2]
Right-of-Way Encroachment		None
2. Buildable Area		
Minimum Side Yard Setback		5 ft.
Minimum Rear Yard Setback		5 ft.
Lot Width	Minimum	50 ft.
	Maximum	None
Maximum Impervious Coverage		70%
Additional Semi-Pervious Coverage		20%
3. Parking Location & Loading		
Parking Location		Ground story or basement of residential building (subject to applicable screening requirements) [2, 3]
Loading Facility Location		Rear
Entry for Parking within Building		Rear & side façade
Access		Refer to §153.062(N)(1)(c)
(b) Height		
Minimum Height		3 stories
Maximum Height		4.5 stories
Story Height	Minimum	10 ft.
	Maximum	14 ft.
Minimum Finished Floor Elevation		2.5 ft. above the adjacent sidewalk elevation[4]
(c) Uses & Occupancy Requirements		
Ground Story		~~No additional requirements~~Podium parking structures are conditional uses in accordance with §153.059(C)(3)(g).
Upper Story		No additional requirements
Parking within Building		Required; Podium Garage Parking shall be screened to at least 90% opacity through the use of building materials that are

	compatible with and integrated in to the design of the façade above the parking area.
Occupied Space	None required in ground story, except as provided in footnote 8.
(d) Façade Requirements	
Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.	
1. Street Façade Transparency[5]	
Transparency	Minimum 90% opacity on portion of ground floor or exposed portions of basement occupied by podium garage parking; minimum 20% transparency otherwise and for all other portions of the building. ~~facing a principle frontage street~~.
Blank Wall Limitations	Required
2. Non-Street Façade Transparency[5]	
Transparency	Minimum 90% opacity on portion of ground floor or visible portions of basement occupied by podium garage parking; minimum 15% transparency otherwise and for all other portions of the building.
Blank Wall Limitations	Required
3. Building Entrance	
Principal Entrance Location	Primary street façade of building
Street Façades: Minimum Number of Entrances[6]	1 per 75 ft. of façade[6]
Parking Lot Façades: Minimum Number of Entrances	Not required
Mid-Building Pedestrianway	1 required for buildings longer than 250 ft., except as provided in §153.063, Neighborhood Standards.
4. Façade Divisions	
Vertical Increments	No greater than 40 ft.
Horizontal Façade Divisions	On buildings 3 stories or taller, required within 3 ft.

	of the top of the ground story
Required Change in Roof Plane or Type	No greater than every 80 ft.
5. Façade Materials	
Permitted Primary Materials	Stone, Brick, Glass [7]
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 An open and unenclosed landscaped courtyard meeting the open space type requirements of §153.064~~, when enclosed by building on 3 sides,~~ may contribute up to 35% of the front property line coverage requirement.

2 A landscape buffer a minimum of five feet in width as measured from the base of the building is required. In addition to the foundation planting requirements of §153.065(D)(7), the required reviewing body may require enhanced foundation plantings, including but not limited to vertical landscape materials to add visual interest to the ground floor or visible basement level parking façade.

3 Basement level structured parking is permitted to extend between buildings, screened from the street and covering a maximum of 10% of the length of the RBZ. Structured parking visible between principal buildings must be set back a minimum of 15 feet from the street facing façades.

4 The minimum finished floor elevation applies to the residential units, common areas, and other occupied spaces and is not intended to apply to the parking structure. Where the principal building entrance is a lobby or other common space, the minimum finished floor elevation is not required.

5 In lieu of transparency requirements, the ground story or visible basement façade shall incorporate architectural elements equal to the degree of detailing used on the stories above the parking level. Blank wall limitations may be met using these architectural enhancements, as determined by the required reviewing body.

6 The required reviewing body may reduce the number of entrances along street facades as functionally appropriate to the apartment building with parking fully or partially below grade, provided the building has an adequate number and frequency of entrances to be convenient for residents and visitors and the entrances are conducive to establishing a safe and attractive pedestrian realm.

[7] Masonry, as described in §153.062(E)(1), shall be used as the primary building material for ground story or exposed basement façades.

[8] The incorporation of active, occupied spaces along street façades is strongly encouraged wherever practicable. Common spaces including but not limited to a clubhouse, fitness facility, or administration/rental/sales office, should be designed so that those buildings or uses have ground story street frontage.

§153.063 Neighborhood Standards

(A) Intent

Certain Bridge Street 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)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, where conflicts with other sections of the zoning regulations applicable to the Bridge Street District exist, the provisions of §153.063 shall apply.

(1) The ~~BSC~~BSD Historic Residential District is a singularly unique residential neighborhood with a historic development pattern. The requirements for the ~~BSC~~BSD Historic Residential District ensure that the scale and placement of new or modified buildings are compatible with the historic character of the existing residential uses and streets.

(2) The ~~BSC~~BSD Sawmill Center Neighborhood and ~~BSC~~BSD Indian Run Neighborhood districts anchor the ~~Bridge Street Corridor~~Bridge Street District through the creation of mixed use neighborhoods with signature development characters. Each neighborhood is intended to be anchored by a critical mass of commercial uses located in highly walkable shopping corridors with streets, blocks, buildings and open spaces designed to encourage park-once visits, window shopping, impromptu public gatherings and sidewalk activity.

(3) The ~~BSC~~BSD Historic Transition Neighborhood District serves as a bridge between the existing historic scale of the ~~BSC~~BSD Historic Core District and the more contemporary, larger scale of the ~~BSC~~BSD Indian Run Neighborhood District.

(4) 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.

(B) ~~BSC~~BSD Historic Residential District

(1) Development Intent

While included as part of the Neighborhood Standards, it is the intent of this district to maintain the existing conditions of this important neighborhood. The ~~BSC~~BSD Historic Residential neighborhood represents a snapshot in time that should be maintained, preserved, and protected.

(2) The following standards for arrangement and development of land and buildings are required.

(a) Lot Area

For each dwelling unit, there shall be a lot area not less than 8,712 square feet (0.2-acre).

(b) Lot Width

Lots shall be a minimum of 60 feet in width with a minimum frontage of 60 feet along a public street.

(c) Height

No residential structure shall exceed 35 feet in height. Maximum height for other structures shall not exceed a safe height as determined by the Fire Chief and as reviewed and accepted by the Architectural Review Board.

(d) Lot Coverage

Combined square footage of all principal and accessory structures and impervious surfaces shall not exceed 50% of the lot area, unless otherwise approved by the Architectural Review Board.

(e) Front, Side, and Rear Yards

All lots shall have minimum setbacks as noted in Table 153.063-A.

TABLE 153.063-A
Minimum Setback Requirements - ~~BSC~~BSD Historic Residential District

For properties fronting onto:	Front Yard (ft.)	Side Yard (ft.)	Total Side Yard (ft.)	Rear Yard (ft.)
Dublin Road	15	4	16	15
Franklin Street	25	4	12	25
High Street (North & South)	15	4	16	15
S. Riverview St. (east side)	0	3	12	15
S. Riverview St. (west side)	20	3	12	15
North Riverview St. (east side)	0	3	6	15
North Riverview St. (west side)	20	3	6	15
Short Street	20	3	12	15
Streets not listed above	20	3	12	15

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

(1) Development Intent

The Sawmill Center Neighborhood offers a unique opportunity to provide a vibrant, active mixed use environment with a wide variety of shopping, service and entertainment activities. This neighborhood will have a strong pedestrian friendly streetscape and a well-defined network of streets connecting to the major roadways of Sawmill Road and West Dublin-Granville Road. Supporting residential and office uses may be incorporated in a variety of ways, including upper floors in vertical mixed use areas and in stand-alone buildings. Additionally, the neighborhood will have connections to greenways planned for the ~~Bridge Street Corridor~~Bridge Street District to connect to other development areas to the west.

(2) Refer to §153.058 for the ~~BSC~~BSD Sawmill Center Neighborhood District intent and the ~~adopted~~ Zoning Map for the actual limits of the ~~BSC~~BSD Sawmill Center Neighborhood District. Refer to Figure 153.063-A for an illustration of a conceptual development pattern desired for this district. Actual locations of elements depicted on the graphic will be determined through the Development Plan and Site Plan Review processes.

(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.~~

(a~~b~~) Block Length

Refer to Table 153.060-A, Maximum Block Dimensions.

(b~~c~~) Access

Refer to §§153.060 and 153.061 for existing and planned principal frontage streets within the ~~BSC~~BSD Sawmill Center Neighborhood District and general block access configurations.

(c~~d~~) Mid-Block Pedestrianways

Blocks consisting entirely of residential uses that are located in predominantly residential development areas may be exempted from the mid-block pedestrianway requirements of §153.060(C)(6), subject to approval by the required reviewing body, except where a block has frontage on a principal frontage street.

(d~~e~~) Street Types

Refer to §153.061 for existing and potential streets and street family designations within the ~~BSC~~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.

(b) Building Types Permitted in Shopping Corridors

Corridor Building, Loft Building, Mixed Use Building, Large Format Commercial Building

(c) Commercial Center Building Types

Commercial Center building types are permitted to front only on the north side of the east/west-oriented portions of Village Parkway and Sawmill Road as depicted on Figure 153-063(A).

(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.

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-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

TABLE 153.063-B Shopping Corridor Length - BSD Sawmill Center Neighborhood District	
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 shall provide a mid-block pedestrianway meeting the requirements of §153.060(C)(6).

5. 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) Master Sign Plans

1. The ~~BSC~~BSD Sawmill Center 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 buildings within designated shopping corridors and as required by ~~The Planning and Zoning Commission shall review master sign plans that depart from the requirements of~~ §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 BSC Sawmill Center Neighborhood District are maintained~~.

(c) Street Terminations

Refer to §153.062(J) for Treatments at Terminal Vistas.

(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. Gateway elements should enhance the character of the public realm consistent with the Principles of Walkable Urbanism of §153.057(D) and should be coordinated with the design of the nearby streetscape, open spaces and architecture as may be applicable.

(6) Open Spaces. Refer to §153.064.

(a) Open Space Character

The ~~BSC~~BSD Sawmill Center Neighborhood district is intended to accommodate a wide variety of building types and uses to create vibrant, mixed use shopping and entertainment districts accented by a high quality open space network that balances a

variety of natural and hardscape areas designed to provide intimate gathering spaces appropriate for an urban setting.

(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 ~~BSC~~BSD Sawmill Center 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

Refer to §153.064(G) for permitted open space types in the BSD Sawmill Center Neighborhood District.

~~Pocket Park, Pocket Plaza, Plaza, Square, Green, Park, Greenway~~

(d) Open Space Network

1. Open spaces within the ~~BSC~~BSD Sawmill Center 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 this urban neighborhood.

2. The open space network shall be provided, at a minimum, in the approximate locations shown in Figure 153.063-A. Open space designs shall be approved with the Site Plan Review, but locations and types shall be identified with the Development Plan application 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. Open space corridors may be provided as a greenway open space type or by using approved street types, provided that open space nodes are located along the street with no greater than three full blocks between each open space node, and if pedestrian and bicycle movement between the open spaces is emphasized in the street design.

C. The open space network shall connect to existing or planned greenways within the vicinity, providing pedestrian and bicycle access to nearby residential districts, the Scioto River, other destinations throughout the ~~Bridge Street Corridor~~Bridge Street District, and to the city's larger open space system.

D. Open space nodes shall be provided at prominent street intersections as identified during the Development Plan and Site Plan Reviews, such as those serving as entrances to a designated shopping corridor and other gateway locations, with other appropriately scaled open space types integrated along the corridor as appropriate to the character of the street.

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

(1) Development Intent

The Historic Transition Neighborhood presents a unique opportunity within the Bridge Street CorridorBridge Street District. Transitional elements include building on the BSCBSD Historic Core District's strong gridded pedestrian and street network and providing appropriate connections to the BSCBSD Indian Run Neighborhood. A strong balance of land usesresidential presence will be important to support the smaller scale retail, service, and entertainment uses in the BSCBSD Historic Core. Other limited areas of BSCBSD Historic Transition Neighborhood border the Historic District and require sensitive treatment to maintain complementary relationships to adjacent districts.

(2) Refer to §153.058 for the BSCBSD Historic Transition Neighborhood District intent and refer to the adopted Zoning Map for the actual limits of the BSCBSD Historic Transition Neighborhood District. Refer to Figure 153.063-B for an illustration of a conceptual development pattern desired for this district. Actual locations of elements depicted on the graphic will be determined through the Development Plan and Site Plan Review processes.

(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.

(ab) Block Length

1. Refer to Table 153.060-A, Maximum Block Dimensions.

2. Developable lots are not permitted between greenways and the street adjacent to the Indian Run west of North High Street.

(bc) Access

Refer to §§153.060 and 153.061 for existing and planned principal frontage streets within the BSCBSD Historic Transition Neighborhood District and acceptable block access configurations.

(cd) Mid-Block Pedestrianways

Blocks consisting entirely of residential uses that are located in predominantly residential development areas may be exempted from the mid-block pedestrianway requirements of §153.060(C)(6), subject to approval by the required reviewing body, except where a block has frontage on a principal frontage street.

(de) Street Types

Refer to §153.061 for existing and potential streets and street family designations within the BSCBSD 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.

(b) Building Height

Buildings located across a street from or adjacent to the BSCBSD Historic Core District shall be limited to two and a half stories.

(5) Placemaking Elements

(a) Historic Sites and Structures

Historic sites and structures listed on the National Register and/or the Ohio Historic Inventory shall be preserved to the extent practicable with redevelopment unless otherwise approved by the Architectural Review Board pursuant to §153.171.

(b) Use Limitations

Ground floor residential uses are not permitted on Bridge Street.

(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.

(6) Open Spaces. Refer to §153.064.

(a) Permitted Open Space Types

Refer to §153.064(G) for permitted open space types in the BSD Historic Transition Neighborhood District.

~~Pocket Park, Pocket Plaza, Plaza, Square, Green, Greenway~~

(b) Open Space Character

1. The ~~BSC~~BSD Historic Transition Neighborhood District is intended to complement the ~~BSC~~BSD Historic Core District by accommodating a variety of building types within a finer grained street and block network and uses consistent with the~~at~~ district. ~~On the larger parcels within this district, d~~Development shall be planned to allow an extension of the walkable mixed use character of the ~~BSC~~BSD Historic Core District.

2. Open spaces shall be planned in a manner appropriate to the smaller scaled urban environment consistent with the ~~adjacent~~ Historic District, with a network of open spaces to serve the residential presence in the ~~BSC~~BSD Historic Transition Neighborhood District, a high quality public green to serve as a community gathering space, and connections to the Indian Run greenway and the Scioto River.

(c) 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 ~~BSC~~BSD Historic Transition Neighborhood District. Required open spaces shall be publicly accessible and accommodate community activities and gathering spaces.

(d) Open Space Network

1. Open spaces within the BSCBSD Historic Transition Neighborhood District shall are intended to 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-B. Open space designs 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. Greenways are required along all branches of the Indian Run and shall be designed to facilitate pedestrian and bicycle travel. Greenways shall be designed with publicly accessible street frontage for a minimum of one third of the greenway length along all branches of the Indian Run within the BSCBSD Historic Transition Neighborhood District.

   C. Required greenways shall connect to existing or planned greenways within the vicinity, providing pedestrian and bicycle access to the BSCBSD Indian Run Neighborhood District, the Scioto River, other destinations throughout the Bridge Street CorridorBridge Street District, and to the city's larger open space system.

   D. Building frontage directly along a greenway with no intervening street shall be treated as street frontage and shall meet street-facing façade requirements, except the minimum front property line coverage requirements are reduced to 50% along the greenway.

   E. Other required open space corridors may be created by using approved street types, provided that open space nodes are located along the street with no greater than three full blocks between each open space node and pedestrian and bicycle movement between the open spaces is emphasized in the street design.

   F. A minimum of one permitted open space type (Green, Square, Plaza, or Park) shall be provided north of Bridge Street, with continuous pedestrian and bicycle connections to the Indian Run greenway.

   G. Other open space nodes shall be provided at gateway locations as identified during the Development Plan and Site Plan Reviews, such as at prominent street intersections, with other appropriately scaled open space types integrated along the corridor as appropriate to the character of the street.

(E) BSCBSD Indian Run Neighborhood District

(1) Development Intent

The BSCBSD Indian Run Neighborhood District provides a significant opportunity for a well-planned and designed mixed use neighborhood. Special attention at the boundaries of the neighborhood will be required to deal with the sensitivity of the Indian Run and the opportunities

for prominent visibility from I-270. Land use opportunities include a substantial complementary residential presence, especially in those areas nearest the Indian Run, 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 balanced land uses.

(2) Notwithstanding the foregoing, any real property that had a Planned Unit Development (PUD) classification pursuant to §153.052 immediately prior to its rezoning into the BSCBSD Indian Run Neighborhood District shall be permitted to be developed, at the election of the property owner or other applicant, in one of the following manners:

(a) Per the terms of the PUD zoning text that was approved in accordance with §153.052, if the approved PUD zoning text is silent on any particular matter, issue, restriction, or requirement, then the Dublin Zoning Code, as it existed immediately prior to the adoption of §§153.057 through §153.066, shall provide the applicable zoning requirements. A property owner or applicant that desires to develop their property in accordance with this provision shall be required to file and obtain approval of a Final Development Plan application as required under §153.053 of the Dublin Zoning Code; or

(b) A property owner or applicant that desires to develop their property in accordance with the requirements of §§153.057 through §153.065~~6~~ shall be required to follow all of the procedures of §153.066 required for approval of development projects under the BSCBSD Indian Run Neighborhood District.

(3) Refer to §153.058 for the BSCBSD Indian Run Neighborhood District intent, and refer to the adopted Zoning Map for the actual limits of the BSCBSD Indian Run Neighborhood District. Refer to Figure 153.063-C for an illustration of a conceptual development pattern desired for this district. Actual locations of elements depicted on the graphic will be determined through the Development Plan and Site Plan Review processes.

(4) 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.~~

(a~~b~~) Block Length

Refer to Table 153.060-A, Maximum Block Dimensions.

(b~~c~~) Access

Refer to §§153.060 and 153.061 for existing and potential principal frontage streets within the BSCBSD Indian Run Neighborhood District and acceptable block access configurations.

(c~~d~~) Mid-Block Pedestrianways

Blocks consisting entirely of residential uses that are located in predominantly residential development areas may be exempted from the mid-block pedestrianway requirement of §153.060(C)(6), subject to approval by the required reviewing body, except where a block has frontage on a principal frontage street.

(d~~e~~) Street Types

1. Streets fronted by a required open space type shall be designated as principal frontage streets.

2. Refer to §153.061 for existing and planned streets and street family designations within the ~~BSC~~BSD 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.

(b) Building Types Permitted in Shopping Corridors

Corridor Building, Loft Building, Mixed Use Building, Large Format Commercial Building

(c) Commercial Center Building Types

Commercial Center building types are permitted to front only on Bridge Street.

(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 shall provide a mid-block pedestrianway meeting the requirements of §153.060(C)(6).

5. 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) Indian Run Frontage

1. If buildings are fronted directly along the Indian Run greenway, ground floor façades shall be treated the same as front façades on principal frontage streets.

Parking lots, parking structures, garages, and loading facilities are not permitted in the rear yards of lots with frontage along the Indian Run greenway.

2. Eating and drinking establishments are encouraged along the Indian Run greenway, with an additional 10% semi-pervious area permitted for outdoor dining and seating where the outdoor dining area is within 20 feet of the principal structure.

(c) Street Terminations

Refer to §153.062(J) for Treatments at Terminal Vistas.

(d) Gateways

1. Gateways shall be provided in the approximate locations shown in Figure 153.063-C. Gateway designs shall be approved ~~with the Site Plan Review~~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. Gateway elements should enhance the character of the public realm consistent with the Principles of Walkable Urbanism of §153.057(D) and should be coordinated with the design of the nearby streetscape, open spaces and architecture as may be applicable.

(e) Sign Plans

1. The ~~BSC~~BSD Indian Run 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 buildings within designated shopping corridors and as required by §153.065(H) and §153.066(L)(8). ~~The Planning and Zoning Commission shall review master sign plans that depart from the requirements of §153.065(H) for development sites.~~ 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 BSC Indian Run Neighborhood District are maintained~~.

(7) Open Spaces. Refer to §153.064.

(a) Open Space Character

1. The ~~BSC~~BSD Indian Run 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. Greenways shall be provided to connect the ~~BSC~~BSD Indian Run Neighborhood District with the ~~BSC~~BSD Historic Transition Neighborhood District to the east,

creating pedestrian and bicycle connections and natural corridors from this mixed use activity center to the Scioto River and throughout the ~~Bridge Street Corridor~~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 ~~BSC~~BSD Indian Run 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

Refer to §153.064(G) for permitted open space types in the BSD Indian Run Neighborhood District.

~~Pocket Park, Pocket Plaza, Plaza, Square, Green, Park, Greenway~~

(d) Open Space Network

1. Open spaces within the ~~BSC~~BSD Indian Run 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-C. Open space designs shall be approved ~~with the Site Plan Review~~by the required reviewing body, but locations and types shall be identified with the Development Plan and Site Plan Reviews 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. Greenways are required along and on both sides of all branches of the Indian Run and shall be designed to facilitate pedestrian and bicycle travel. Greenways shall be designed with publicly accessible street frontage for a minimum of one third of the greenway length along all branches of the Indian Run within the Indian Run district.

C. Required greenways shall connect to existing or planned greenways within the vicinity, providing pedestrian and bicycle access to Historic Dublin, the Scioto River, other destinations throughout the ~~Bridge Street Corridor~~Bridge Street District, and to the city's larger open space system.

D. Where buildings front directly onto greenways, semi-pervious outdoor dining areas are permitted within 20 feet of the principal structure adjacent to the greenway.

E. Other required open space corridors may be created by using approved street types, provided that open space nodes are located along the street with no greater than three full blocks between each open space node and

pedestrian and bicycle movement between the open spaces is emphasized in the street design.

F. Open space nodes shall be provided at prominent street intersections, such as those serving as entrances to a designated shopping corridor and other gateway locations, with other appropriately scaled open space types integrated along the corridor as appropriate to the character of the street.

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

(F) BSD Scioto River Neighborhood District

(1) Development Intent

The BSD Scioto River Neighborhood District provides a significant opportunity for a well-planned and designed neighborhood with a balanced mix of land uses. Predominant land uses include a 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 Scioto River Neighborhood District intent, and refer to the revised Zoning Map for the actual limits of the BSD 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 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 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.

(b) 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).

(c) 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.

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, 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 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

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

5. 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 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. Gateway elements should enhance the character of the public realm consistent with the Principles of Walkable Urbanism of §153.057(D) 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 BSD 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 buildings within 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 Scioto River Neighborhood District are maintained~~.

(6) Open Spaces. Refer to §153.064.

(a) Open Space Character

1. The BSD 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 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 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 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 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.

§ 153.064 Open Space Types

(A) Intent and Purpose

The intent of the open space type requirements is to ensure a variety of functional, well-designed open spaces carefully distributed throughout the Bridge Street ~~Corridor~~District, located and planned to enhance the quality of life for residents, businesses, and visitors. The purpose of these requirements is to ensure that individual open spaces complement adjacent land uses and contribute to the creation of a comprehensive, ~~corridor~~district-wide open space network. In addition, these regulations are intended to guide the design of each open space so that it properly responds to its unique location and the needs of the primary users.

(B) Applicability

All required open space shall conform to one of the open space types of §153.064.

(C) Provision of Open Space

(1) Residential

There shall be a minimum of 200 square feet of publicly accessible open space for each residential dwelling unit. Required open space shall be located within 660 feet of the main entrances of the residential units or the main entrance of a multiple-family building, as measured along a pedestrian walkway.

(2) Commercial

There shall be a minimum of one square foot of publicly accessible open space for every 50 square feet of commercial space or fraction thereof. Required open space shall be located within 660 feet of the main entrance to the commercial space as measured along a pedestrian walkway.

(3) Mixed Use

Open space requirements for mixed use developments shall be calculated based on the open space required for each use as noted in §153.064(C)(1)-(2).

(4) Civic

No open space is required for civic uses in civic building types except as may be required by the landscape provisions of this chapter. Where civic uses are located in other permitted building types, there shall be a minimum of one square foot of publicly accessible open space for every 50 square feet of civic space or fraction thereof. Where required, open space shall be located within 660 feet of the main entrance to the building as measured along a pedestrian walkway.

(5) Existing Open Spaces

An existing open space may be used to meet the area requirements for open space for an individual development if approved by the required reviewing body. The applicant shall either add to the existing open space, create a new open space in accordance with §153.064, pay a fee in lieu of provision of open space as required by §153.064(E) where permitted by the Planning and Zoning Commission, or a combination thereof.

(6) Variation of Open Space Types

More than one open space type may be used in combination to meet the open space requirement. Where three or more individual open spaces are proposed to meet the requirement, at least two different types must be provided.

(D) Suitability of Open Space

(1) The ART or required reviewing body shall review all proposed open space types during the Minor Project, Site Plan and Development Plan application review processes to determine the suitability of the open space. In determining the suitability of areas to be set aside for new open space types or in considering the ability of existing open space types to meet the requirement, the ART or other reviewing body may consider all relevant factors and information, including~~,~~ but not limited to:

(a) The goals and objectives of the ~~City's Bridge Street Corridor Vision Report,~~ Community Plan (including the Bridge Street District Area Plan) and Parks and Recreation Master Plan;

(b) Suitability of the open space for active or passive recreational use or preservation of natural features;

(c) The need for specific types of open space and recreation in the Bridge Street ~~Corridor~~ District and particularly in the general vicinity of the proposed development taking into account the anticipated users of the open space and nearby land uses;

(d) The proximity or potential connectivity to other open space types.

(2) If the ART determines the open space proposed (or portions thereof) to be inconsistent with any of these considerations, a fee-in-lieu of the provision of open space, or a combination of fee and provision of open space may be used to meet the requirement if approved by the Planning and Zoning Commission in accordance with §153.064(E).

~~(3) If the resulting amount of required open space for the proposed development cannot meet the open space type area or dimensional requirements, a fee-in-lieu of required open space shall be paid to the City if approved by the Planning and Zoning Commission in accordance with §153.064(E).~~

(E) Fee-In-Lieu of Open Space

(1) The following requirements shall be met where the ~~Planning and Zoning Commission~~required reviewing body has determined that a payment of a fee-in-lieu of open space is permitted. Refer to §153.066 for the procedures for open space fee in lieu determination.

(2) Fee-In-Lieu Calculation

The payment of fees-in-lieu of open space shall be collected prior to the issuance of a building permit for each phase of development and shall be calculated using the following method:

(a) Calculate the total acreage of required open space from §153.064(C)(1)-(4) as applicable;

(b) Multiply the acreage of required open space by its estimated average value per acre. This value shall be established from time to time by resolution of City Council.

(c) Multiply the value of the required open space as determined in §153.064(E)(2)(b) by the required open space to obtain the open space fee.

(3) Use of Open Space Fee

Unless otherwise specifically directed by City Council, all fees collected shall be deposited in a fund which shall be used only for land acquisition, development, maintenance and operation of publicly accessible open spaces in the Bridge Street ~~Corridor~~ District as outlined in §153.064.

(4) Fee-In-Lieu of Determination

Except as noted in §153.064(E)(5), the required reviewing body shall determine whether a request to pay a fee-in-lieu of open space dedication should be approved, upon a finding that all of the following considerations are met:

(a) That the amount of open space required by the nature and development intensity of the use would yield a lesser benefit than paying the fee.

(b) That open space is available in adjacent or nearby developments (within 660 feet of the principal entrance(s) to each building) that is equal to or in excess of the calculated area for all developments individually.

(c) That physical conditions unique to the site make it impractical to provide the required open space.

(d) That providing the required open space would hamper an efficient site layout, as determined by the required reviewing body.

(e) That providing the required open space would conflict with the Principles of Walkable Urbanism as provided in §153.065(I).

(5) If the open space requirement for any individual development proposal is less than the minimum required by Table 153-064-A for the smallest permitted open space type, the applicant may be permitted to pay the calculated fee-in-lieu of open space, subject to the approval of the Director of Parks and Open Space.

(F) Open Space Types

(1) Pocket Plaza

Pocket plazas are intended to provide a formal open space of relatively small scale to serve as an impromptu gathering place for civic, social, and commercial purposes. The pocket plaza is designed as a well defined area of refuge separate from the public sidewalk. These areas contain a greater amount of impervious coverage than other open space types. Seating areas are required and special features, such as fountains and public art installations, are encouraged. Refer to Table 153.064-A for an illustration of a typical pocket plaza.

(2) Pocket Park

Pocket parks are intended to provide small scale, primarily landscaped active or passive recreation and gathering spaces for neighborhood residents within walking distance. The design and programming of pocket parks should respond to the needs of residents in the immediate vicinity. Refer to Table 153.064-A for an illustration of a typical pocket park.

(3) Green

Greens are intended to provide informal, medium scale active or passive recreation for neighborhood residents within walking distance. Refer to Table 153.064-A for an illustration of a typical green.

(4) Square

Squares are intended to provide formal open space of medium scale to serve as a gathering place for civic, social, and commercial purposes. Squares are generally rectilinear and bordered on all sides by a vehicular right-of-way, which together with adjacent building façades define the space. Squares contain both hardscape areas, such as paths, fountains, gazebos, public art, and street furniture, as well as landscaping. Refer to Table 153.064-A for an illustration of a typical square.

(5) Plaza

Plazas are intended to provide formal open space of medium scale to serve as a gathering place for civic, social, and commercial purposes. Plazas are usually located in areas where land uses are more diverse and there is potential for a greater level of pedestrian activity. The plaza may contain a greater amount of impervious coverage than any other open space type. Special features, such as fountains and public art installations, are encouraged. Refer to Table 153.064-A for an illustration of a typical plaza.

(6) Park

Parks are intended to provide informal active and passive larger-scale recreational amenities to city residents and visitors. Parks have natural plantings and can be created around existing natural features such as water bodies or tree stands. Parks can be used to define edges of neighborhoods and districts. Refer to Table 153.064-A for an illustration of a typical park.

(7) Greenway

Greenways are intended to provide a combination of informal and well organized, primarily linear open spaces that serve to connect open space types and major destinations within and outside of the Bridge Street Corridor. Portions of greenways may follow and preserve a natural feature, such as a river or stream edge, ravine, or tree row, or man-made features, such as streets. Greenways can be used to define edges of neighborhoods and districts and may be directly adjacent to other open space types. Refer to Table 153.064-A for an illustration of a typical greenway.

(G) General Requirements

The following defines the general requirements for all open space types in the Bridge Street ~~Corridor~~ District as provided in Table 153.064-A, Summary of Open Space Type Requirements. Land not meeting the requirements of §153.064(G) and Table 153.064-A shall not be counted toward an open space requirement unless the required reviewing body finds that unique site conditions, a creative design, or other considerations unique to the site are present that justifies a deviation from the requirements.~~.~~

(1) Size

Minimum and maximum size of open space is measured along the parcel lines of the property.

(a) Minimum Dimension

The minimum length and the minimum width of an open space is measured along the longest two straight lines intersecting at a right angle. Refer to Figure 153.064-A, Examples of Measuring the Minimum Length and Width of Open Space Types.

(b) Proportion Requirement

With the exception of the greenway, open space types shall be sized at a ratio of not more than three to one (3:1), length to width.

(2) Access

All open space types shall provide public pedestrian access from a street right-of-way.

(a) Minimum Percentage of Street Right-of-Way Frontage Required

The minimum percentage of street right-of-way frontage required is measured as the minimum percentage of the open space perimeter, as measured along the outer parcel line

or edge of the space, that shall be located directly adjacent to a street right-of-way, excluding alley frontage. This requirement provides access and visibility to the open space.

(b) Continuity

Pedestrian paths, ~~including~~ sidewalks, cycletracks ~~or~~ and multi-use paths ~~connecting~~ shall connect to existing or planned bicycle or pedestrian paths or other open space types~~, shall be made~~ when the open space abuts an existing or planned path right-of-way, a parcel zoned in the BSD~~C~~ Public District, or other open space types. For greenways, pedestrian and/or bicycle access points may be required by the ART or the required reviewing body.

(3) Districts Permitted

(a) The districts permitted are the ~~BSC~~ BSD zoning districts in which each open space type is permitted. Refer to §153.058 for the intent of all ~~BSC~~ BSD zoning ~~D~~districts.

(b) Frontage Orientation of Adjacent Buildings/Parcels

The frontage orientation of adjacent buildings/parcels is the preferred orientation of the adjacent buildings' and/or parcels' frontages to the open space. Front, corner, side, and rear refers to the property line either adjacent to the open space or facing the open space across the street.

(4) Improvements

The following types of development and improvements may be permitted on an open space type.

(a) Designated Sports Fields

Designated sports fields are ball fields or courts designed for one or more sports including, but not limited to, baseball fields, softball fields, soccer fields, basketball courts, football fields, and tennis courts. For the purposes of §153.064, small scale recreational courts and activity areas such as bocce, shuffleboard or game tables are not classified as designated sports fields.

(b) Playgrounds

For the purposes of §153.064, playgrounds are defined as areas with play structures and equipment typically for children, such as slides, swings, climbing structures, and skate parks.

(c) Site Furnishings

High quality, City-approved ~~S~~site furnishings ~~such as~~including but not limited to benches, bicycle racks, and waste receptacles are permitted and encouraged in all open spaces.

(d) Public Art

The incorporation of public art is highly encouraged as an amenity in all open spaces. Public art includes, but is not limited to, works of two- or three-dimensions and may be freestanding, or incorporated into walls, pavement or other surfaces.

(e) Structures

1. Design

Ancillary structures in open spaces shall not be subject to the physical requirements of the building types, but shall be designed and furnished to be consistent with the district in which they are located and consistent with the building material requirements of §153.062(E). Structure consistency may be achieved through frontage, massing, and character similar to adjacent development, as determined by the required reviewing body.

2. Fully-Enclosed Structures

A. Maximum Area

Where permitted, fully enclosed structures are limited to a maximum building coverage as a percentage of the open space area. In no case shall an individual fully enclosed structure exceed 500 square feet in area unless approved by the required reviewing body.

B. Fully enclosed structures may include such accessory uses as maintenance sheds, refreshment stands, newsstands, and restrooms. Refer to §153.059, Uses, for additional information about permitted principal and accessory uses.

3. Semi-Enclosed Structures

Open-air structures, such as gazebos, open air pavilions, picnic shelters, outdoor theaters, and similar structures, are permitted in all open spaces.

(f) Maximum Impervious and Semi-Pervious Surface Permitted

In Table 153.064-A, the amounts of impervious and semi-pervious coverage are provided separately to allow an additional amount of semi-pervious surface, such as permeable paving, for paved surfaces including but not limited to parking facilities, driveways, sidewalks, paths, and structures.

(g) Open Water

1. The maximum amount of area within an open space that may be covered by open water is provided in Table 153.064-A for all open space types. This includes but is not limited to water features above grade, such as fountains, as well as ponds, lakes, and pools.

2. Open water within an open space shall be located at least 20 feet from a property line unless the required reviewing body determines that a lesser distance will ensure public safety.

(h) Fencing and Walls

Open spaces may incorporate fencing and walls provided that the following requirements are met.

1. Height

A. Fencing shall not exceed 42 inches, unless ~~a higher or lower requirement is~~otherwise approved by the required reviewing body for special circumstances such as proximity to highway right-of-way and/or use around swimming pools, ball fields, and ball courts.

B. Walls shall not exceed 36 inches as measured from the established grade.

2. Opacity

Fence opacity shall not exceed 60%. Walls may be 100% opaque.

3. Type

A. Chain-link fencing is not permitted, with the exception of designated sports fields, ~~or~~ court fencing, and other similar types of recreational facilities approved by the required reviewing body. Vinyl fencing is prohibited.

B. Walls may be constructed of masonry, consistent with the street wall design requirements of §153.065(E)(2).

4. Spacing of Openings

An opening or gate permitting access to an open space type shall be provided at a minimum of every 200 feet of street frontage.

(5) Ownership

Open spaces may either be publicly or privately owned. If privately owned, required open space must be publicly accessible along a street right-of-way.

(6) Parking Requirements

Off-street parking is not required for open spaces but is encouraged for open space types three acres or larger. Refer to §153.065(B), Parking and Loading, for more information on parking requirements.

(7) Stormwater Management

Stormwater management practices, such as storage and retention facilities, may be integrated into open spaces. Refer to Chapter 53 for design requirements.

(a) Stormwater Features

Stormwater features in open spaces may be designed as formal or natural amenities with additional uses other than stormwater management alone, such as an amphitheater, sports field, or a pond or pool as part of the landscape design. Stormwater features shall not be fenced and shall not be designed or placed so as to impede public use of the land they occupy.

(b) Qualified Professional

Stormwater management features incorporated into open spaces shall be designed by a licensed design professional.~~A licensed stormwater design professional shall be utilized to incorporate stormwater features into the design of the open spaces.~~

Table 153.064-A. Summary of Open Space Type Requirements											
Open Space Type	**Size**			**Min. % Perimeter along Street / Building**	**Districts Permitted**	**Frontage Orientation Buildings/ Parcels**	**Permitted Uses/Structures**			**Impervious + Semi-Pervious Surface (%)**	**Maximum ~~%~~ Open Water (%)**
	Min. (acres)	**Max. (acres)**	**Min. Dimension (feet)**				**Designated Sports Fields**	**Playgrounds**	**Fully Enclosed Structures**		
Pocket Plaza	300 sq. ft.	1200 sq. ft.	10	30% of perimeter along street / building	All, except BSD~~C~~ Residential, BSD~~C~~ Office Residential	Front or Corner	No	No	No	Minimum: 40~~%~~; Maximum:80~~%~~ + 10~~%~~	20~~%~~[2]
Pocket Park	.10	.50	None	30%	~~BSC Residential, BSC Office Residential, Public~~All	Any	No[1]	Yes	No	30~~%~~ + 10~~%~~	20~~%~~[2]
Green	.5	3	45	100%; 50% for over 1.25 acres	All	Front or Corner	No	Yes	No	20~~%~~ + 15~~%~~	30~~%~~
Square	.25	2	80	100%	All	Front or Corner	No	No	Maximum 5% of area	40~~%~~ + 20~~%~~	20~~%~~
Plaza	.25	1	60	30% of perimeter along street / building	All, except BSD~~C~~ Residential	Front or Corner	No	No	Maximum 5% of area	Minimum: 40~~%~~; Maximum: 80~~%~~ + 10~~%~~	30~~%~~[2]
Park	2	None	100	30% up to 5 acres; 20% over 5 acres	All, except Historic Transition	Any	Yes	Yes	If 3 acres or greater; maximum 2% of area	25~~%~~ + 10~~%~~	20~~%~~
Greenway[3,4]	1	None	30; average of 60	50%	All	Any	No	Yes	No	20~~%~~ + 10~~%~~	30~~%~~

[1] Small scale recreation courts and activity areas such as bocce, shuffleboard, or game tables are permitted.
[2] Ponds and lakes are not permitted.
[3] Coordination. Greenways shall be continuous and connected. Any private greenway developed shall be adjacent to or directly across a street from another existing Greenway, a proposed Greenway, a Park, or buffer areas adjacent to the Scioto River or either fork of the Indian Run.
[4] Building Frontage. When the rear or side of a building is adjacent to a Greenway, that façade of the building shall be treated as if it were located on a principal frontage street.

§ 153.065 SITE DEVELOPMENT STANDARDS

(A) Purpose and Applicability

(1) The purpose of the site development standards is to facilitate the implementation of the Bridge Street ~~Corridor~~ District ~~Vision Report~~ Area Plan and establish a walkable, mixed-~~-~~use urban core for the City of Dublin consistent with the principles and directions articulated in the Community Plan (Bridge Street District Area Plan)~~Vision Report~~. It is intended that all site development encourage and support the principles of walkable urbanism provided in §153.057(D).

(2) As provided in §153.065, the site development standards shall be applied to all new development in the Bridge Street District, including modifications to Existing Uses and Existing Structures.

(3) With the exception of provisions related to Existing Uses in §153.059(B)(5) and Existing Structures in §153.062(B)(2), s~~S~~ite development standards covered by this section that are nonconforming at the effective date of this amendment or made nonconforming by a change to this ~~C~~chapter shall meet the requirements of §153.004(C).

§ 153.065 SITE DEVELOPMENT STANDARDS

(B) Parking and Loading

The intent of §153.065(B) is to ensure the provision of adequate vehicular and bicycle parking facilities in all BSD zoning districts based on the vision for each area described in the Dublin Community Plan (Bridge Street District Area Plan) and the District's five Vision Principles. This is achieved through the emphasis placed on required bicycle facilities, well-designed parking structures and the use of on-street parking spaces while minimizing off-street surface parking lots and encouraging shared parking arrangements.

(1) General Provisions

(a) Applicability

1. Vehicular and bicycle parking as required by §153.065(B) shall be provided for the use of occupants, employees and patrons of each new building or addition constructed. Required parking shall be provided as permitted by this section, including, but not limited to, shared parking arrangements.

2. Parking meeting the requirements of this section shall be provided for buildings that are expanded by more than 25% of the gross floor area existing on the effective date of a rezoning to a ~~BSC~~BSD zoning district.

3. Whenever the use of a building or lot is changed to a use requiring 25% or more parking spaces than the required parking for the previous use, parking shall be brought into full compliance as required by §153.065(B) within a reasonable time as determined by ~~, at the determination of~~ the Director. For a multi-tenant building, when a portion of the building or lot changes to a use requiring 25% or more parking spaces, only that parking for the new use shall be required. If applicable, a shared parking plan as described in §153.065(B)(2)(b) may also be submitted to ensure adequate parking while accommodating changes of use in multi-tenant buildings.

4. Required parking and loading spaces shall be installed and completed prior to building occupancy. The Director of Building Standards may grant one, six month extension following occupancy approval if adverse weather conditions or unusual delays beyond the control of the property owner prevent completion of parking and loading areas. Adequate parking areas and spaces shall be available, either on or off-site, during the extension period under the following conditions:

   A. On-site parking areas, if not in a finished condition, shall be adequately surfaced to accommodate anticipated traffic, stormwater drainage and snow removal, at the determination of the Director of Building Standards; and/or

   B. Parking may be provided off-site, subject to the requirements of §153.065(B)(1)(b).

5. The provisions of §153.207, Parking in Residential Districts, shall apply in the ~~BSC~~BSD Residential and ~~BSC~~BSD Historic Residential districts.

6. Parking and loading spaces for uses not addressed in §153.065(B) shall be determined by the Director based on the anticipated parking impacts of the

proposed use, its similarity to characteristics of other listed uses, and supporting documentation that may be provided by the applicant.

7. Parking for Existing Structures is governed by the provisions of §153.062(B)(2)(c).

~~Existing Structures which do not have the minimum number of parking or loading spaces required by this Code, and which thereafter provide additional parking and/or loading spaces in conjunction with an improvement as permitted in §153.062(B)(2), shall provide the parking and loading spaces required by Tables 153.065-A and 153.065-C, except as these requirements may be modified by an approved parking plan as described in §153.065(B)(1)(f).~~

(b) Parking Location

1. On-Site Parking

A. Surface parking provided on-site may only be located on those areas of each development parcel that are not required by §153.062 to be occupied by a principal structure. Off-street parking may also be provided within a principal structure as permitted by §153.062(O). The parking areas shall be readily accessible by vehicles, bicycles, and pedestrians.

B. Parking shall not be located within a setback as required for individual building types in §153.062(O), except that parking areas may extend across contiguous lots in ~~unified~~ developments with coordinated site design, shared access points and/or shared parking arrangements.

C. Where on-site surface parking is provided on a site included as part of a Development Plan Review, parking may be permitted by the required reviewing body to encroach required setbacks to facilitate coordinated site design and contiguous parking areas with future development phases.

2. Off-Site Parking

Required off-street parking shall be provided either on-site, or in a parking structure or surface parking lot located within 600 feet of the subject parcel as permitted by the ~~BSC~~BSD zoning district in which the parking lot or structure is located and shall be readily accessible by vehicles, bicycles, and pedestrians.

A. The use of off-site parking to meet the minimum parking requirement shall require an approved parking plan as described in §153.065(B)(1)(f). If not under single ownership, provisions for off-site parking shall be made by binding agreements between two or more property owners. Written easements which provide for continued use and maintenance of the parking shall be submitted to the City for approval. Any agreement shall include provisions to address changes in use or ownership.

B. If an off-site parking agreement is severed or modified with the result of eliminating required parking for one or more properties, parking for the affected properties shall be brought into full compliance as required by §153.065(B), and approval of a new or modified parking plan shall be required.

C. If located off-site, distances to required parking areas shall be measured along a walkway from the nearest pedestrian entrance to the parking area to the main entrance to the principal structure or use being served.

3. On-Street Parking

On-street parking spaces may be counted toward meeting the minimum parking requirement for a parcel provided that the spaces are on the same side of the street and more than one-half the length of the parking space lies between the two side lot lines of the parcel extended into the street right-of-way. On corner lots, on-street spaces on both street frontages may be counted in the same manner. Credit for on-street parking spaces shall apply to parking for all uses on the parcel rather than any specific use. On-street parking spaces shall not be signed or otherwise designated for exclusive use by any specific use, building or lot.

(c) Electric Car Charging Points

Parking lots ~~or~~ and structures are strongly encouraged to provide at least one electric plug-in service point for every 200 parking spaces. Plug-in points shall be associated with an individual parking space and shall be installed according to appropriate design standards, as approved by the Director. Plug-in points are exempt from the service structure screening requirements of §153.065(E).

(d) Parking Lot/Structure Lighting

Parking lot and parking structure lighting shall comply with the requirements of §153.065(F).

(e) Parking Lot Landscaping

Parking lot landscaping shall comply with the requirements of §153.065(D).

(f) Parking Plan Required

1. A parking plan demonstrating compliance with the provisions of §153.065(B) is required for the following conditions:

A. Applications for Site Plan Review~~approval~~;

B. Applications that include a request for off-site parking, or in any case where a modified parking agreement necessitates a new or modified parking plan as described in §153.065(B)(1)(b);

C. Applications involving a use listed in Table 153.065-A for which the parking requirement is specifically noted as being determined by an approved parking plan;

D. Applications that include a request for an adjustment to required vehicle parking as permitted in §153.065(B)(2)(b), or where a change in conditions renders an approved adjustment insufficient to meet the parking needs of a use, building or lot;

E. Applications that include a request for an adjustment to the number or location of required loading spaces as permitted in §153.065(B)(7), which may be approved by the Director ~~or~~ where a change in conditions renders an approved adjustment insufficient to meet the loading needs of a use, building or lot; ~~or~~

F. Applications for a Certificate of Zoning Plan Approval for a change of use that requires 25% or more parking spaces than the previous use; or

G. Other circumstances determined by the Director to require a parking plan, which shall be reviewed with the Certificate of Zoning Plan Approval application.

2. Each parking plan for a parking area that contains 50 or more parking spaces shall demonstrate compliance with the pedestrian circulation standards of §153.065(B)(6)(f).

3. A parking plan shall include, at a minimum, the following, as applicable:

A. Required parking computation in accordance with Table 153.065-A and the numbers of parking spaces to be provided.

B. Information regarding any requested parking adjustments in accordance with §153.065(B)(2)(b).

C. Demonstration of parking need, in accordance with §153.065(B)(2)(b)6.

D. Signed and executed easements, agreements, or other documentation required to ensure that spaces counted toward the parking requirements are properly secured.

E. Site plan(s) for planned parking areas covered by the parking plan indicating locations of planned parking, names of property owners for properties not under the direct control of the applicant, and any other related site details relevant to the parking plan application.

F. Any other information required by the Director to ensure an adequate review of the parking plan application.

(2) Required Vehicle Parking

(a) Minimum Amount Required and Maximum Amount Permitted

1. Each use shall provide the minimum amount of parking required for that use listed on Table 153.065-A, and shall be permitted to provide up to the maximum amount of parking on-site, as indicated for that use in Table 153.065-A, except as may be modified by the provisions of §153.065(B).

2. When calculating minimum and maximum parking requirements, fractional numbers shall be increased to the next whole number.

3. Unless otherwise noted, all square footage requirements are based on indoor gross floor area.

4. Except as noted in Table 153.065-A, no additional parking is required for accessory or temporary uses when the square footage of the uses are included in the parking calculation for the gross floor area of the principal use.

Table 153.065-A: Required Vehicle Parking		
Use	**Minimum Required**	**Maximum Permitted**

Table 153.065-A: Required Vehicle Parking		
Use	**Minimum Required**	**Maximum Permitted**
Principal Uses		
Residential		
Dwelling, Single-Family	2 per dwelling unit	2 per dwelling unit
Dwelling, Two-Family		
Dwelling, Townhouse		
Dwelling, Live-Work	2 per dwelling unit	3 per dwelling unit
Dwelling, Multiple-Family	Studio/efficiency and one-bedroom: 1 per dwelling unit	2 per dwelling unit
	Two bedrooms: 1.5 per dwelling unit	
	Three or more bedrooms: 2 per dwelling unit	
	Age-restricted Housing: 2 per 3 dwelling units if 80% of units are restricted for occupancy by those 65 or older	
	Handicapped Housing: 1 per 2 dwelling units if 80% of units are reserved for those meeting the definition of "handicap" under the federal Fair Housing Act Amendments	
Civic/Public /Institutional		
Cemetery	Per approved parking plan	
Community Center	Per approved parking plan	
Community Garden	Per approved parking plan	
Day Care, Adult or Child	Per approved parking plan demonstrating adequate site circulation, including pick-up and drop-off areas	
District Energy Plant	Per approved parking plan	
Educational Facility	1 per 3 persons maximum occupancy of largest seating area, or maximum building capacity, whichever is higher, as shown on the building permit	125% of minimum
Elementary or Middle School	Per approved parking plan demonstrating adequate site circulation, including pick-up and drop-off areas	
Government Services, Safety	2 per 1,000 sq. ft.	150% of minimum
High School	Per approved parking plan demonstrating adequate site circulation, including pick-up and drop-off areas	
Hospital	Per approved parking plan	
Library, Museum, Gallery	Library: 3.3 per 1,000 sq. ft. Museum or Gallery: 1 per 1,000 sq. ft.	125% of minimum
Religious or Public Assembly	1 per 6 persons maximum capacity in the largest seating area,	200% of minimum

Table 153.065-A: Required Vehicle Parking			
Use	**Minimum Required**		**Maximum Permitted**
	as shown on the building permit		
Parks and Open Space	Per approved parking plan		
Transportation, Park & Ride	Per approved parking plan		
Transportation, Transit Station	Per approved parking plan		
Commercial			
Animal Care, General Services, Veterinary Offices, and Veterinary Urgent Care and Animal Hospitals	2.5 per 1,000 sq. ft.		150% of minimum
Bank	2.5 per 1,000 sq. ft.		125% of minimum
Bed and Breakfast	1 per guest bedroom, plus 1 for operator		150% of minimum
Conference Center	1 per 6 persons maximum capacity in the largest seating area, as shown on the building permit		125% of minimum
Eating and Drinking	10 per 1,000 sq. ft.		125% of minimum
Entertainment/Recreation, Indoor	Theater: 1 per 4 persons maximum capacity in the largest seating area, as shown on the building permit		150% of minimum
	Sports courts: 2 per court		
	Other uses: Per approved parking plan		
Exercise and Fitness	2 per 1,000 sq. ft.		150% of minimum
Fueling/Service Station	4 per 1,000 sq. ft., plus 1 per dispensing station		150% of minimum
Hotel	2 per 3 guest rooms, plus 4 per 1,000 sq. ft. of accessory use area		125% of minimum
Office, General	Less than 50,000 sq. ft.	2.5 per 1,000 sq. ft.	125% of minimum
	50,000-150,000 sq. ft.	3 per 1,000 sq. ft.	
	Greater than 150,000 sq. ft.	4 per 1,000 sq. ft.	
Office, Medical	2.5 per 1,000 sq. ft.		125% of minimum
Parking, Structure	N/A		N/A
Parking, Surface Lot	N/A		N/A
Personal, Repair & Rental Services	2 per 1,000 sq. ft.		125% of minimum
Research & Development	2 per 1,000 sq. ft.		125% of minimum

Table 153.065-A: Required Vehicle Parking		
Use	**Minimum Required**	**Maximum Permitted**
Retail, General	3 per 1,000 sq. ft.	125% of minimum
Sexually Oriented Business Establishments	Per approved parking plan	
Skilled Nursing, Rehabilitation, Home for the Aging, and Nursing Homes	Per approved parking plan	
Shopping Center	5 per 1,000 sq. ft.	125% of minimum
Vehicle Rental, Sales and Repair	2 per 1,000 sq. ft. plus 1 per 2,000 sq. ft. of outdoor vehicle display area	150% of minimum
Wireless Communications	N/A	N/A
Accessory and Temporary Uses	~~No parking is required for accessory or temporary uses, except as noted below.~~	
Day Care, Adult or Child	2 per 1,000 sq. ft.	125% of minimum
Dwelling Administration, Rental or Sales Office	2	N/A
Residential Model Home	1 plus 1 per employee at maximum use	N/A
Swimming Pool	Per approved parking plan	

(b) Adjustments to Required Vehicle Parking

The maximum on-site parking requirements may not exceed that permitted by Table 153.065-A unless a parking plan meeting the criteria of §153.065(B)(2)(b)6, below is approved by the required reviewing body. The minimum amount of parking required by Table 153.065-A may be reduced by approval of a parking plan meeting the requirements of §153.065(B)(2)(b)1-6. The cumulative reduction of minimum parking requirements permitted by §153.065(B)(2)(b)1-5 shall not exceed 30% of required parking, regardless of the number of these adjustments applied. Additional reductions may be permitted by §153.065(B)(2)(b)6.

1. Shared Parking Calculations

Where a mix of land uses creates staggered peak periods of parking, shared parking plans that have the effect of reducing the total amount of needed parking spaces may be approved. Parking spaces included in shared parking plans should be equally accessible and available to each of the affected users. The collective provision of off-street parking for two or more buildings or uses may be permitted subject to the following:

A. Shared parking plans may include any lot or structure meeting the parking location requirements of §153.065(B)(1)(b). Adjacent lots included in the shared arrangement shall be connected for vehicular passage and shall

provide safe and efficient pedestrian access to all uses served by the parking area(s).

B. A request for a shared parking reduction shall be based on a shared parking analysis, including, but not limited to, the following factors:

i. The number of originally required spaces for different uses or facilities sharing the same parking areas as noted in Table 153.065-A; and

ii. Documentation~~ed~~ ~~percentages~~ of required parking needed for different uses at different days and times.

C. The adjusted required parking for shared parking areas shall be the largest number of spaces needed for all uses during the most intensive time period of use expected on a typical basis.

2. Auto-Share Parking Spaces

The required minimum number of off-street parking spaces may be reduced by four spaces for each parking space reserved for auto-share parking, not to exceed a 10% reduction in the required minimum number of spaces provided in any one parking lot or structure. Auto-share parking spaces shall be designated on a parking plan and signed for the exclusive use of auto-share vehicles and evidence of written m~~. M~~easures shall be ~~taken~~ provided to the City to ensure that the auto-share spaces are used only for that purpose.

3. Transit Proximity

The required minimum number of off-street parking spaces may be reduced by 10% if more than 50% of the land in a proposed development is located within 1,320 feet of any public transit stop. If an existing transit stop is subsequently eliminated, any previously permitted parking reduction shall remain valid, provided that an active transit route remains within 1,320 feet of the development.

4. Shower Facilities

The required minimum number of off-street parking spaces for a non-residential development may be reduced by 5% if a development contains shower and clothing locker facilities for bicycle commuting employees or patrons. The reduction shall apply only to that portion of the minimum parking requirement attributable to the tenant(s) or user(s) that have access to the shower and locker facilities. If the shower or locker facilities are later eliminated, the reduction of the minimum required parking shall no longer apply and parking shall be provided in accordance with §153.065(B).

5. Transportation Demand Management

As an alternative or supplement to the other adjustments in subsection §153.065(B)(2)(b), off-street parking requirements may be reduced by up to 30% through the use of a Transportation Demand Management (TDM) program approved by the Director and the City Engineer.

A. Parking Demand Study Required

Before a TDM program may be approved, the applicant shall submit a parking demand study prepared by a traffic engineer or other qualified

transportation professional determined to be acceptable to the Director and the City Engineer. The study shall document that the use of alternative modes of transportation, including transit, bicycles, walking, and/or the special characteristics of the customer, client, employee, or resident population will reduce expected vehicular use and parking space demands for the use, as compared to the Institute of Transportation Engineers vehicle trip generation rates and the minimum parking requirements established in Table 153.065-A.

B. Transportation Demand Management (TDM) Activities

The TDM program must include at least two of the following established and maintained activities in order to qualify for a reduction in off-street parking requirements:

i. Carpooling, vanpooling, ridesharing, guaranteed ride home, telecommuting, and/or shuttle service programs;

ii. Staggered or alternative work scheduling, allowing employees to arrive and depart at different times so that peak parking demands associated with mass shift changes are minimized;

iii. Dissemination of information to employees, residents, and visitors to the site regarding the TDM plan and alternatives to single-occupancy vehicle travel to the site through an on-site office or project-specific web site; or

iv. Use of alternative TDM activities that the Director and the City Engineer determine are likely, in combination with other TDM measures, to result in at least 30% reduction in single-occupancy vehicle travel to and from the site, as compared to the Institute of Transportation Engineers vehicle trip generation rates.

C. TDM Annual Report

i. The owner of the parcel or principal structure must provide an annual report to the Director and City Engineer describing the implementation strategies for the approved TDM plan as approved. The report shall include a description of the TDM activities, a list of current tenants and number of employees for each tenant, and a parking-reduction analysis based on employee and/or resident use of ridership programs or alternative transportation options.

ii. If the report does not document reasonable progress toward a 30% reduction in the Institute of Transportation Engineers vehicle trip generation rate of single-occupancy vehicle travel to and from the site, then the report shall identify what changes to the TDM plan or activities are being made to further reduce single-occupancy vehicle travel to and from the site. The Director and the City Engineer ~~shall be permitted to~~may require additional parking facilities to be constructed or a fee from the owner of the parcel or primary structure to be used for the construction of additional parking facilities or improvements to offset the impact of the single-occupancy vehicles.

6. Demonstration of Parking Need

In addition to or in lieu of parking adjustments as described in §153.065(B)(2)(b)(1)-(5), the required reviewing body shall be permitted to approve a parking plan for fewer than the minimum required parking spaces or more than the maximum permitted parking spaces based on a demonstration of parking need by the applicant. The required reviewing body shall consider:

A. The land use and development character of the area to be served by the parking facility, including the relative intensity of uses requiring parking, availability of transit, proximity of nearby employment centers and residential uses, and other relevant factors;

B. The availability of other publicly available parking in the area, including information such as number of spaces, any applicable restrictions (time limits, dedicated parking areas, etc.), or other uses also counting spaces in the same parking area for meeting parking requirements;

C. The timing of parking use relative to other uses in the area including information regarding hours of operation or other operational parking needs that would permit use of the spaces;

D. The parking requirement for similar uses where applicable, as may be determined by the Director, as described in §153.065(B)(1)(a);

E. Whether the location of all provided parking meets the requirements of §153.065(B)(1)(b);

F. Whether compliance with Table 153.065-A is made to the maximum extent practicable taking into account parking lot design and efficiency of the layout;

G. Whether other adjustments as described in this section should apply in conjunction with or in lieu of the requested need-based adjustment; and

H. Whether supporting documentation, if provided, adequately demonstrates that sufficient parking is available to meet projected typical demand.

(c) Accessible Parking Spaces

1. Within the total number of off-street parking spaces provided, a minimum number of spaces shall be designated, installed, and managed for use by the physically disabled in compliance with the Ohio Building Code, current edition, Chapter on Accessibility and the Referenced Standards therein.

2. All handicapped parking spaces shall be designated by freestanding signs as provided in the Ohio Manual of Uniform Traffic Control Devices or as approved by the City Engineer.

(3) Required Bicycle Parking

(a) Applicability

Bicycle parking is required for any development or use with six or more required vehicle parking spaces. ~~Required bicycle parking may be used as bicycle-share spaces.~~

(b) Minimum Number of Bicycle Parking Spaces Required

1. Bicycle parking spaces shall be required as follows:

A. For residential uses, except attached and detached single-family, one space for every two dwelling units. Up to 50% of required spaces may be provided within garages for multiple-~~-~~family uses provided the required reviewing body determines that the garage size and dedicated bicycle parking facilities are generally adequate to accommodate these spaces.

B. For civic/public/institutional uses, one space for every 20 required vehicle parking spaces.

C. For commercial uses, one space for every 10 required vehicle parking spaces.

2. Provided that bicycle parking is not completely eliminated, required bicycle parking may be increased or reduced by the required reviewing body when it is demonstrated that the level of bicycle activity at that location warrants a different amount.

(c) Facility Type

1. Designs of bicycle racks, docks, posts, and lockers are encouraged to be decorative, unique, and appropriate to the surrounding area. Bicycle parking design should be incorporated whenever possible into building design and coordinated with the design of street furniture when it is provided.

2. Bicycle parking racks, docks, or posts shall be designed and installed to allow a bicycle to be locked to a structure, attached to the pavement, building, or other permanent structure, with two points of contact to an individual bicycle frame. Racks, docks, and posts shall be designed to allow the bicycle frame and one or both wheels to be locked with a U-lock when used as intended.

3. Bicycle parking racks, docks or posts provided within the street right-of-way shall be of a consistent design on all streets included within a Development Plan or Site Plan Review site~~area~~. Facility types, designs and locations within the street-right-of-way shall require approval by the City Engineer.

(d) Location

1. Required bicycle parking shall be located within a reasonable walking distance of the principal building entrances being served. Bicycle parking may be provided in and/or adjacent to open spaces where provided in accordance with §153.064. The location and design shall ensure that bicycle parking and facilities do not obstruct vehicle parking or pedestrian walkways as required by the Ohio Building Code, the Americans with Disabilities Act, and other applicable state and federal laws, policies and guidelines. Bicycle facilities and parking areas shall meet the sight visibility requirements of this Chapter.

2. Outdoor bicycle parking areas shall be located in well-lit areas in accordance with §153.065(F).

3. A pedestrian-accessible walk shall be available between the outdoor bicycle parking area and the principal building entrance. Public sidewalks may be used to meet this requirement.

4. Bicycle lockers shall be located inside or to the side or rear of the principal structure, but not within any required setback or required building zone.

5. Covered Bicycle Parking Areas

   A. Bicycle parking areas are encouraged to be sheltered from natural elements by locating them inside or under principal or accessory structures, in bicycle lockers, under roof extensions, overhangs, awnings, carports or enclosures, or other similar methods.

   B. If bicycle parking is covered, the cover must be permanently attached to the ground or a structure and have at least seven feet of clearance above the surface to which it is attached.

   C. Covered bicycle parking areas shall be in accordance with building type requirements and are not permitted within any required setback or required building zone unless the shelter is part of the principal structure and ~~adequate space~~at least five feet of clear area is available for pedestrian use.

6. Public bicycle parking provided by the City and located within the street right-of-way may be counted toward meeting the minimum bicycle parking requirement for a parcel provided that the spaces are on the same side of the street and located between the two side lot lines of the parcel. Credit for public bicycle parking spaces shall apply to parking for all uses on the parcel rather than any specific use.

7. For parcels within the Architectural Review District boundaries, public bicycle parking provided by the City and located within the street right-of-way may be counted toward meeting the minimum bicycle parking requirement provided that the spaces are on the same block face as the subject parcel.

8. On corner lots, public bicycle parking spaces on both street frontages may be counted. ~~Credit for public bicycle parking spaces shall apply to parking for all uses on the parcel rather than any specific use.~~

9. Public bicycle parking spaces shall not be designated for exclusive use by any specific use, building or lot.

(e) Installation

Bicycle parking shall be installed according to the dimensional requirements set forth by the manufacturer and the latest edition of the APBP Bicycle Parking Guidelines, or similar industry publication acceptable to the Director.

(4) Off-Street Parking Space and Aisle Dimensions

Parking spaces and maneuvering aisles shall comply with Table 153.065-B. Refer to Figure 153.065-A for a graphic depiction of these requirements.

Table 153.065-B: Off-Street Parking Space and Aisle Dimensions

Parking Pattern	Aisle Width		Regular Space		Compact Space~~1~~*	
	1 Way	2 Way	Width	Length	Width	Length
Parallel	12 ft.	18 ft.	9 ft.	23 ft.	8 ft.	20 ft.

Table 153.065-B: Off-Street Parking Space and Aisle Dimensions						
Parking Pattern	Aisle Width		Regular Space		Compact Space~~1~~*	
	1 Way	2 Way	Width	Length	Width	Length
30-75 degrees	12 ft.	22 ft.	9 ft.	21 ft.	8 ft.	18 ft.
76-90 degrees	N/A	22 ft.	9 ft.	18 ft.	8 ft.	16 ft.
~~1~~*A maximum of 10% of parking spaces may be designed as compact parking spaces, and all spaces shall be clearly marked and reserved for that use.						

(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.

(a) Entrance/Exit Lanes

1. One entrance lane shall be required for each 300 spaces or part thereof. One exit lane shall be provided for each 200 spaces or part thereof.

2. Single entrance and exit lanes from the street shall be no wider than 16 feet. Double entrance and exit lanes shall be no wider than 24 feet at the street right-of-way. Where more than two entrance or exit lanes are required, a separate entrance/exit shall be provided.

3. No entrance or exit lanes shall be permitted directly onto a principal frontage street except as may be permitted by the City Engineer in §153.061(D)(2).

4. On other street frontages, only one entrance and one exit lane shall be permitted for each 200 feet of frontage unless otherwise approved by the City Engineer.

5. To reduce the width of sidewalk interruptions and promote walkability, only single entrance lanes may be used unless access is provided from an alley/service street.

(b) Stacking Spaces

Two vehicle lengths of stacking space, each measuring at least 20 feet long, shall be provided between the street and the garage entry gate. The stacking area shall not be located across a sidewalk or in the public right-of-way. Additional stacking may be required by the City Engineer based upon traffic patterns and street types, or may be requested by the applicant pursuant to §153.066(H) based on a circulation plan demonstrating need for the additional stacking spaces.

(c) Interior Circulation

The interior of the structure shall be designed in accordance with the requirements of this section.

1. Maximum aisle length shall not exceed 400 feet without providing a cross-aisle.

2. Cross aisles shall be a minimum of 18 feet and no greater than 24 feet in width.

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.

(d) Pedestrian Safety

1. Stairways on the ~~building's~~ parking structure's ~~exterior~~ perimeter shall be visible from outside of the structure. The maximum distance between parking spaces and the nearest exit stairwell shall be 200 feet.

2. At least one elevator shall be provided to serve a parking structure. The maximum distance between any parking space and an elevator shall be 350 feet.

3. Pedestrian flow shall be channeled through openings to permit surveillance, either by a booth cashier or by cameras being monitored from a remote location. If 24-hour coverage is unavailable, active techniques with security personnel who monitor television or sound equipment may also be used.

(6) Surface Parking Lot and Loading Area Design and Construction

(a) Grading

All off-street parking and loading areas including spaces, driveways, aisles and circulation drives shall be graded and maintained so that water does not unreasonably accumulate on the surface areas or flow or drain onto adjacent public or private properties.

(b) Surfacing

1. All off-street parking and loading areas including spaces, driveways, aisles and circulation drives shall be hard-surfaced with asphalt, concrete or a combination of those materials approved by the City Engineer.

2. As an alternative, off-street parking areas may be surfaced with permeable asphalt, permeable concrete or turf blocks, or some combination of permeable and non-permeable surfaces, subject to review by the City Engineer and the Fire Chief. The City Engineer may approve an adjustment to the calculations for required stormwater management and retention measures to reflect greater stormwater volume control through the use of permeable paving.

3. All parking and loading surfaces shall be maintained in compliance with §153.065(B)(8) at all times.

(c) Driveways

1. Adequate access to a parking lot shall be provided by clearly defined driveways designed so that vehicles entering or leaving the parking lot will be traveling in a forward motion, unless the City Engineer confirms that an alternative design will protect traffic flow and traffic safety.

2. No driveway shall be permitted directly onto a principal frontage street unless approved by the City Engineer as provided by §153.061(D)(2).

3. On other street frontages, driveways shall be limited to one per lot or parcel, whichever requires the fewer number of access points, unless vehicular access is provided from an alley or service drive or the need for an additional driveway on a street is documented based on an access management study approved by the City Engineer.

4. If it is determined that shared driveways will better protect traffic flow or traffic safety on surrounding streets, the City Engineer may require that access to two or more adjacent surface parking or loading areas shall be provided through one or more shared driveways.

5. Driveway aprons connecting parking lots to public roadways may not be constructed with permeable materials.

6. Driveways shall be no wider than 22 feet at the intersection with the adjacent street right-of-way. Alternative driveway throat width may be requested by applicants and approved pursuant to §153.066(H).

7. Curb radii for driveways connecting parking lots to public roadways shall not exceed 20 feet. Alternative radii may be requested by applicants and approved pursuant to §153.066(H).

8. Any driveways not provided for or regulated by these provisions shall be governed by §153.210. Where conflicting regulations exist between §153.210 and this section, this section shall prevail.

(d) Curbs and Wheel Stops

1. Raised or rolled concrete curbs or wheel stops at least five inches high shall be installed where necessary to prevent vehicle conflicts with abutting landscape areas, sidewalks, streets, buildings or lot lines. There shall be a minimum of four feet of clear walkway area and at least two and one-half feet ~~minimum distance~~ between ~~from~~ a curb or wheel stop and ~~to~~ any property line, planting area, street, or building~~or protected area shall be two and one-half feet~~.

2. Planted areas shall be installed at a lower grade than the parking lot pavement, include curbing at the edge of a landscaped area and have openings or gaps allowing drainage from the pavement to enter and percolate through the landscaped areas when used for stormwater management purposes, or if required by the City Engineer.~~If a curbing is located at the edge of a landscaped area, planted areas shall be installed at a lower grade than the parking lot pavement and curbing shall have openings or gaps allowing drainage from the pavement to enter and percolate through the landscaped areas~~.

3. Wheel stops may ~~only~~ be used in conjunction with accessible parking spaces where an adjacent walkway is installed at the same grade as the parking space. Wheel stops may be used in addition to raised curbs where necessary to prevent vehicle overhang onto adjacent walkways or near buildings, or in conjunction with curb breaks used for stormwater drainage. Curbs shall be required in all other circumstances.

(e) Striping

Parking areas shall be striped and maintained in good condition to be clearly visible with lines to indicate parking space limits. All striping shall comply with the Ohio Manual of Uniform Traffic Control Devices unless an alternative is approved by the City Engineer.

(f) Pedestrian Circulation

Refer to the walkability standards of §153.065(I)(3)(b) for requirements for pedestrian circulation plans. ~~Each surface parking area that contains 50 or more parking spaces, or contains any parking spaces located more than 350 feet from the front façade of the principal structure, shall contain at least one pedestrian walkway or sidewalk allowing pedestrians to pass from the row of parking farthest from the primary building façade to the primary building entrance. The required walkway must be at least five feet wide, shall not be located within a driving aisle, and, where possible, shall be located in a landscaped island running perpendicular to the primary building façade.~~

(7) Required Loading Spaces

(a) Applicability

The provisions of §153.065(B)(7) apply to all uses~~lots~~:

1. That are located in any ~~BSC~~BSD zoning district with the exception of ~~BSC~~BSD Residential and ~~BSC~~BSD Historic Residential districts; ~~and~~

2. That are contained within a principal structure with more than 25,000 square feet of gross floor area; and

3. Where ~~the permitted or conditional uses in the principal structure require~~ the regular or periodic receipt or distribution of materials or merchandise by vehicles with a gross weight over 25,000 pounds is required or expected on a typical basis.

(b) Location

1. Off-street loading spaces may only be located on areas ~~those~~ of a lot that are not required to be occupied by a principal or accessory structure pursuant to §153.062(O).

2. Off-street loading areas may not be located on any parking spaces or parking aisles designated to meet the minimum parking requirements of this section, unless approved in a required parking plan demonstrating that the location and timing of loading activities will not ~~cause~~ conflict with typical parking use on the site or with vehicular or pedestrian circulation.

~~3. Where more than one off-street loading space is provided, at least one of the spaces shall be separate from areas designated on the site plans as waste storage or pickup areas.~~

3~~4~~. An alley or service street may be used instead of a separate off-street loading space, subject to approval as part of a required parking plan demonstrating that the loading and delivery activities will be coordinated with other users of the alley to minimize access and circulation conflicts.

4. On-street parking spaces may be counted toward meeting the minimum loading space requirement for a parcel provided that the spaces meet the same requirements for parking location as described in §153.065(B)(1)(b)(3), and subject to approval as part of a required parking plan demonstrating that the on-street spaces are of adequate size, number and availability to serve the intended

delivery vehicle(s) without creating conflicts with surrounding vehicular, bicycle or pedestrian traffic and circulation.

5~~6~~. Fire access zones, as described in §153.061(G), may not be used to meet loading space requirements.

6~~7~~. No loading dock, or any loading area used for the storage or staging of materials being transported to or from the site associated with commercial uses, shall be located closer than 50 feet to any lot in a residential district unless entirely contained within a completely enclosed building, or screened as required by §153.065(E)(3)(e), nor shall any loading dock or loading area directly face a residential district.

(c) Number Required

1. The number of off-street loading spaces required is based on the size of the principal structure and is listed in Table 153.065-E.

Table 153.065-C: Minimum Loading Spaces Required Per Principal Structure	
25,001 - 50,000 sq. ft. GFA	1 space
50,001 - 100,000 sq. ft. GFA	2 spaces
100,001 sq. ft. and above GFA	3 spaces

2. ~~Subject to approval of a required parking plan, t~~The required number of loading spaces may be increased or reduced by the required reviewing body when it is demonstrated that the frequency and type of loading activities at that location warrant a different number.

3. For principal structures of 25,000 square feet or less in gross floor area, loading and delivery activities may be conducted using an alley or service street, on-street parking spaces, or other on-site parking area as described in §153.065(B)(7)(b), unless the required reviewing body determines that a dedicated off-street loading space is necessary based on the frequency and type of loading activities anticipated for the use.

(d) Design

1. All off-street loading spaces shall be at least 12 feet wide and 30 feet long with a height clearance of 14 feet, unless ~~, at the determination of~~ the required reviewing body determines that~~,~~ the typical delivery vehicle(s) designated in an approved parking plan can be adequately accommodated by reduced loading space dimensions.

2. Refer to §153.065(E)(3)(e) for off-street loading area screening requirements.

3. Truck loading and unloading docks and maneuvering areas shall be designed so that truck movements do not interfere with traffic on public streets or off-street parking when vehicles are parked for loading and unloading. Loading areas requiring vehicles to back in from the street are ~~permitted~~prohibited on principal frontage streets, unless otherwise permitted by the City Engineer. Vehicles loading or unloading may not extend over any sidewalk or into any public right-of-way between the hours of 6:00 am and midnight, unless located entirely within

a designated on-street parking lane or within the vehicular travel lane of an alley or service street as permitted in an approved parking plan.

(8) Maintenance and Use

(a) General Provisions

1. Unless an equal number of required spaces conforming to §153.065(B) are provided, parking and loading areas shall be maintained and not used for any other purpose while the principal structure or use remains in operation. Other parking arrangements for temporary community activities and special events may be permitted with approval from the City of Dublin Events Administration.

2. All parking lots shall be maintained free of potholes, litter, debris, glass, nails or other dangerous materials.

3. Surfacing, curbing, wheel stops, lighting fixtures, signs, and related appurtenances shall be maintained in good condition. The visibility of pavement markings delineating parking spaces and directional control shall be maintained.

4. Except on a temporary basis in the event of heavy rainfall or snowfall, all off-street parking and loading facilities shall be maintained free of accumulated snow or standing water which may prevent their full use and occupancy.

5. All permeable paving materials shall be maintained in an unbroken condition and shall be regularly swept and vacuumed to prevent blockages of sand, sediment, or other materials that would impair their permeability to water as originally designed.

6. Signs designating the use of individual private parking spaces for specific users, buildings or lots shall not be legible from a public right-of-way, except where such a sign is otherwise required by this Chapter.

(b) Use Restrictions

1. It is unlawful for any person to park or store any vehicle in a parking lot or parking structure without the consent of the owner, holder, occupant, lessee, agent or trustee of the property.

2. All vehicles parked in a parking lot or parking structure ~~within a BSC district~~ shall be capable of being started and driven ~~operable~~ and have a valid registration and license within the most recent 12-month period. ~~For the purposes of this section, operable means capable of being started and driven.~~

3. A recreational and utility vehicle may be located outside of an enclosed structure for up to 72 hours in any 30-day period, provided the owner or person in charge of the recreational and utility vehicle is the owner or a guest of a resident of that property. The vehicle shall be parked on a hard surface and shall not be used for overnight sleeping or living.

4. Off-street parking and loading areas may not be used for material storage, storage or display of vehicles and/or merchandise, or for vehicle or machinery repair or maintenance. If located within an off-street parking or loading area, refuse storage stations and dumpsters shall be located and designed in accordance with §153.065(E) and shall not interfere with driveway circulation or access to parking spaces and loading areas.

5. Except on parcels where the sale of vehicles is a permitted or approved conditional use of the property, no vehicle may be parked in any off-street parking or loading area for the sole purpose of displaying the vehicle for sale.

6. Unless no other parking area is reasonably available, no vehicle that, at the determination of the Director, is intended for the display of advertising to the public may be parked so as to be visible to traffic on a public street or parking area.

§ 153.065 SITE DEVELOPMENT STANDARDS

(C) Stormwater Management

(1) Intent

The City's goal for stormwater management is to enact standards reflecting the most innovative, creative, environmentally effective and cost-effective practices available. Through the standards and practices incorporated in the City's Stormwater Management Design Manual, the City encourages the use of stormwater treatment and engineering methods that allow for groundwater recharge and that manage stormwater as close to its source as possible. The use of Environmentally Sensitive Development (ESD) methods such as conservation design, smart growth, green infrastructure, integrated site design and sustainable development are practices and methods that can help achieve these goals~~, and are reflected in the standards in the Manual~~. These practices are encouraged to be used in Dublin where suited to site and development conditions, and particularly in the Bridge Street District, consistent with the standards in the Stormwater Management Design Manual and the Principles of Walkable Urbanism provided in §153.057(D).

(2) All stormwater shall be managed as required by Chapter 53 of the Dublin City Code.

§ 153.065 SITE DEVELOPMENT STANDARDS

(D) Landscaping and Tree Preservation

(1) Purpose

(a) The intent of §153.065(D) is to improve the appearance of the BSCBSD zoning districts, reduce noise and air pollution, reduce heat island impacts, protect the character and value of surrounding neighborhoods, and promote public health and safety through appropriate urban-scale landscaping of street frontages and surface parking lots. This section is also intended to ensure buffering between significantly different land uses, and that trees are preserved and replaced in a manner appropriate to urban environments.

(b) Because the BSCBSD zoning districts reflect a more urban, mixed- -use character than other portions areas of the city, these standards generally allow landscaping benefits to be achieved through intensities of planting or other forms of screening as an alternative to wide planted areas. Quantitative requirements for landscape materials are intended to provide minimum amounts based on the scale and intensity of development. Unless otherwise specified, these requirements should not be interpreted as requiring regular, symmetrical or standardized intervals of vegetation within landscape areas. Required landscaping should be creatively and architecturally designed to add four seasons of visual interest and preserve natural integrity, as and be appropriate to the character of the surrounding area.

(2) General

(a) The provisions of §§153.132 through 153.148 shall apply in the BSCBSD zoning districts unless specifically modified or waived by through the provisions of §153.065(D). Landscaping for existing sites shall be brought into compliance with the minimum requirements of this section in accordance with the provisions of §153.132(B).

(b) Each application for development or redevelopment shall include a landscape plan showing compliance with the provisions of §153.065(D). The siting of buildings shall avoid the removal of desirable trees in good or fair condition where alternatives consistent with the provisions of §153.062 are available.

(c) Protected trees, as defined in this Chapter, removed from any portion of a lot consistent with an approved Minor Project, Development Plan, or Site Plan Review shall be replaced in accordance with §153.146 except as provided by §153.065(D)(9).

(d) Existing trees which are incorporated into the landscape plan shall be protected during construction as required by §153.145.

(e) Landscape plans shall exhibit diversity in tree selection, as determined to be appropriate by the City Forester and the Director of Parks and Open Space.

(e)(f) In all areas where landscaping is required, a minimum of 80% of the surface area of any landscape bed shall be predominantly covered within four years after installation by living materials, rather than bark, mulch, gravel or other non-living materials. Areas included in rain gardens or other vegetated site features to meet stormwater management requirements are excluded from this requirement with prior approval from the Director.

~~(f)~~(g) Areas included in rain gardens or vegetated site features created to meet stormwater management requirements may be counted towards any landscaping required by §153.065(D)(4) - (6) if landscaped to meet the requirements.

~~(g)~~(h) All irrigation systems shall be designed, installed, and operated to minimize run-off and over-spray of irrigation water onto roadways, sidewalks, and adjacent properties, and shall be installed with rain sensors to turn the system off during rainy conditions.

~~(h)~~(i) Shrubs and plants that exceed two and one-half feet in mature height are prohibited in required sight visibility triangles for site access points as defined in Appendix C and are prohibited in required sight visibility triangles for street intersections as defined by the City Engineer.

~~(i)~~(j) If two or more conflicting landscape requirements apply to the same area, the one requiring the most landscaping shall apply.

~~(j)~~(k) A registered landscape architect shall be used to prepare landscape plans required for applications for Site Plan Review. ~~A registered landscape architect shall be utilized for the preparation of all required landscape plans.~~

(3) Street Trees

When a property is developed or redeveloped in any ~~BSC~~BSD zoning district the applicant shall be required to plant and maintain trees in the street right-of-way pursuant to the following requirements. No existing street trees shall be required to adhere to the following requirements unless they are required to be removed and replaced consistent with an appropriate approved application as provided in §153.066.

(a) A minimum of one tree is required per 40 linear feet of street frontage or fraction thereof. Refer to Table 153.065-D, Street Tree Spacing Requirements, for spacing based on tree size and site characteristics.

(b) Street trees shall be planted within streetscape planting zones in ~~urban~~ tree wells, ~~or within~~ tree lawns based or open planting beds based on the applicable street type design requirements. Refer to §153.061 for more information regarding street types.

(c) ~~Structural soil or an equivalent material approved by the City Forester shall be used for all street trees, regardless of whether they are planted within urban tree wells or tree lawns~~Street trees shall be planted in topsoil approved by the Director of Parks and Open Space or the City Forester. ~~The soil shall be placed within trenches which are generally parallel to the curb, connecting street trees underneath the pavement and extending beyond the tree well or tree lawn~~ Structural soil or an equivalent material approved by the City Forester shall be placed under paved areas adjacent to tree wells or planting beds, parallel to and behind the curb~~as far as physical site conditions permit~~, and connecting planting beds or tree wells to one another beneath the paved surface within the streetscape planting zone. The City Forester may require additional structural soil to extend horizontally beyond the planting zone beneath sidewalks or other paved surfaces, as necessary to ensure the long term health of street trees, depending on the planting and paving conditions within individual street types. Structural soil shall not be used in planting beds.

(d) The street tree openings shall be a minimum of ~~four~~ five feet wide and ~~four~~ five feet long and excavated to a minimum depth of three feet. The City Forester may require a deeper excavation based on specific tree species, site conditions, and/or conditions related to the adjacent street type.

(e) Tree wells shall be covered with a tree grate, permeable pavers (block or stone) or by plant material, where appropriate for the street type and site conditions as approved by the City Forester.

(f) Species and Size

1. Street trees shall be from the approved Urban Street Tree List for Dublin, Ohio or other species approved by the City Forester.

2. Street trees shall have a clear trunk of at least seven feet above the ground. The minimum trunk caliper measured at six inches above the ground for all street trees shall be no less than two and one-half inches. Existing trees in good or fair condition may be used to satisfy these requirements with prior approval of the City Forester.

3. Small tree species are permitted for use in planting zones where overhead utility lines exist. Small tree species may also be planted in medians, in addition to medium and/or large tree species, where medians are provided.

(g) Spacing and Location

Street trees shall be spaced as set forth in Table 153.065-F below unless modified by the City Forester based on unusual site conditions or obstructions.

TABLE 153.065 – F: STREET TREE SPACING REQUIREMENTS

Requirement	Small Tree	Medium Tree	Large Tree
Spacing range between trees	20-25 ft.	30-35 ft.	40-45 ft.
Minimum distance between trunk and face of curb (at planting)	3 ft.	3 ft.	3 ft.
Minimum distance from intersection	20 ft.	20 ft.	20 ft.
Minimum distance from fire hydrants and utility poles	10 ft.	10 ft.	10 ft.
May be planted within 10 lateral feet of overhead utilities	Yes	No	No

(h) Maintenance and Replacement by Property Owner

The property owner shall be required to maintain the street trees for one year after the trees are planted and replace any tree which fails to survive or does not exhibit normal growth characteristics of health and vigor, as determined by the City Forester. The one-year period after the approval of the City Forester shall begin at each planting and shall recommence as trees are replaced.

(i) Prohibited Activities

1. No person shall top any tree within the public right-of-way unless specifically authorized by the City Forester. Topping is defined as the severe cutting back of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree, as determined by the City Forester.

2. Unless specifically authorized by the City Forester, no person shall intentionally damage, cut, carve, transplant, or remove any tree or shrub; attach any rope, wire, nails, advertising posters, or other contrivance to any tree or shrub, allow any

gaseous liquid, or solid substance which is harmful to trees or shrubs to come in contact with them; or set fire or permit fire to burn when fire or heat will injure any portion of any tree or shrub.

3. No person shall excavate any tunnels, trenches, or install a driveway or sidewalk within a radius of ten feet from the trunk of any public tree or shrub without first obtaining the prior written approval from the City Forester.

4. No person shall remove a tree or shrub from the City-owned tree lawn, streetscape planting zone or other public property without first obtaining the prior written approval of the City Forester.

5. No person shall by any type of construction reduce the size of a tree lawn or streetscape planting zone without prior written approval of the City Engineer.

6. Decorative lights, strings of lights, electrical cords or wires are not permitted to be attached to any tree for more than four consecutive months.

(j) Municipal Rights

1. The City shall have the right to plant, prune, maintain and remove trees, plants and shrubs within public rights-of-way and other public grounds as may be necessary to ensure public safety or to preserve or enhance the environmental quality and beauty of public grounds. This section shall not prohibit the planting of street trees by adjacent property owners providing that the prior written permission of the City Forester has been granted.

2. The City Forester may cause or order to be removed any tree or part of a tree that is in an unsafe condition or which by reasons of its nature is injurious to sewers, electric power lines, gas lines, water lines, or other public improvements, or is affected with any injurious fungi, insect or other pest.

3. The City Forester shall have the right to enter private property to access trees adjacent to public areas for the purposes of proper pruning, after reasonable prior written notice has been given to the property owner.

4. Wherever it is necessary to remove a tree(s) or shrub(s) from a public ~~tree lawn~~planting zone or other public property, the City shall endeavor to remove and replant or replace the trees or shrubs. No protected tree within the public right-of-way or on other public grounds shall be removed without prior review by the City Forester, and the trees shall only be removed if the City Forester determines there are no other means available to preserve the tree.

5. The City Forester shall have the right to cause the removal of any dead or diseased tree(s) located on private property within the city and/or cause the removal of branches of trees located on private property that overhang or impede access to public property, when those trees constitute a hazard to life and property, or harbor an epiphytotic disease which constitutes a potential threat to other trees within the city. The City Forester shall notify in writing the owners of the trees to be removed. Removal shall be done by the owners at their own expense within 60 days after the date of service of written notice, unless a longer period is agreed to in writing by the City Forester, to allow time to attempt to treat and cure a salvageable diseased tree. In the event of failure of owners to comply within 60 days, the City Forester shall notify in writing the owners of the trees of

the City's authority to remove any tree(s) and charge the cost of removal to the owner as provided by law.

(4) Perimeter Landscape Buffering

Perimeter landscape buffering is intended to provide a buffer between land uses of significantly different intensities. The buffering is intended to obscure the higher-intensity land use from view and block potential negative impacts related to noise, lighting levels, and activity through the use of denser landscape screening and/or a fence or wall visually softened by clustered plantings, creatively and architecturally designed, as appropriate to the character of the surrounding area, and approved by the required reviewing body.

(a) Perimeter landscape buffering is required:

1. When development or redevelopment in accordance with §153.062(B)(1) in any ~~BSC~~BSD zoning district abuts property in a non-~~BSC~~BSD zoning district; or

2. With the exception of the ~~BSC~~BSD Historic Core district, when a non-residential land use is adjacent to a parcel containing only single-family detached building types (regardless of whether there is an intervening street, alley, or driveway).

~~(b) Perimeter landscape buffering shall be provided in accordance with either Option A or B described below. The required reviewing body may require openings in the buffer to allow pedestrian passage if it determines that passage between the two properties is desirable. Refer to Figure 153.065-B for an illustration of each option.~~

~~1. Option A~~

~~A. A landscape buffer at least 10 feet wide shall be provided on the side or rear of the BSCdistrict parcel adjacent to the non-BSCBSD property or on the side or rear of the non-residential land use parcel adjacent to the residential-only land use parcel.~~

~~B. The buffer shall include natural landscape materials such as lawn, ground cover, mounds, shrubs, and trees, and shall not contain impervious materials, except that a pedestrian or multi-use path may be permitted.~~

~~C. One tree and five evergreen or deciduous shrubs shall be provided for every 25 lineal feet of boundary lot line, or fraction thereof. Plantings may be creatively clustered and architecturally designed to achieve a naturalized appearance, as appropriate to the character of the surrounding area, provided the spacing is designed to provide a minimum 75% year round opacity six feet above grade level. The required opacity shall be provided within four years of planting, as measured on the non-BSCBSD zoning district/ residential-only land use side of the property line.~~

~~2. Option B~~

~~A. A landscape buffer at least five feet wide shall be provided on the side or rear of the BSCBSD zoning district parcel adjacent to the non-BSCBSD property or on the side or rear of the non-residential land use parcel adjacent to the residential-only land use parcel.~~

~~B. The buffer shall include an opaque wall, fence or dense vegetative screen with 100% year round opacity at least six feet in height.~~

~~C. If a fence or wall is provided, it shall meet the requirements of §159.065(E), and the side facing the non-BSCBSD zoning district or a residential use shall be at least as finished in appearance as the side facing the BSCBSD zoning district or non-residential use. Four evergreen or deciduous shrubs, evergreen or deciduous trees, or a combination thereof, shall be provided per 25 lineal feet of boundary lot line, or fraction thereof. Plantings may be creatively clustered and architecturally designed to achieve a naturalized appearance, as appropriate to the character of the surrounding area, and shall be provided on the side of the fence or wall facing the non-BSCBSD zoning district/residential use.~~

~~D. If a dense vegetative screen is provided, it shall be at least six feet in height within four years after planting and may be located on the shared boundary.~~

~~(c)~~(b) These requirements apply when a site subject to these requirements is developed or redeveloped in accordance with §153.062(B)(2). No existing development shall be required to install perimeter landscape buffering because of a change in the nature, character, or zoning classification of an adjacent parcel.

~~(d)~~(c) The required perimeter landscape buffer area may be located within a utility or other easement with the prior approval of the City Engineer provided all of the landscape requirements are met.

~~(e)~~(d) Required buffer materials must be placed on the parcel where development or redevelopment is occurring, unless both the parcel providing the buffering and the parcel being buffered are in common ownership, in which case the buffer may be provided on either or portions of both properties.

~~(f)~~(e) Vehicles or other objects shall not overhang or otherwise intrude upon the required perimeter landscape buffer. Refer to §153.065(B)(6)(d) for curb and wheel stop requirements.

~~(g)~~(f) Existing landscape material in good or fair condition may be used to satisfy these requirements with the prior approval of the Director.

(5) Surface Parking and Circulation Area Landscaping

All surface parking lots containing ten or more parking spaces, vehicular circulation areas for fueling/service stations, drive in/drive throughs, and other vehicular use areas shall provide the landscaping required by §153.065(D)(5). ~~Refer to Figure 153.065-C for an illustration of this requirement.~~

(a) Street Frontage Screening

Surface parking lots and other vehicular use areas located within 40 feet of a public street shall either be landscaped, or a street wall shall be installed in accordance with §153.065(E)(2) along the parking lot boundary facing the street to create a visual edge along the public right-of-way. The required street frontage treatment shall be in accordance with the following:

1. Where a surface parking lot/vehicular use area is located between 20 feet and 40 feet of any street right-of-way the property owner shall install at least one deciduous tree per 40 lineal feet, or fraction thereof, of a parking lot boundary facing the public street, in addition to the street trees required by §153.065(D)(3).

In addition, at least five deciduous or evergreen shrubs per 25 lineal feet, or fraction thereof, of a parking lot boundary facing the public street shall be installed, with a mature height of at least three feet. Required landscaping shall be installed within five feet of the edge of the parking lot and may be creatively clustered and architecturally designed, as appropriate to the character of the surrounding area.

2. Where a surface parking lot/vehicular use area is located within 20 feet of any street right-of-way, the property owner shall install a street wall in accordance with §153.065(E)(2) and at least five deciduous or evergreen shrubs per 25 lineal feet, or fraction thereof, of a parking lot boundary facing the public street. Trees are permitted to be installed but not required. Required landscaping may be creatively clustered and architecturally designed, as appropriate to the character of the surrounding area.

3. Where a surface parking lot/vehicular use area is located within 20 feet of a principal frontage street, the property owner shall install a masonry or wrought iron street wall in accordance with §153.065(E)(2). In addition, at least five deciduous or evergreen shrubs per 25 lineal feet, or fraction thereof, of a parking lot boundary facing the public street shall be installed. Trees are permitted to be installed but not required. Required landscaping may be creatively clustered and architecturally designed, as appropriate to the character of the surrounding area.

4. Unless otherwise approved by the required reviewing body, where a surface parking lot/vehicular use area is located within 40 feet of an alley or service street, the property owner shall install at least five deciduous or evergreen shrubs with a mature height of at least three feet, per 25 lineal feet or fraction thereof of the parking lot boundary. Required landscaping shall be installed within five feet of the edge of the parking lot and may be creatively clustered and architecturally designed, as appropriate to the character of the surrounding area.

5. Where temporary conditions are anticipated, such as developments planned in phases, the required reviewing body may consider alternative street frontage screening treatments consistent with an appropriate approved application as provided in §153.066.

~~3.~~6. Where the surface parking lot/vehicular use area's proximity to the public right-of-way varies such that different treatments detailed in §153.065(D)(5)(a)1-3 are required, the street frontage screening required for the majority of that side of the parking lot/vehicular use area shall be required along the entire frontage of that same side of the parking lot/vehicular use area.

(b) Perimeter Buffering

Where a surface parking lot is located within 30 feet of a side, corner side, or rear lot line, and the adjacent property contains only single-family detached building types or is a non-~~BSC~~BSD district (regardless of whether there is an intervening street, alley, or driveway), the property owner shall install perimeter buffering meeting the requirements of §153.065(D)(4).

(c) Interior Landscaping

1. In addition to required street frontage and perimeter buffering described in §153.065(D)(5)(a)-(b) above, a minimum of 5% of the interior parking lot area,

calculated as the total of the area in all parking spaces and drive aisles, shall be landscaped.

2. Interior landscape areas shall be landscaped with one or more of the following options:

   A. Option A: Landscape Peninsula or Island – ~~t~~The minimum width of a landscape peninsula or island shall be 10 feet with a minimum area of 150 square feet, with a maximum run of 12 parking spaces permitted without a tree island. One medium deciduous tree as defined by Appendix E or as otherwise approved by the City Forester shall be planted for every 12 parking spaces. ~~Structural soil or equivalent material as approved by the City Forester shall extend three feet beyond the edge of the peninsula or island into the adjacent pavement.~~Trees shall be planted in topsoil approved by the Director of Parks and Open Space or the City Forester. The Director of Parks and Open Space or the City Forester may require structural soil to be placed beneath paved areas surrounding the peninsula or island, as necessary to ensure the long term health of trees, depending on the planting and paving conditions. All islands and peninsulas shall be excavated to a depth of three feet. Structural soil shall not be used in planting beds.

   B. Option B: Interior Tree Lawn - The minimum width of an interior tree lawn shall be 10 feet with a minimum area of 300 square feet. One medium or large deciduous tree as defined by Appendix E, or as otherwise approved by the City Forester, shall be planted for every 12 parking spaces or every 30 linear feet, whichever provides more canopy cover. Trees may be grouped or spaced within the interior lawn area. All interior tree lawns shall be excavated to a depth of three feet and filled with amended clean soil or equivalent material as approved by the City Forester.

   C. Option C: Large Consolidated Island – The minimum dimensions of a large consolidated landscape island interior to the parking lot ~~with~~ shall be a minimum ~~width~~ of 36 feet wide with a minimum area of 1,300 square feet. One medium or large deciduous tree as defined by Appendix E, or as otherwise approved by the City Forester, shall be planted for every 12 parking spaces. Trees may be grouped or spaced within the large consolidated island. Existing trees which are to be preserved may be incorporated into the large consolidated island, as approved by the City Forester. Where existing trees are not being preserved within the large consolidated island, the area shall be excavated to a depth of three feet and filled with amended clean topsoil or equivalent material as approved by the City Forester.

3. All trees planted in interior landscaped areas shall have a three foot minimum dimension from the tree trunk to the back of curb or edge of pavement, as applicable.

4. When a landscape peninsula or island abuts the length of a parking space, a clear space for persons entering and exiting parked vehicles shall be provided by turf or pavers, mulch, and other similar non-vegetative material.

5. Each interior landscaped area must include at least one deciduous shade tree (from the approved Urban Street Tree List) to be counted toward the required landscape area. Trees shall have a clear trunk of at least seven feet above the ground, and the remaining area shall be landscaped with hardwood mulch, shrubs, perennials or ground cover. Interior tree lawns and large consolidated islands may also use turf. Shrubs or perennials shall not exceed two feet in mature height.

6. Required on-site drainage shall be incorporated into interior landscaped areas to the maximum extent practicable consistent with the standards in the City of Dublin Stormwater Management Design Manual. If a curb is located at the edge of a landscaped area, planted areas shall be installed at a lower grade than the parking lot pavement and curbing shall have openings or gaps allowing drainage from the pavement to enter and percolate through the landscaped areas. Plantings in landscaped areas intended to be used for biofiltration shall be those appropriate for rain gardens.

(6) Required Building Zone (RBZ) Treatment

Refer to §153.065(I)(2)(a) for RBZ treatment requirements. ~~All areas between the front or corner side property lines and the back of the RBZ or setback not occupied by a building shall be treated with either a landscape, patio, or streetscape treatment as required by §153.062(O).~~

~~(a) Landscape RBZ treatment shall include lawn and/or planters with perpendicular access walks connecting the public sidewalk with building entrances.~~

~~(b) Patio RBZ treatment shall include paved surfaces with landscape planters, seating, fencing in accordance with §153.065(E) and street furniture. Pervious pavement treatments consistent with the standards in the City of Dublin Stormwater Management Design Manual are strongly encouraged.~~

~~(c) Streetscape RBZ treatment shall be a compatible extension of the public sidewalk streetscape with walkways, street trees, planters, and/or other street furniture.~~

~~(d) Where parking is permitted to the side or rear of a principal structure pursuant to the building type requirements of §153.062(O), surface parking areas and associated driveways may encroach into the front and/or corner side RBZ provided a street wall is installed in accordance with §153.065(E)(2) to screen the parking area. The area on the street facing side of the street wall shall be treated with either landscape, patio, or streetscape RBZ treatment as permitted by the building type.~~

(7) Foundation Planting

Building foundation landscaping is required for all façades of all principal structures as described below:

(a) Building foundation landscaping is required along all sides of a building not otherwise occupied by building entrances, sidewalk, parking, or loading areas, or other similar areas. Building foundation landscaping is not required for portions of the front or corner side building façades located within 10 feet of the front property line and where a streetscape or patio RBZ treatment is provided.

(b) Where building foundation landscaping is required, at least one shrub shall be provided per each 10 linear feet of building façade, or fraction thereof, within a landscape bed or raised planter extending a minimum of 42 inches beyond the foundation. Shrub spacing shall be at the industry minimum standard by species. ~~Where streetscape or patio RBZ~~

treatment is provided, raised planting beds, raised planters, and flower boxes may be used. LBuilding foundation landscaping shall be continuous. Plantings may should be designed and creatively clustered by speciesand architecturally designed, as appropriateand respond to the character of the adjacent architecture and surrounding area.

(b)(c) Where streetscape or patio RBZ treatment is provided, raised planting beds, raised planters, and flower boxes may be used.

(c)(d) Building foundation landscaping may be installed at building foundation grade level or in a raised planter. The planter shall not be higher than three feet above the building foundation grade level. Roof top gardens do not count towards meeting this requirement.

(d)(e) A minimum of 80% of tThe surface area of any foundation planting landscape bed shall be predominantly covered by living materials, rather than bark, mulch, gravel or other non-living materials in accordance with §153.065(D)(2)(e).

(8) Credit to Preserve Existing Trees

(a) Credit Available

Property owners who demonstrate they have preserved mature, non-diseased trees with a six-inch caliper as measured at diameter breast height (DBH) during development or redevelopment may obtain credits toward required landscaping. Trees intended to be preserved shall be indicated on the landscape plan and shall be protected during construction through use of tree protection fencing around the critical root radius. The total amount of tree credits shall not exceed 50% of the required tree landscaping requirement.

(b) Amount of Credit

Credit for preserved trees is shown in Table 153.065-E. Any preserved trees for which credit is given and that are lost to damage or disease within five years after the credit is awarded, shall be replaced by the land owner with the number of trees for which the credit was granted.

TABLE 153.065 – E: TREE PRESERVATION CREDITS	
DBH of Preserved Tree (inches)	**# of Trees Credited**
Over 12	3
8 inches to 11.9	2
6 inches to 7.9	1

(9) Tree Preservation

(a) General Provisions

1. Applicability

§153.065(D)(9) applies to protected trees on all public and private properties.

2. Tree Preservation Plan Required

A. Due to unique and/or noteworthy characteristics including size, species, age, and historical significance, landmark trees and significant groups of mature, non-diseasedhealthy trees are community amenities that should be preserved to the maximum extent feasible.

B. Applicants shall submit a tree preservation plan for approval by the required reviewing body that demonstrates the site landscaping complies with the provisions of §153.065(D). At either the preliminary plat or initial application stage, the property owner shall submit a copy of the tree preservation plan to the appropriate public utilities in order to alert those public utilities to the proposed placement of the trees in relation to utility service lines.

C. A tree survey prepared by a certified arborist shall be submitted with the tree preservation plan for all Development Plan, ~~and/or~~ Site Plan and/or Minor Project Review applications for lots containing existing trees. The tree survey shall include the location, size, condition and species of all existing trees over four inches caliper as measured at DBH.

D. The tree preservation plan submitted as part of the Development Plan, ~~and/or~~ Site Plan and/or Minor Project Review application shall identify all landmark trees and/or significant tree stands on the site, including critical root zones to establish the limits of tree preservation zones, as determined by the required reviewing body.

E. The property owner shall replace inch for inch any protected trees ~~within tree preservation zones~~ that are removed or lost due to damage, regardless of their location on the lot, except as provided in §153.065(D)(9)(b).

3. Site Layout and Design

Where practicable, site design and architectural layout activities shall preserve existing protected trees and avoid risk of protected tree loss through changes of grade and soil moisture, both on the subject parcel and on adjacent parcels. This includes, but is not limited to, the layout and design of buildings and any associated site improvements including auguring, jacking, or boring to install utilities (as opposed to open cutting). The critical root zones of protected trees on the subject parcel and adjacent parcels shall be reviewed and land disturbance within those zones avoided to the extent reasonable.

4. Tree Removal Permit

The provisions of §153.143 shall apply, except as provided in §153.065(D)(9)(b).

A. Protected trees used as credit to meet a required tree landscape requirement which die shall be replaced by the land owner with the number of trees for which the credit was granted. Replacement trees may count towards the credit amount for the development.

B. Replacement trees provided pursuant to §153.065(D)(9) shall count towards landscaping required under other portions of this section if they meet the size, type, and location standards for the landscaping required.

(b) Exemptions

The following activities are not subject to the tree replacement requirements for protected trees as described in §153.146 provided the proposed tree removal is included in the required application as described in §153.066.

1. Trees planted due to a requirement of a previously approved development plan or as a condition to a previously issued Certificate of Zoning Plan Approval prior to the date this provision takes effect;

2. Removal of trees that, at the determination of the City Forester, are undesirable with respect to structure, species, and/or condition;

3. Removal of trees on any portion of a site required to be occupied by a public street as approved by the City Engineer and the required reviewing body with a Development Plan Review application;

~~3.~~4. Removal of trees on any portion of a lot required to be occupied by a structure pursuant to the standards of §153.062 as approved by the required reviewing body with applications for Minor Project or Site Plan Review ~~application~~;

~~4.~~5. Removal of trees which are an obstruction to traffic signals or traffic signs, power lines, or other utilities;

~~5.~~6. Removal of trees necessary for rescue in an emergency or for cleanup after a natural disaster; and

~~6.~~7. Removal of trees deemed hazardous by the City Forester or a certified arborist, and approved by the City Forester.

(10) Maintenance and Replacement

(a) Street Trees and Public Trees

Each property owner shall comply with those standards for maintenance, replacement, protection and management of street trees and public trees in §153.065(D)(3).

(b) Other Required Landscaping on Private Property

For landscaping other than public trees and street trees, each property owner shall:

1. Maintain all required landscaping in good condition, as determined by the City Forester;

2. Remove any landscaping or tree that dies or is required to be removed due to damage or disease within three months after the loss of that landscaping or tree; and

3. Replace the landscaping or tree within three months of its removal.

(c) The City Forester may extend times for performance if weather or other conditions prevent performance within the times stated above.

(11) Alternative Landscaping

In lieu of compliance with the specific requirements of §153.065(D)(3)-(9) an owner may propose alternative approaches consistent with the intent of §153.065(D)(2) to accommodate unique site conditions, abutting or surrounding uses, or other conditions, as deemed appropriate by the required reviewing body. Requests for alternative landscaping shall be reviewed by the required reviewing body with the Minor Project or Site Plan Review application and approved only if the proposed alternative is equal to or better than the aesthetic, environmental, and buffering functions anticipated with the provisions of §153.065(D).

§ 153.065 SITE DEVELOPMENT STANDARDS

(E) Fencing, Walls and Screening

(1) Fence and Wall Standards

The provisions of this section are required for all fences, walls, and screening materials in the BSD~~C~~ zoning districts. Notwithstanding the provisions of this section, the provisions of §153.064(G)(4)(h) shall be met with respect to fencing and walls for open spaces.

(a) Prohibited Materials

Chain link, vinyl and temporary plastic fences (such as snow fences) are prohibited except during construction as security for construction sites and materials. Fences that are electrically charged, constructed of barbed wire, and razor wire are prohibited. No fence, wall or retaining wall shall be constructed of materials not designed to be used for that purpose. High quality synthetic materials may be approved with the Minor Project or Site Plan Review by the required reviewing body with examples of successful, high quality installations.

(b) Fence and Wall Height and Opacity

1. No fence or wall located between the principal structure on a lot and the front property line shall exceed four feet in height, or ~~. No fence located between the principal structure on a lot and the front property line shall~~ be more the 50% opaque unless otherwise required by §153.065(E)(2) or §§153.059 through 153.065. These provisions apply to all street frontages on multiple frontage lots.

2. No fence or wall located between the principal structure on a lot and the side~~, corner side,~~ or rear property line shall exceed six feet in height.

3. The height provisions of §153.065(E)(1)(b)1-2 shall not apply to fences or walls required to comply with the screening standards of §153.065(D).

4. The provisions of §153.065(E)(1)(b)1-2 shall apply to all portions of retaining walls that extend above grade level, as measured from the elevated side of the retaining wall. Where a fence is located on top of a retaining wall, the combined height of the retaining wall and fence shall not exceed the maximum height permitted for a fence, as measured from the elevated side of the retaining wall.

(2) Street Wall Standards

(a) Intent

Street walls are intended to screen vehicular use areas or service areas and/or to define the pedestrian realm.

(b) Street Wall Design and Location

1. Street walls are intended to be placed within the front and/or corner side RBZ where an RBZ exists. If an RBZ is occupied by a building, the street wall shall be installed along the same plane as the nearest building façade.

2. Street walls shall be designed to coordinate with the architectural character of the building to which it is associated. Street walls shall be constructed of brick, stone, ~~or CMU with stucco finishing (masonry street wall type)~~, wrought iron fencing combined with landscaping (wrought iron street wall type), or a hedgerow combined with landscaping and masonry posts (solid hedge and post type). The

required reviewing body ~~shall be permitted to~~may ~~approve or~~ require specific or alternative street wall designs, such as stacked stone walls, based on the design of the associated building and/or the development character of the lots surrounding the site.

3. Street walls in the BSD Historic Core shall be constructed as stacked stone walls, unless otherwise approved by the required reviewing body.

4. Street walls shall be a minimum of ~~30~~ 22 inches where seating is intended; all other street walls shall be a minimum of 30 inches. ~~, but n~~ No street wall shall exceed 36 inches in height.

5. Street walls are prohibited in required sight visibility triangles for site access points as defined in Appendix C and are prohibited in required sight visibility triangles for street intersections as determined by the City Engineer.

(c) Street Wall Landscaping

In all areas where landscaping is required, within four years after installation a minimum of 80% of the surface area of any landscape bed shall be covered by living materials, rather than bark, mulch, gravel, or other non-living materials,.

1. Masonry Street Wall

For masonry street walls, the property owner shall provide at least five shrubs per 25 feet of linear street frontage or fraction thereof on the street side of the masonry wall where the Landscape RBZ treatment is used. Required landscaping may be clustered for a more natural design.

2. Wrought Iron Street Wall

For a wrought iron street wall, the property owner shall provide at least five shrubs per 25 feet of linear street frontage or fraction thereof on the side of the fence interior to the lot.

3. Solid Hedge and Post Street Wall

For a solid hedge, the property owner shall install dense, closely spaced living plant material composed of trees, deciduous or evergreen shrubs, or a combination thereof, with a masonry post every 25 feet of linear street frontage or fraction thereof. The ground on the street side of the hedge shall be landscaped with ground cover exclusive of grass.

(d) Alternative Street Wall Design and Landscaping

In lieu of compliance with the specific requirements of §153.065(E)(2)(b)-(c), an owner may propose alternative approaches consistent with the intent of §153.065(E)(2) to accommodate unique site conditions, abutting or surrounding uses, the architectural character of adjacent buildings, or other conditions as deemed appropriate by the required reviewing body. Requests for alternative landscaping shall be reviewed by the required reviewing body with the Minor Project or Site Plan Review application and approved only if the proposed alternative is equal to or better than the intent of the provisions of §153.065(E)(2).

(3) Screening

(a) Prohibited Materials

Chain link, vinyl, EIFS, and unfinished or non-decorative CMU are prohibited screening materials. No screen shall be constructed of materials not designed to be used for that purpose. High quality synthetic materials may be approved with the Minor Project or Site Plan Review by the required reviewing body with examples of successful, high quality installations.

(b) Roof-~~-~~Mounted Mechanical Equipment

All roof-mounted mechanical equipment (including but not limited to HVAC equipment, exhaust fans, cooling towers, and related guard rails or safety equipment) shall be fully screened from view at ground level on all sides of the structure and, to the extent practicable, from adjacent buildings of similar height in a BSD~~C~~ zoning district.

1. Screening shall be provided by:

   A. A parapet wall or similar feature that is an integral part of the building's architectural design (refer to §153.062(D) for roof requirements for building types); or

   B. A screening structure located around the equipment that incorporates at least one of the primary materials and colors on a street-facing façade of the principal structure; or

   C. A living wall or vertical garden which is covered by vegetation to provide a minimum of 50% year round opacity.

2. The parapet wall or screening structure shall be fully opaque year round and shall be at least as tall as the height of the mechanical equipment being screened.

3. The standards of §153.065(E)(3)(b) shall not apply if the only feasible location for screening would impede the functioning of solar, wind or geothermal energy equipment or systems.

(c) Ground-~~-~~Mounted Mechanical Equipment

1. All ground-mounted mechanical equipment shall be incorporated within the footprint of a principal or accessory structure or shall be fully screened from view on all sides using one of the following options:

   A. Landscape material which provides a minimum of 50% year round opacity; or

   B. A living wall or vertical garden which is covered by vegetation to provide a minimum of 50% year round opacity; or

   C. A decorative wall or fence that incorporates at least one of the primary materials and colors of the nearest wall of the principal structure and that provides 75% year round opacity.

2. The wall or screen shall be at least one foot taller than the height of the mechanical equipment being screened, up to a maximum of 12 feet.

3. The standards of §153.065(E)(3)(c) shall not apply if the only feasible location for screening would impede the functioning of solar, wind or geothermal energy equipment or systems.

4. Utility boxes shall be oriented with access doors facing away from the street right-of-way or adjacent property to the maximum extent practicable.

(d) Outdoor Waste and Storage Containers and Enclosures

1. All waste, refuse, and recycling containers and enclosures shall be incorporated within the footprint of a principal or accessory structure to the maximum extent practicable. If incorporation within the building footprint is not practicable, outdoor waste and storage containers and enclosures shall be fully screened from view on all sides by landscaping or by a decorative wall or fence finished and constructed to match the materials and design of the nearest wall of the principal structure and shall be fully opaque year round.

2. The wall or screen shall be at least one foot taller than the height of the waste or storage container or enclosure being screened, up to a maximum of 12 feet.

(e) Off-Street Loading Areas

Off-street loading docks or loading areas used for the storage and staging of materials shall be screened from view on all sides facing a street right-of-way or adjacent property, as practicable, by a decorative wall or fence between six and 12 feet in height, as necessary to sufficiently screen the area, constructed and finished to match the materials and design of the nearest wall of the principal structure. This requirement does not apply to the side of a loading area facing an alley/service street; the side by which vehicles enter and leave the loading area; maneuvering areas used for vehicles to approach the loading area; or alternative loading area locations permitted by §153.065(B)(7)(b).

(f) Access Doors

Screening structures may contain access doors to accommodate servicing of equipment and emptying or replacement of containers. The access doors shall be self-closing, and shall be constructed and finished to coordinate with the materials and design of the nearest wall of the principal structure. Access doors shall remain closed and all containers fully within the structure when not being used. Offset openings may be used in lieu of man doors provided the service structures remain fully screened from view.

(g) Vegetative Screening

If vegetative screening is used to meet the requirements of §153.065(E)(3), evergreen and deciduous species may be used provided the plant size and opacity meet the required height and opacity requirements within four years after planting. The minimum planting bed width shall be 42 inches.

(h) Alternative Screening

In lieu of compliance with the requirements of §153.065(E)(3), an alternative approach to accommodate unique site conditions or surrounding uses may be approved if the required reviewing body determines that the proposed alternative achieves the aesthetic, environmental, and screening results better than compliance with the standards of §153.065(E)(3).

§ 153.065 SITE DEVELOPMENT STANDARDS

(F) EXTERIOR LIGHTING

(1) Intent

The standards of §153.065(F) are intended to allow adequate night time lighting to protect public safety while protecting residential uses from excessive night time light and glare, protecting motorists from glare along public rights-of-way, reducing consumption of electricity for lighting purposes, and prohibiting excessive light trespass beyond property lines.

(2) Applicability

The provisions of §153.149 shall apply to all development within the ~~BSC~~ BSD zoning districts, in addition to the requirements of §153.065(F), except as noted in this section.

(3) Exemptions

The following types of lighting are exempt from the requirements of §153.065(F):

(a) Lighting for single family detached and single family attached dwellings.

(b) Pedestrian walkway ground lighting.

(c) Lighting for designated sports fields.

(d) Street 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, BSD Sawmill Center, BSD Scioto River Neighborhood Districts	**All other ~~BSC~~ BSD Zoning 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

(5) Shielding

(a) All exterior light sources and lamps that emit more than 900 lumens shall be concealed or shielded with an Illuminations Engineering Society of North America (IESNA) full cut-off style fixture with an angle not exceeding 90 degrees to minimize the potential for glare and unnecessary diffusion on adjacent property. No portion of the lamp, reflector, lens, or refracting system may extend beyond the housing or shield, with the exception of pedestrian lighting.

(b) All light sources shall be designed, located, and installed so that the light source is not directly visible from any adjacent property in a residential district.

(6) Lighting Uniformity

Lighting across a horizontal surface shall have an average range from one to three footcandles.

(7) Light Trespass

Light generated on site shall not add more than one footcandle to illumination levels at any point at grade level 10 feet beyond the property line.

(8) Lighting Plans

Lighting plans submitted as part of applicable Minor Project or Site Plan Reviews shall include existing lighting from streets and adjacent buildings developed under these standards, and proposed lighting generated from light poles and building lighting.

(9~~8~~) Light Poles

The base of light poles in parking areas shall be either flush with grade or mounted on a concrete foundation projecting no more than 36 inches above grade. The base of light poles in non-parking areas shall be either flush with grade or mounted on a concrete foundation projecting no more than six inches above grade.

(10~~9~~) Wall Lighting

(a) ~~Decorative incandescent lights shall be limited to no more than 40 watts and decorative LED lights shall be limited to no more than 20 watts.~~ Decorative wall lighting ~~shall not require shielding and~~ may be used to provide uplighting, downlighting, or other types of lighting accents for buildings in all ~~BSC~~ BSD zoning districts. Decorative lighting shall not exceed 900 lumens unless installed and shielded in accordance with §153.065(F)(5)(a).

(b) Ground or pole-mounted floodlights are not permitted for façade lighting.

(11~~10~~) Canopy Lighting

(a) All canopy lighting shall use recessed luminaire fixtures and shall be designed and located so as to prevent glare onto adjacent properties.

(b) Highly reflective material shall not be installed on the underside of the canopy.

(12~~11~~) Prohibited Lighting Types

Sodium vapor light fixtures are prohibited in all ~~BSC~~ BSD zoning districts.

(G) UTILITY UNDERGROUNDING AND SCREENING

(1) In all ~~BSC~~ BSD zoning districts, all utility lines including but not limited to water supply, sanitary sewer service, electricity, telephone and gas, and their connections or feeder lines shall be placed underground.

(2) All utility connections shall be kept to the rear or the side of the building, out of view or screened. Applicants shall coordinate with utility providers to site transformers and other similar utility structures to the rear or sides of buildings, or otherwise out of view or screened.

(3) Existing above-ground utility lines shall be required to be buried with the provision of new streets, or as otherwise required by the City Engineer.

§ 153.065 SITE DEVELOPMENT STANDARDS

(H) SIGNS

(1) Intent and General Purpose

(a) General

The intent of §153.065(H) is to enhance the physical appearance of the ~~BSC~~BSD zoning districts and the City of Dublin as a whole by encouraging high quality, effective outdoor graphics for the purposes of navigation, information and identification; and to protect the health, safety, and general welfare of the community. More specifically, it is the intent of this section to:

1. ~~p~~Provide sign standards that allow fair competition while ensuring that signs used by individual businesses will contribute to the urban vitality, interest, and uniqueness of the Bridge Street ~~Corridor~~District.~~;~~

2. ~~p~~Provide aesthetic standards that ensure adherence to the high level of design and construction quality expected by the community.~~;~~

3. ~~p~~Provide the public with a safe and effective means of locating businesses, services and points of interest by multiple modes of transportation.~~;~~ ~~and to~~

4. ~~p~~Provide standards for signs that are appropriately scaled to the pedestrian realm and designed to enliven the pedestrian experience. ~~It is also the intent to~~

5. ~~r~~Regulate signs in accordance with applicable federal and state law.

(b) ~~BSC~~BSD Residential, Office Residential, Office, Commercial, and Public Districts

The purpose of signs in these districts is to provide identification with high visual quality in a manner that respects the character and scale of residential areas while providing clear visibility for larger office, commercial and residential developments. Signs should provide high quality awareness through graphics that effectively assist in navigation, information and identification for both pedestrians and vehicles.

(c) ~~BSC~~BSD Indian Run Neighborhood, Sawmill Center Neighborhood, Scioto River Neighborhood and Vertical Mixed Use Districts ~~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.

(d) ~~BSC~~BSD Historic Core and Historic Transition Neighborhood Districts

The purpose of signs in these districts is to provide for pedestrian-oriented signs that match the general character and scale of Dublin's original village commercial center. Signs should provide business identification in a manner consistent with the historic appearance and character of the districts, while encouraging a more interesting streetscape.

(2) General Provisions

(a) All applicable requirements of §§153.150 through 153.163 shall apply to the ~~BSC~~BSD zoning districts except as modified by §153.065(H). In the event of a conflict with the provisions of §§ 153.150 through 153.163, the provisions of §153.065(H) shall govern.

(b) Where noted for the purposes of permitted signs, street frontages shall apply only to public streets.

(c) Nonconforming signs shall be subject to the provisions of §153.161(J).

(~~c~~d) Approval Authority

1. All permanent signs shall require a permanent sign permit unless otherwise exempted for a specific sign type.

2. Required reviewing bodies shall not address the content of the sign message.

3. Off-premise signs are only permitted with the approval of a master sign plan.

4. All signs located within or projecting over the public right-of-way shall be approved by the City Engineer prior to placement.

5. Notwithstanding any other provision of this Code, the design and placement of City-~~-~~sponsored banners for special events or public announcements affixed to public facilities in the right-of-way within the Bridge Street ~~Corridor~~ District~~s~~ shall be approved by the City Manager prior to placement.

(e)~~6.~~ Master Sign Plans

1~~A~~. The purpose of a master sign plan is to allow a greater degree of flexibility and creativity in sign design and display. Further, master sign plans are intended to be used for multiple signs for either a single building or a group of related buildings to ensure that the requested signs work in a coordinated fashion to meet the general intent of signs in the District. It is not intended to simply permit larger or more visible signs or additional signs than may be permitted, without any consideration for unique sign design and display. Master sign plans shall maintain the purpose and intent of the sign and graphic standards for the applicable BSD zoning district. Master sign plans may be submitted for the purposes described below.

a. Any applicant may request approval for a master sign plan for signs that depart from the requirements of §153.065(H). The required reviewing body shall be permitted to approve alternative requirements for sign design, number, type, size, height, location, and lighting.

b. A master sign plan may be submitted for a single building to ensure that sign locations and designs are properly coordinated with the building. Once the master sign plan is approved, no subsequent approvals are required provided the signs are consistent with the approved master sign plan.

c. A master sign plan may be submitted for multiple buildings and sites. A master sign plan is required for shopping corridors. Once the master sign

plan is approved, no subsequent approvals are required provided the signs are consistent with the approved master sign plan.

2. The Planning and Zoning Commission shall review all master sign plans, except for those in the BSD Historic Core District and areas of the BSD Public and Historic Transition Neighborhood Districts that fall within the Architectural Review District boundaries, as provided in §153.065(H)(2)(e)(6).

3. Applications for Basic Plan Review as required in §153.066(D) may include a description of the general design intent for proposed signs, demonstrating coordination with proposed building architecture and compatibility with the surrounding development context. Information provided at the Basic Plan Review should demonstrate that signs will meet all requirements of §153.065(H), or that the applicant intends to request master sign plan as provided in §153.065(H)(2)(e). A master sign plan may be reviewed concurrently with a Basic Plan Review.

4. A master sign plan shall include, at a minimum: the proposed locations, types, number, heights and sizes of signs, indicated on scaled plans and/or building elevation drawings; proposed materials to be used for sign structures and sign faces; fabrication details; and proposed types of illumination.

5. Where applicable, all signs located within a development shall meet the requirements established in an approved master sign plan. Where an approved master sign plan does not contain specific sign elements (such as height, colors, placement, etc.), then the provisions of §153.065(H) shall apply.

6. The Architectural Review Board may approve master sign plans that depart from the requirements of §153.065(H), provided the purpose and intent of the sign and graphic standards for the BSD Historic Core and Historic Transition Neighborhood districts and the historic character of Historic Dublin are maintained. The Board shall determine the appropriateness of signs and their placement given the architecture of buildings within these districts.

~~Any applicant may request approval of a master sign plan that departs from the requirements of §153.065(H). The Planning and Zoning Commission shall review all master sign plans, e, provided the purpose and intent of the sign and graphic standards for the applicable BSC district is maintained. Except for those in the BSD Historic Core District and areas of the BSD Public and Historic Transition Neighborhood Districts that fall within the Architectural Review District boundaries, as provided in §153.065(H)(2)(de6)(E6). The Commission, the Planning and Zoning Commission shall review all master sign plans and shall be permitted to approve alternative requirements for sign design, number, type, size, height, location, and lighting.~~

~~2B. All aApplications for a Basic Plan Review as required in §153.066(D) shallmay include a description of the general design intent for proposed signs,~~

~~demonstrating coordination with proposed building architecture and compatibility with the surrounding development context. Information provided at the Basic Plan Review shall~~~~should~~ ~~demonstrate that signs will meet all requirements of §153.065(H), or that the applicant intends to request modifications to those requirements as part of a master sign plan. A master sign plan may be reviewed concurrently with a Basic Plan Review.~~

~~3. The purpose of a master sign plan is to allow a greater degree of flexibility and creativity in sign design and display. Further, master sign plans are intended to be used for multiple signs for either a single building or a group of related buildings to ensure that the requested signs work in a coordinated fashion to meet the general intent of signs in the District. It is not intended to simply permit larger or more visible signs or additional signs than may be permitted, without any consideration for unique sign design and display. Master sign plans shall maintain the purpose and intent of the sign and graphic standards for the applicable BSD zoning district.~~~~All applications for a Basic Plan Review as required in §153.066(D) shall include a description of the general design intent for proposed signs, demonstrating coordination with proposed building architecture and compatibility with the surrounding development context. Information provided at the Basic Plan Review shall demonstrate that signs will meet all requirements of §153.065(H), or that the applicant intends to request modifications to those requirements as part of a master sign plan. A master sign plan may be reviewed concurrently with a Basic Plan Review.~~

~~4C. A master sign plan shall include, at a minimum: the proposed locations, types, number, heights and sizes of signs, indicated on scaled plans and/or building elevation drawings; proposed materials to be used for sign structures and sign faces; and proposed types of illumination.~~

~~5D. Where applicable, all signs located within a development shall meet the requirements established in an approved master sign plan. All requirements of §153.065(H) shall continue to apply except as modified by the master sign plan.~~

~~6E. The Architectural Review Board shall be permitted to approve master sign plans that depart from the requirements of §153.065(H), provided the purpose and intent of the sign and graphic standards for the BSC Historic Core and Historic Transition Neighborhood districts and the historic character of Historic Dublin are maintained. The Board shall determine the appropriateness of signs and their placement given the architecture of buildings within these districts.~~

(3) ~~BSC~~BSD Zoning Districts with Special Sign Provisions

(a) ~~BSC~~BSD Historic Residential District
The requirements of §§153.150 through 153.163 shall apply in the ~~BSC~~BSD Historic Residential D~~d~~istrict without modification.

(b) ~~BSC~~BSD 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 regardless of whether the signs meet the requirements of the district in which they are located. The master sign plan ~~shall~~ may be submitted at any time, but no sign permits shall be issued until the master sign plan is approved. ~~prior to or concurrent with a Site Plan Review in a shopping corridor.~~

(c) ~~BSC~~BSD Historic Core and Historic Transition Neighborhood District

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 Architectural Review Board ~~(ARB)~~ (refer to §153.065(H)(2)(b)6).

2. All new ground and building-mounted signs in those parts of the ~~BSC~~BSD Historic Core and Historic Transition districts that fall within the Architectural Review District boundaries shall be subject to review and approval by the Architectural Review Board.

(4) Sign Design and Lighting

All ~~permitted~~ signs ~~types~~ shall be designed with the maximum of creativity and the highest quality of materials and fabrication. It is strongly recommended that all signs be designed by a professional sign designer and be installed by a qualified sign builder or contractor.

(a) All ~~permitted~~ signs ~~types~~ shall be designed to fully integrate with the building architecture and overall site design, and to enhance the pedestrian experience in the Bridge Street ~~Corridor~~District. Signs attached to principal structures shall be coordinated and fit appropriately with the architecture of the building in accordance with §153.062(M). Signs placed on windows, awnings and canopies shall meet the requirements of §153.062(H).

(b) The illumination of signs is strongly encouraged to help add a sense of liveliness and activity to the area. Unless otherwise noted, signs may be externally illuminated, provided that all exterior lighting meets the requirements of §153.065(F). Internally illuminated pan channel or cabinet signs are permitted, provided that the sign is creatively designed with high quality materials and fabrication, as determined by the required reviewing body. Awning signs and sandwich board signs may not be internally illuminated. Illuminated signs shall be constructed so that raceways, conduit and piping for electrical sources are not exposed to view.

(c) The provisions of §153.158(C)(3) (limitations on sign shape), shall not apply in the ~~BSC~~BSD zoning districts.

(d) Sign Colors and Secondary Images

1. Signs shall be limited to three colors, including black and white. The background color shall be considered one of the three permissible colors, unless channel letters are used, in which case the background is not considered one of the three colors.

2. Logos, registered corporate trademarks and/or symbols, or other secondary images used to convey information about the business or use of the building or lot must be compatible with the size, design, and scale of the sign.~~,~~ Colorful logos and signs are encouraged to help add character and interest to the building and streetscape.

~~1~~3. Logos, Registered Corporate Trademarks and/or Symbols

A. ~~Signs shall be limited to three colors, including black and white. The background color shall be considered one of the three permissible colors, unless channel letters are used, in which case the background is not considered one of the three colors.~~ For signs incorporating ~~As long as~~ a registered corporate trademark or symbol ~~used in a sign adheres to the size limitations of §153.158(C)(2)~~, colors used in the registered corporate trademark or symbol shall not be limited in number, but shall be considered as one of three permissible colors. Sign copy or background shall use one of the colors used in the registered corporate trademark or symbol. ~~All signs shall adhere to the size limitations of §153.158(C)(2).~~

B~~2~~. Signs with a registered corporate trademark or symbol that is less than 20% of the sign area shall be limited to three colors as provided in §§ 153.065 (H)(4)(d)1 and 153.065(H)(4)(d)3A. The cumulative area of registered corporate trademarks or symbols and other secondary images shall not exceed 20% of the sign area.

C. Where a registered corporate trademark or symbol exceeds 20% of the sign area, signs shall have a maximum of five colors including symbols, sign copy, and background color. The background color is included in the maximum permissible colors, unless channel letters are used and affixed directly to a building or other support structure, in which case the background is not considered one of the permissible colors. ~~Signs with a registered corporate trademark or symbol that is less than 20% of the sign area shall be limited to three colors as provided in §153.065 (H)(4)(d)1.~~No additional secondary images are permitted.

~~3~~4. Other Secondary Images

Secondary images used on signs that do not include a registered corporate trademark or symbol shall not exceed 20% of the sign area. Signs are limited to a total of three colors as provided in §153.065 (H)(4)(d)1.

5. All signs shall adhere to the size limitations of §153.158(C)(2).

(e) Sign Materials

1. All permitted sign types shall be designed with the highest quality of materials and fabrication. High quality, durable and low maintenance materials are required. The type of material should be compatible with the associated building's façade and other materials in the surrounding area. Traditional materials, such as wood, are preferred over plastic signs.

2. Signs shall be fabricated, constructed and installed to conceal fasteners and/or other methods of attachment that not integral to the sign design.

3. Rusted and/or deteriorating materials shall be replaced.

4. The following primary materials are required for sign faces. Other materials may be used for sign construction provided they are only used in supplementary parts of the sign, such as framing materials or other similar uses. The required reviewing body may approve other materials if it determines that the materials provide appropriate high quality, durability, and design features.

a. Metal faces: .125-inch aluminum or 4mm composites for 3 foot and greater spans to avoid "oil canning" (rippling) of faces. Thinner material may be used for shorter spans.

b. Moldable Synthetic Materials: Solar Grade (SG) acrylics and polycarbonates (or equivalent) to avoid fading, typically no less than .125-inch.

c. Metal returns: Etched (sanded) primed and painted aluminum.

d. Paints, when used, shall be acrylic polyurethane paint systems with zinc chromate primers, or equivalent.

e. Wood materials: HDU, cedar, redwood and treated lumber. Wooden signs shall be properly sealed to prevent moisture from soaking into the wood.

~~a.~~f. Window sign materials shall be of pressure sensitive vinyl and similar. For exterior use "High Performance" materials that have higher tack values and avoid premature fading shall be used. Printed PSV/decals shall have an exterior laminate added to ensure exterior durability.~~—~~

(5) Sign Types Permitted in ~~BSC~~BSD Zoning Districts

(a) All sign types permitted in the ~~BSC~~BSD zoning districts are listed in Table 153.065-G. Refer to §153.065(H)(6) for number of signs permitted, and §153.065(H)(7) for requirements for specific sign types.

(b) Different sign types may be used on the same frontage.

(c) Where required, setbacks shall be measured from the public street right-of-way, lot line, or minimum Required Building Zone, as applicable.

Table 153.065-G: Sign Types Permitted in ~~BSC~~BSD Zoning Districts

Sign Type	Code Section Reference	Sign ~~Type~~ Intent
Ground Sign		
Ground Sign	§153.065(H)(7)(a)~~;~~ Table 153.065-H	Ground signs are intended primarily for buildings with greater front and corner side setbacks.
Building-Mounted Signs		
Wall Sign	§153.065(H)(7)(b)~~;~~ Table 153.065-I	Building-mounted signs are intended to provide visibility for pedestrians and vehicles approaching from different directions and to create a diversity of signs along an active streetscape.
Awning Sign		
Projecting Sign		
Window Sign		
Building Identification Sign		
Building Identification Sign	§153.065(H)(7)(c)~~;~~ Table 153.065-J	Building identification signs are intended to identify major building tenants and large-scale commercial development in the Bridge Street ~~Corridor~~District. Building names or street address numerals may be used in lieu of a tenant name.
Identification Plaques		Plaques, medallions, or other smaller identification signs intended for pedestrian use may be used to identify individual building names or addresses, denote significant historical or other building characteristics, and other similar purposes.
Other Permitted Signs		
Directory Sign	§153.065(H)(7)(d)~~;~~	Directory signs are intended to provide identification for upper story tenants and/or tenants that are otherwise not permitted an individual

Table 153.065-G: Sign Types Permitted in BSCBSD Zoning Districts		
Sign Type	**Code Section Reference**	**Sign Type Intent**
	Table 153.065-K	identification sign. Directory signs may also be used for restaurant menus and other similar uses.
Display Sign		Display signs are intended to advertise goods or services. Display signs may change frequently and may be attached to or located within 3 feet of a window on the interior of the building. Examples include products for sale or display, and signs that show or describe goods or services offered.
Sandwich Board Sign		Sandwich board signs are intended to be used in areas with high pedestrian and commercial activity.

(6) Number of Permitted Signs

Refer to §153.065(H)(6)(d) for the number of signs permitted in the BSCBSD Historic Core and Historic Transition Neighborhood Districts and to §§153.150 through 153.163 for the BSCBSD Historic Residential district. For all other BSCBSD zoning districts, the number of permitted signs shall be in accordance with subsections §153.065(H)(6)(a)-(c). Refer to Table 153.065-G, Sign Types Permitted in BSCBSD zoning dDistricts, for the list of permitted signs and the intent of each sign type.

(a) Ground Signs

In addition to any other signs permitted by §153.065(H)(6)(b)-(c), one ground sign is permitted per building or parcel for each street frontage, not to exceed a maximum of two ground signs. Refer to §153.065(H)(7)(a), Ground Signs, for specific requirements for size, location, and height.

(b) Single Tenant Buildings and Multiple Tenant Buildings without Storefronts

Refer to §153.065(H)(7)(b), Building-Mounted Signs, for specific requirements for sign types, sizes, locations, and heights.

1. Multiple tenant buildings without storefronts and single tenant buildings are permitted a maximum of one building-mounted sign per street frontage.

2. A directory sign may be used at each public entrance to identify tenants in multiple tenant buildings without storefronts. For buildings with fewer than three stories an additional projecting sign not exceeding eight square feet may be located adjacent to a common public entrance providing access to the upper floor tenant spaces.

(c) Multiple Tenant Buildings with Storefronts

Refer to §153.065(H)(7)(b), Building-Mounted Signs, for specific requirements for building-mounted sign types, sizes, locations, and heights.

1. Buildings with ground floor storefronts are permitted a maximum of two building-mounted signs for each ground floor tenant with a storefront. The two permitted building-mounted signs shall not be of the same sign type.

2. One additional building-mounted sign is permitted for each tenant with a storefront with a public entrance facing an off-street parking area or parking

structure in the same block, provided that the entrance is located on the side or rear façade of the building.

3. A directory sign may be used to identify tenant spaces located above the ground floor. For buildings with fewer than three stories, an additional projecting sign is permitted provided it is located adjacent to a common public entrance providing access to the upper floor tenant spaces.

4. A single, one-square-foot window sign indicating the name of the business and/or a logo, shall be permitted only on a public entrance to the tenant space and shall not require a permanent sign permit, provided not more than one low chroma color is used, such as black, white, or gray.

(d) Number of Permitted Signs in the ~~BSC~~BSD Historic Core and Historic Transition Neighborhood Districts

Refer to §153.065(H)(7)(a)-(b) for specific requirements for ground and building-mounted sign types, sizes, locations, and heights.

1. Single Tenant Buildings
A combination of two different sign types, including ground signs and building-mounted signs, are permitted for each street-facing building façade or frontage. For lots with more than one street frontage, one additional ground or building-mounted sign is permitted along the second lot frontage, not to exceed a total of three signs.

2. Multiple Tenant Buildings
A combination of two different sign types, including ground signs and building-mounted signs, are permitted for each ground floor tenant with a storefront. The permitted signs may be on separate elevations where storefronts are on multiple elevations.

3. An additional building-mounted sign is permitted for each tenant with a storefront where the tenant also has a dedicated public entrance facing an off-street parking area or parking structure in the same block, provided that the secondary public entrance is located on the side or rear façade of the building.

4. Tenant spaces located above the ground floor may be identified by a directory sign or by a window sign or projecting sign located adjacent to a common public entrance providing access to the upper floor tenant spaces.

5. A single, one-square-foot window sign indicating the name of the business and/or a logo, shall be permitted on each public entrance to a tenant space and shall not require a permanent sign permit, provided not more than one low chroma color is used.

(7) Specific Sign Type Requirements

(a) Ground Signs

1. Ground sign height is measured from the established grade of the base of the sign to the top of the sign or its frame/support. The height may not be artificially increased.

2. All ground signs shall comply with the provisions of Table 153.065-H, Ground Sign Requirements.

Table 153.065-H: Ground Sign Requirements		
	~~BSC~~BSD Historic Core District; and BSD Public and Historic Transition Neighborhood Districts within the Architectural Review District boundaries	**All Other ~~BSC~~BSD Zoning Districts**
Number	Refer to §153.065(H)(6)(d)	1 per building or parcel, per street frontage, not to exceed 2.
Size	Maximum 8 sq. ft.	Maximum 24 sq. ft.
Location	Historic Cottage Commercial building type only.	8 ft. from the minimum required building zone, setback, or street right-of-way, as appropriate for the building type. Refer to §153.062(O) for more information regarding building types. If two ground signs are used, the signs shall be located on different street frontages.
	Minimum setback of 8 ft. from the street right-of-way or any property line.	
Height	Maximum 6 ft.	Maximum 8 ft.
General	Permitted ground signs may be attached to a freestanding wall or other similar structure on the same lot as the building or use.	
	Sign foundations ~~may~~ shall not be exposed. Ground signs ~~and~~ shall either be mounted on a masonry base or a base clad in material compatible with the material used for the sign and the principal structure containing the use with which the sign is associated.	
	Ground signs shall be landscaped where appropriate to site conditions.	

(b) Building-Mounted Signs

1. Building-Mounted Sign Types and Measurements

A. Building-mounted signs include wall signs, awning signs, projecting signs, and window signs.

B. Wall sign height is measured directly beneath the sign from the established grade at the base of the structure to which the sign is attached to the top of the sign.

C. Wall sign areas for buildings with storefronts shall be determined by taking the length of the storefront applicable to each tenant and computing sign requirements for that portion of the total wall.

D. Projecting sign height is measured directly beneath the sign from the established grade at the base of the structure to which the sign is attached to the top of the sign, but shall not include brackets or equipment which are necessary to attach the sign to the structure. Necessary brackets or equipment shall not be counted as part of the sign area.

2. All building-mounted signs shall comply with the provisions of Table 153.065-I, Building-Mounted Sign Requirements, except that:

A.~~–~~ Any building-mounted sign associated with a secondary public entrance as described in §153.065(H)(6)(c)-(d) above shall not exceed six square feet in size and shall be located within six feet of the secondary public entrance, as measured horizontally along the building façade.

B. Any projecting sign associated with a common public entrance providing access to upper floor tenant spaces as described in §153.065(H)(6)(c) -(d) above shall not exceed eight square feet and be located within six feet of the common public entrance.

Table 153.065-I: Building-Mounted Sign Requirements		
	BSD Historic Core District; and BSD Public and Historic Transition Neighborhood Districts within the Architectural Review District boundaries	All Other BSD Zoning Districts
Wall Sign		
Number	Refer to §153.065(H)(6)(d).	Refer to §153.065(H)(6)(a) through (c) for requirements based on building type.
Size	Maximum 8 sq. ft.	½ sq. ft. per each lineal foot of building wall or storefront width up to a maximum of 50 sq. ft.
Location	On walls facing a public street	
	For multiple tenant buildings, s~~S~~igns shall be located on the portion of the wall associated with the tenant space or storefront, and/or within 6 ft. of the common public entrance, where not associated with a storefront.	
	Wall signs shall not extend more than 14 inches from the face of the structure to which it is attached unless determined by the required reviewing body to address unique architectural conditions associated with the building on which the sign is mounted.	
Height	Maximum 15 ft., and shall not extend above the roofline.	Located within the first story as appropriate to each building type of §153.062(O) and shall not extend above the roofline.
		Wall signs for Existing Structures shall maintain a maximum height of 15 ft., and shall not extend above the roofline.
Awning Sign		
Number	Refer to §153.065(H)(6)(d).	Refer to §153.065(H)(6)(a) through (c) for requirements based on building type.
		Only 1 sign permitted per awning, regardless of the number of tenants or storefronts.
Size	20% of the cumulative surface of ~~the awning area~~all awnings, not to exceed 8 sq. ft. in total.	
Location	Awning signs may be on any portion of the awning, and affixed flat to the surface and shall not extend vertically or horizontally beyond the limit of the awning.	

Table 153.065-I: Building-Mounted Sign Requirements		
	BSD Historic Core District; and BSD Public and Historic Transition Neighborhood Districts within the Architectural Review District boundaries	All Other BSD Zoning Districts
Height	Maximum 15 ft.	Located within the first story as appropriate to each building type of §153.062(O).
	The lowest portion of an awning sign shall be at least 8 ft. above the sidewalk.	
Projecting Sign		
Number	Refer to §153.065(H)(6)(d).	Refer to §153.065(H)(6)(a) through (c) for requirements based on building type.
Size	Maximum 8 sq. ft.	Maximum 16 sq. ft.
Location	For multiple tenant buildings, ~~W~~within 6 ft. of the principal entrance, as measured horizontally along the building façade. Projecting signs shall be separated by at least 10 ft. from another projecting sign, as measured along the building façade.	
	Projecting signs shall not extend more than 6 ft. from the face of the structure to which it is attached and maintain at least 8 ft. of clearance above the sidewalk. ~~A projecting sign shall be located within 6 ft. of the principal entrance of the building or storefront, as measured horizontally along the building façade.~~	
Height	Maximum 15 ft., or not extending above the sill of the second story window, whichever is lower.	Located within the first story as appropriate to each building type of §153.062(O) and shall not extend above the roof line.
	The lowest portion of a projecting sign shall be at least 8 feet above the sidewalk.	
Window Sign		
Number	Refer to §153.065(H)(6)(d).	Refer to §153.065(H)(6)(a) through (c) for requirements based on building type.
Size	20% of the cumulative surface area of the window to which it is attached, not to exceed 8 sq. ft. Window panes separated by muntins shall not be counted separately as windows but shall be included in the cumulative total square footage of window area.	
Location	Ground floor only, except as permitted by §153.065(H)(6)(d)4.	Ground floor only
General	Window signs shall only be permitted in lieu of display signs affixed to a window. Refer to Table 153.065-K, Requirements for Other Permitted Signs, for Display Sign Requirements.	

(c) Building Identification Signs

1. In addition to any other permitted signs, one building identification sign is permitted per street frontage for buildings with three or more stories. Building identification signs are not permitted in the ~~BSC~~BSD Historic Residential, Historic Core, or portions of the Historic Transition Neighborhood districts that fall within the Architectural Review District boundaries unless approved by the Architectural Review Board through a master sign plan (refer to §153.065(H)(2)(b)6).

2. Building identification signs shall comply with Table 153.065-J, Building Identification Sign Requirements. If street address numbers are used in lieu of the name of a major tenant, the street address numbers shall require a permanent sign permit and shall comply with Table 153.065-J, Building Identification Sign Requirements.

Table 153.065-J: Building Identification Sign Requirements		
	BSCBSD Historic Core District; and BSD Public and Historic Transition Neighborhood Districts within the Architectural Review District boundaries	**All Other BSCBSD Zoning Districts**
Number	Not Permitted	1 wall sign per building or street frontage, not to exceed 2.
Location		On a building façade facing a street.
Size		½ sq. ft. per each lineal foot of building frontage, each sign not to exceed 100 sq. ft.
Height		Shall not extend above the roofline.
General		Individual channel or pin-mounted letters or characters are required.
		Buildings with frontage on the I-270 right-of-way are permitted an additional sign in accordance with §153.161(A).

(d) Other Permitted Signs

In addition to the signs permitted by Tables 153.065-H through 153.065-I, directory, display, and sandwich board signs shall be permitted in accordance with Table 153.065-K, Requirements for Other Permitted Signs. Signs permitted by §153.157, with the exception of §153.157(K) shall also be permitted in all BSD zoning districts.

Table 153.065-K: Requirements for Other Permitted Signs		
	BSCBSD Historic Core District; and BSD Public and Historic Transition Neighborhood Districts within the Architectural Review District boundaries	**All Other BSCBSD Zoning Districts**
Directory Signs		
Number	1 per public entrance.	
Location	Located within 6 ft. of the entrance and mounted flat to the wall.	
Size	Maximum 4 sq. ft.	
Height	Ground floor only.	
Identification Plaques		
Number	1 per building	
Location	Located within 6 ft. of an entrance, pedestrian walkway or open space type and mounted flat to the wall.	

Table 153.065-K: Requirements for Other Permitted Signs		
	~~BSC~~BSD Historic Core District; and BSD Public and Historic Transition Neighborhood Districts within the Architectural Review District boundaries	All Other ~~BSC~~BSD Zoning Districts
Size	Maximum 2 sq. ft.	
General	Identification plaques are not intended to provide information advertising tenants or services located within the building. Information is limited to identification of building names, addresses, historical characteristics, or other similar building information.	
	Maximum 3 colors	
Display Signs		
Size	Display signs located within 3 feet of the window shall not exceed 20% of the surface area of the window on which the signs are displayed.	
	Display signs affixed to a window shall not exceed 20% of the surface area and shall only ~~not~~ be permitted if a window sign is not also used. Other additional building-mounted signs for multiple tenants with storefronts are permitted. Refer to Table 153.065-I, Building-Mounted Sign Requirements, for window sign requirements.	
Height	Ground floor only.	
Sandwich Board Signs		
Number	1 per ground floor storefront tenant.	Not Permitted
Location	Sandwich board signs are permitted only immediately in front of the building containing the activity described on the sign.	
	Signs shall be placed within 6 ft. of the primary ground floor public entrance of the business and generally along the same plane as other sandwich board signs to ensure a consistent sidewalk clearance, unless otherwise permitted by the Director based on specific site conditions.	
	Signs shall maintain a minimum unobstructed 5-ft. clearance on sidewalks and shall not impede the safe movement of pedestrians or the safe operation of vehicles.	
Size	6 sq. ft. per side.	
Height	3 ft.	
General	Sandwich board signs may include chalkboard and whiteboard elements. The sandwich board sign structure shall be constructed with subdued colors.	
	Sandwich board signs shall be removed and stored indoors or in a location not visible to the public during non-business hours.	

§ 153.065 SITE DEVELOPMENT STANDARDS

(I) WALKABILITY STANDARDS

(1) Intent and Purpose

(a) These regulations are intended to provide specific requirements that promote the walkable urbanism principles of §153.057(D).

(b) The intent of the walkability standards is to enhance connectivity, improve pedestrian safety, and promote comfortable walking and sitting environments.

(c) The walkability standards promote healthier lifestyles by encouraging walking and bicycling over the use of an automobile for most daily activities. It also provides the means by which residents and visitors can be more engaged with their neighbors, coworkers and fellow visitors.

(d) The walkability standards promote a safer and more comfortable atmosphere for pedestrians and bicyclists.

(e) The walkability standards promote recognition that some streets are clearly designed to accommodate both bicycles and automobiles within traffic lanes.

(f) Pedestrian facilities are intended to be designed and installed to provide the maximum degree of connectivity between destinations within the Bridge Street District, including convenient access between places of work, shopping, dining, recreation, public transit stops, and home.

(g) Pedestrian facilities include sidewalks and required building zone (RBZ) treatments, street crossings, mid-block pedestrianways, mid-building pedestrianways, building entrances, seating areas within pocket parks and plazas and/or the furnishing zone within the right-of-way, and greenways.

(2) Walkability Objective: Connectivity

(a) Mid-Block Pedestrianways

Mid-block pedestrianways are required on all blocks exceeding 400 feet in length, unless otherwise required or exempted by §153.063, Neighborhood Standards.

1. When combined with mid-block street crossings, pedestrianways shall align as nearly as practicable to encourage continuous pedestrian pathways.

2. Mid-block pedestrianways shall be publicly accessible at all times.

3. Mid-block pedestrianways shall be located within the middle third of a block with access from the sides of a block exceeding 400 feet. Refer to Figure 153.060-A, Typical Block Elements, for an illustration of the middle third of a block.

4. Design

A. The ends of the mid-block pedestrianway shall terminate at either a public right-of-way, an open space meeting the requirements of §153.064, or another publicly accessible space as approved by the required reviewing body.

B. Mid-block pedestrianways shall be a minimum of 14 feet in width, with a minimum five foot sidewalk, and designed as a continuation of the streetscape, including materials and furnishings.

C. The mid-block pedestrianway shall be lighted using footlights, bollard lights, building lights, and/or adjacent street lights to provide for safety and visibility.

D. The mid-block pedestrianway shall be landscaped except as required by §153.065(I)(2)(a)5.

5. A mid-building pedestrianway, as described in §153.065(I)(2)(b), may serve as a mid-block pedestrianway provided it meets the applicable design and location requirements of mid-block pedestrianways described in this section in addition to other applicable requirements for mid-building pedestrianways; however, landscaping shall not be required.

6. Alternatively, the pedestrianway requirement may be fulfilled by a permitted alley when located in the middle third of a block and when a minimum five foot sidewalk is provided. Design requirements shall be based on the applicable street type specifications, as described in §153.061, Street Types.

7. The required reviewing body may require additional mid-block pedestrianways when necessary to create a cohesive, walkable block configuration and ensure consistency with the Principles of Walkable Urbanism provided in §153.057(D).

(b) Mid-Building Pedestrianways

1. Mid-building pedestrianways are intended to provide safe, well-lit, and attractive paths providing convenient pedestrian access to and from areas such as parking lots, parking structures, and/or service streets from the opposite side of a building.

2. Access through buildings to parking lots behind buildings with a pedestrian walkway through the first floor of the building is required based on building types. The walkway shall be a minimum of eight feet wide. One door, window, or opening shall be provided along the

pedestrianway for every full 30 feet of length. A minimum of 20% ground floor transparency, measured along the length of the walkway, shall be provided on building façades facing pedestrianways in shopping corridors.

3. A mid-building pedestrianway may serve as a mid-block pedestrianway as described in §153.065(I)(2)(a).

(3) Walkability Objective: Safety

(a) Crosswalks

1. Crosswalks shall be required at the stop-controlled legs of unsignalized intersections and all legs of signalized intersections or as otherwise required by the City Engineer. Crosswalks may be permitted at mid-block locations for areas where heavy pedestrian traffic is anticipated, such as shopping corridors, at the determination of the City Engineer. The locations of mid-block crosswalks should be aligned with the locations of mid-block pedestrianways where practicable.

2. To encourage pedestrian activity, typical crosswalks shall not exceed 38 feet in length without a landscape median, curb extension and/or other pedestrian refuge to mitigate the effects of vehicular traffic on crossing and increase pedestrian safety and comfort. These design measures shall be implemented wherever practicable, as determined by the City Engineer.

(b) Pedestrian Circulation Plans

Each surface parking area that contains 50 or more parking spaces, or contains any parking spaces located more than 350 feet from the front façade of the principal structure, shall contain at least one pedestrian walkway or sidewalk allowing pedestrians to pass from the row of parking farthest from the primary building façade to the primary building entrance. The required walkway must be at least five feet wide, shall not be located within a driving aisle, and, where possible, shall be located in a landscaped island running perpendicular to the primary building façade.

(4) Walkability Objective: Comfort and Convenience

(a) Required Building Zone (RBZ) Treatment

All areas between the front or corner side property lines and the back of the RBZ or setback not occupied by a building shall be treated with either a landscape, patio, or streetscape treatment as required by §153.062(O).

1. Where necessary to provide adequate sidewalk width in areas expected to have high volumes of pedestrian activity, such as in a shopping corridor, a streetscape RBZ treatment may be required by the required reviewing body.

2. If a building is proposed to be constructed with a zero lot line setback, with the building façade adjacent to the public sidewalk at the right-of-way, and the required reviewing body determines that additional sidewalk width is necessary to ensure consistency with the Principles of Walkable Urbanism, the required reviewing body may require the building to be set back with a streetscape RBZ treatment, provided the building remains within the RBZ as required by building type. A public access easement shall be required.

3. The streetscape RBZ treatment shall be required for all designated shopping corridors, and in all cases, a minimum 8 feet of clear sidewalk width shall be provided through the combination of public right-of-way and required building zone area with public access easements.

4. Where parking is permitted to the side or rear of a principal structure pursuant to the building type requirements of §153.062(O), surface parking areas and associated driveways may encroach into the front and/or corner side RBZ provided a street wall is installed in accordance with §153.065(E)(2) to screen the parking area. The area on the street-facing side of the street wall shall be treated with landscape, patio, or streetscape RBZ treatment as permitted by the building type.

(b) Building Entrances

1. A principal building entrance shall be on any principal frontage street or the front façade of the building. Principal entrance doors shall be fully functioning during regular business hours and shall connect to the public sidewalk along the street.

2. The number and spacing of entrances on a building façade with street frontage and on a rear façade facing a parking lot shall be provided as required by building type.

(c) Seating Areas

1. Outdoor seating areas are required for all pocket plazas, and may be required by the required reviewing body for other public and private outdoor spaces, including all other open space types provided in §153.064(F).

2. Where required, there shall be a minimum of one linear foot of seating for every two linear feet of public or private street frontage. The required reviewing body may modify this requirement where conditions warrant greater or lesser seating.

3. Seating requirements may be met through the use of moveable seating, fixed individual seats, fixed benches, seat walls, planter ledges, seating steps, and other creatively designed seating areas that invite resting and gathering. A combination of seating is encouraged.

4. To ensure that adequate seating invites use by the public, a portion of the required seating must be located within at least 10 feet of a public sidewalk where provided.

5. At least one waste receptacle for each outdoor seating area is required. Additional receptacles may be required for areas containing food service, such as open air cafés.

§ 153.066 REVIEW AND APPROVAL PROCEDURES AND CRITERIA

(A) Intent

The intent of §153.066 is to provide an efficient and predictable review process for rezoning and/or development applications within the Bridge Street ~~Corridor~~ District zoning districts and to enhance Dublin's reputation for high quality development while allowing property owners to compete for development consistent with the ~~Vision Principles and~~ direction articulated in the Community Plan (Bridge Street District Area Plan). The review and approval procedures and criteria help ensure that new development and redevelopment is served by adequate and efficient infrastructure so as not to burden the fiscal resources of the City, and to protect the health, safety, and general welfare of residents, occupants, and users of property in the ~~BSC~~ BSD zoning districts and surrounding areas of the city.

(B) Required Reviews

(1) This section outlines the requirements and procedures for development review specifically within the BSD~~C~~ zoning districts. The review procedures of §153.066 shall be used for all development applications in a BSD~~C~~ zoning district. Table 153.066-A, Summary Procedure Table, describes the review procedures applicable in all BSD~~C~~ zoning districts.

(2) The following abbreviations and terms are used in §153.066:

ART – Administrative Review Team
ARB – Architectural Review Board
BZA – Board of Zoning Appeals
PZC or Commission – Planning and Zoning Commission
CC or Council – City Council
Director – Planning Director

TABLE 153.066-A: SUMMARY PROCEDURE TABLE

R=Recommendation D=Decision ~~A=Administrative Appeal~~ RF=Review & Feedback

Type of Application		ART	ARB	BZA	PZC	Council	Zoning Code §
Zoning Code Approvals							
Zoning Map or Text Amendment		R	R		R	D	§153.234
Conditional Use		R	R		D		§153.236
Special Permit				D		A	§153.231(G)
Use Variance		R		R		D	§153.231(H)(3)
Non-Use (Area) Variance		R		D			§153.231(H)(2)
Other Approvals							
Administrative Appeals				D		~~A~~ D	§153.066(M)~~§153.231(F)~~
Building Code Appeal				D			§153.231(I)
Bridge Street ~~Corridor~~ District Zoning Districts							
Pre-Application Review		RF					§153.066(C)
Basic Plan Review	Architectural Review District	R	D				§153.066(J)

TABLE 153.066-A: SUMMARY PROCEDURE TABLE							
R=Recommendation D=Decision ~~A=Administrative Appeal~~ RF=Review & Feedback							
Type of Application		**ART**	**ARB**	**BZA**	**PZC**	**Council**	**Zoning Code §**
	Other BSD~~C~~ Zoning Districts	R			D	D	§153.066(D)
Development Plan Review	Architectural Review District	R	D	~~A~~		~~A~~	§153.066(J)
	Other BSD~~C~~ Zoning Districts*	R/D		~~A~~	D	~~A~~	§153.066(E)(2)
Site Plan Review	Architectural Review District	R	D	~~A~~		~~A~~	§153.066(J)
	Other BS~~C~~D Zoning Districts*	R/D		~~A~~	D	~~A~~	§153.066(F)(2)
Minor Project Reviews	Architectural Review District	~~D~~R	D	~~A~~		~~A~~	§153.066(J)
	Other BSD~~C~~ Zoning Districts	D		~~A~~		~~A~~	§153.066(G)
Waivers	Architectural Review District	R	D	~~A~~		~~A~~	§153.066(J)
	Other BSD~~C~~ Zoning Districts	R		~~A~~	D	~~A~~	§153.066(I)
Master Sign Plan Review	Architectural Review District	R	D	~~A~~		~~A~~	§153.065(H)(L)(8)/ §153.065(H)(2)(c)6
	Other BSD~~C~~ Zoning Districts	R		~~A~~	D	A	§153.065(L)(8) / §153.065(H)(2)(c)6
Parking Plans		D/R	D		D	A	§153.065(B)(1)(f) / §153.066(G)
Administrative Departures		D		~~A~~		~~A~~	§153.066(H)
Open Space Fee in Lieu		R		~~A~~	D	~~A~~	§153.066(L)(1)/ §153.064(D)-(E)
Director Approvals	Minor Modifications			~~A~~		~~A~~	§153.066(K)
	Certificate of Zoning Plan Approval (Building and Site Modifications)			~~A~~		~~A~~	§153.233/ §153.066(N)(3)
* As determined by the Planning and Zoning Commission at Basic Plan Review							§153.066(D)(3)

(C) Pre-Application Review

(1) Purpose and Applicability

(a) The purpose of the Pre-Application Review is to provide a potential applicant with a non- binding review of a development proposal and to provide information on the procedures and policies of the City, including application review procedures.

(b) Pre-Application Review with the Administrative Review Team (ART) is required for any proposal that requires Development Plan or Site Plan Review under the provisions of §153.066(E)

and (F).

(c) Pre-Application Reviews may be submitted and processed simultaneously with a request for a Basic Plan Review as provided in §153.066(D).

(d) Pre-Application Reviews do not result in a development decision or permit, and shall not obligate the City or the developer to take any action on the proposal.

(2) Review Procedure

(a) A request for a Pre-Application Review shall be made in accordance with the provisions of §153.066(N)(1).

(b) The City shall notify the applicant in writing at least five days prior to the Pre-Application Review meeting.

(c) The ART and other applicable departments shall be promptly notified of the ART Pre-Application Review meeting. Prior to the meeting the Director shall distribute the submitted materials to the ART and other applicable departments for input and recommendations.

(d) The ART shall review the submitted materials and provide non-binding input and recommendations. The ART shall complete its review of the application not more than 14 days from the date the request was submitted.

(e) A written summary of the Pre-Application Review meeting shall be provided to the applicant not more than 10 days after the Pre-Application Review meeting.

(f) Additional Pre-Application Review meetings with the ART may be requested prior to filing a request for a Basic Plan Review.

(g) The written summary of the Pre-Application Review shall be forwarded to the required reviewing body with the application for a Basic Plan Review.

(D) Basic Plan Review

(1) Purpose and Applicability

(a) Purpose

1. The purpose of the Basic Plan Review is to outline the scope, character, and nature of the proposed development and, for those projects outside the boundaries of the Architectural Review District, to determine the applicable review process.

2. The Basic Plan Review allows the required reviewing

body to evaluate the proposal for its consistency with commonly accepted principles of walkable urbanism as described in §§153.057 and 153.058, the Community Plan, including the Bridge Street District Plan, and other related policy documents adopted by the City, and to consider the proposal within the context of existing and planned development within the vicinity of the project.

3. The Basic Plan Review provides an opportunity for public input at the earliest stages of the development process.

4. The Basic Plan Review provides clear direction to the applicant and the required reviewing body in its evaluation of an application for Development Plan and/or Site Plan Review.

(b) Applicability

1. Basic Plan Review by the Planning and Zoning Commission is required for any proposal that requires Development Plan and/or Site Plan Review under the provisions of §153.066(E) and (F).

2. Basic Plan Review is optional for any proposal that requires Development Plan and/or Site Plan Review by the Architectural Review Board under the provisions of §153.066(J), or may be required by the ART if it concludes that the application includes major site or building improvements that would benefit from a Basic Plan Review by the ARB.

(2) Review Procedure

(a) An application for a Basic Development Plan Review or Basic Site Plan Review shall be made in accordance with the provisions of §153.066(N)(1).

(b) A public review of a Basic Plan application shall be held in accordance with the provisions of §153.066(N)(1)(f).

(c) Applications for Basic Plan Review shall be approved, approved with conditions, or denied based on the Development Plan Review criteria of §153.066(E)(3) and/or the Site Plan Review criteria of §153.066 (F)(3). If denied, the applicant shall be permitted to submit an application for another Basic Plan Review.

(d) The decision on the Basic Plan Review shall be provided not more than 28 days from the filing of a complete Basic Plan Review application. The required reviewing body shall schedule meetings as necessary to meet the review period requirement.

(e) The Basic Plan Review decision provided by the required reviewing body shall be forwarded in writing to the applicant not less than 10 days following the review.

(f) The decision and findings of the Basic Plan Review shall be incorporated into the Development Plan and/or Site Plan Review application.

(g) If a Development Plan and/or Site Plan Review application is not submitted within one year from the date of the approved Basic Plan Review, the applicant shall be required to submit a new application for a Basic Plan Review by the required reviewing body prior to submitting an application for a Development Plan and/or Site Plan Review involving the same site.

(3) Required Reviewing Body Determination

(a) As part of the Basic Plan Review conducted by the Planning and Zoning Commission, the Commission shall determine the required reviewing body for the subsequent Development Plan and/or Site Plan Review applications. In making its determination, the Commission will consider any of the following factors:

1. Whether the application raises complex issues, including but not limited to, the need for major infrastructure improvements and other neighborhood or community-wide effects that would benefit from a Commission decision.

2. Whether the application is generally consistent with the principles of walkable urbanism as described in §§153.057 and 153.058, the five Bridge Street District Vision Principles, the Community Plan or other applicable City plans.

3. Whether the application involves a substantial number of Waivers or the scope of requested Waivers would result in a significant deviation from the requirements of §§153.059 through 153.065.

(b) The Commission's determination shall be forwarded in writing to the applicant not less than five days following the determination.

(c) Following the Commission's determination, an application for Development Plan Review and/or Site Plan Review may be submitted as provided in §153.066(N).

1. Applications to be reviewed by the Planning and Zoning Commission shall be reviewed in accordance with the provisions of §§153.066(E)(2)(c) and 153.066(F)(2)(c).

2. Applications for which the Administrative Review Team is the required reviewing body shall be reviewed in accordance with §§153.066(E)(2)(d) and 153.066(F)(2)(d).

(d) Applications for which the Architectural Review Board is the required reviewing body shall be reviewed in accordance with §153.066(J).

(E) Development Plan Review

(1) Purpose and Applicability

(a) The purpose of the Development Plan Review is to:

1. Ensure that the street network and block framework meet the requirements of §§153.060, 153.061 and §153.063, as applicable;

2. Ensure that proposed street types are consistent with the principles of walkable urbanism as described in §§153.057 and 153.058;

3. Ensure that planned open spaces and building types, when known, will meet the applicable general siting requirements of §§153.062 and 153.064;

4. Ensure that the proposed development is consistent with the general development requirements of the City with respect to such elements as infrastructure, transportation, and environmental considerations; and

5. Ensure that the proposed development will contribute to the creation of signature places in the city consistent with the Bridge Street District Plan through an evaluation of long-term phasing plans, transitional development conditions, and planned placemaking elements.

6. The Development Plan review process is not intended to be a review of the individual development regulations of §153.059 and §§153.062 through 153.065, which are intended for the Site Plan Review process.

(b) An application for a Development Plan Review is required in the following conditions:

1. The application involves the construction of more than one principal structure on one or more parcels; or

2. The application includes five or more gross acres of land; or

3. The application involves the design or construction of new streets, or a proposed realignment or relocation of any other street in the general pattern of street development conceptualized by the Bridge Street ~~Corridor~~ District Street Network map in §153.061 that is required or

permitted by the City; or

4. The application involves subdivision in accordance with Chapter 152 of the Dublin Code of Ordinances is required.

(2) Review Procedures

(a) Applications for Development Plan Review shall be submitted in accordance with the provisions of §153.066(N)(1).

(b) The required reviewing body for a Development Plan Review application shall be determined under the provisions of §153.066(D)(3) and the application shall be reviewed under the provisions of §153.066(E)(2)(c), (d) or (e) as applicable.

(c) Planning and Zoning Commission Review

1. Administrative Review Team Recommendation

A. The ART shall base its recommendation to the Planning and Zoning Commission for approval, approval with conditions, or denial of the Development Plan application under the criteria of §153.066(E)(3). The recommendation shall be made not more than 28 days from the receipt of a completed application. The ART's recommendation shall be provided to the applicant in writing not more than 5 days after the ART's recommendation.

B. Following the review, the applicant shall be given the opportunity to revise the application in response to the ART's comments. The applicant may request additional subsequent meetings with the ART, which may be subject to up to an additional 28 day time limit for a decision.

2. The Planning and Zoning Commission shall review the Development Plan application and the recommendation of the ART and render its decision based on the criteria of §153.066(E)(3) for approval, approval with conditions, or denial not more than 14 days after the date of the determination by the ART. The Commission's decision shall be provided to the applicant in writing not more than 14 days after the date of the decision.

(d) Administrative Review Team (ART) Review

1. The ART shall review the application for Development Plan Review and render a determination based on the criteria of §153.066(E)(3) for Development Plans for approval, approval with conditions, or denial.

2. The ART shall make a decision on the application not more than 28 days from the date of the submission of a complete application for a Development Plan Review.

(e) Applications for which the Architectural Review Board is the required reviewing body shall be reviewed in accordance with §153.066(J).

(3) Review Criteria for Development Plans

Each required reviewing body shall make its recommendation or its decision on an application for Development Plan Review based on each of the following criteria and the recommendation of the required reviewing body during the Basic Plan Review:

(a) The Development Plan shall be substantially similar to the approved Basic Development Plan;

(b) The lots and blocks proposed are consistent with the requirements of §153.060;

(c) The application is consistent with the general pattern of street development conceptualized by the BSD~~C~~ Street Network as shown in §153.061, and the expected traffic from the development can be accommodated on existing or proposed streets consistent with that system;

(d) The proposed street types are consistent with the principles of walkable urbanism as described in §§153.057 and 153.058 and are designed to coordinate with the scale, intensity and character of development planned on adjacent lots and blocks;

(e) The proposed buildings and open spaces are appropriately sited and consistent with the requirements of §§153.062 and 153.064;

(f) The application is consistent with the requirements of §153.063, Neighborhood Standards, if applicable;

(g) If the development is to be implemented in phases, each phase is able to be considered independently, without the need for further phased improvements;

(h) The application demonstrates consistency with the five Bridge Street District Vision Principles, Community Plan and other related policy documents adopted by the City; and

(i) The application provides adequate and efficient infrastructure to serve the proposed development, consistent with the City's most recently adopted Capital Improvements Program.

(F) Site Plan Review

(1) Purpose and Applicability

(a) The purpose of the Site Plan Review is to confirm that the

proposed development of an individual site, building, and/or open space is consistent with the BSDC zoning district regulations.

(b) The Site Plan Review process is intended as a review of the individual development regulations of §153.059 and §§153.062 through 153.065. Approval of the Site Plan Review includes assuring that the dimensions of a parcel meet the lot size requirements for the applicable building type(s) and that the surrounding street network meets the applicable requirements of §§153.060 and 153.061.

(c) A Site Plan Review is required for any development application within the BSDC zoning districts, including those applications for which a Development Plan is required, with the exception of applications meeting the requirements for a Minor Project as provided in §153.066(G)(2).

(2) Review Procedures

(a) Applications for Site Plan Review shall be submitted in accordance with the provisions of §153.066(N)(1).

(b) The required reviewing body for a Site Plan Review application shall be determined under the provisions of §153.066(D)(3) and the application shall be reviewed under the provisions of §153.066(F)(2)(c), (d) or (e) as applicable.

(c) Planning and Zoning Commission Review

1. The ART shall base its recommendation to the Planning and Zoning Commission for approval, approval with conditions, or denial of the Site Plan Review application under the criteria of §153.066(F)(3). The recommendation shall be made not more than 28 days from the receipt of a completed application. The ART's recommendation shall be provided to the applicant in writing not more than 5 days after the ART's recommendation.

2. Following the review, the applicant shall be given the opportunity to revise the application in response to the ART's comments if the application is not recommended for approval by the ART. The applicant may request additional subsequent meetings with the ART which may be subject to up to an additional 28 day time limit for a decision.

3. The Planning and Zoning Commission shall review the Site Plan application and the recommendation of the ART and render its decision based on the criteria of §153.066(F)(3) for approval, approval with conditions, or denial not more than 14 days from the date of the

determination by the ART. The Commission's decision shall be provided to the applicant in writing not more than 14 days after the date of the decision.

(d) Administrative Review Team (ART) Review

1. The ART shall review the application for Site Plan Review and render a determination based on the criteria of §153.066(F)(3) for Site Plans for approval, approval with conditions, or denial.

2. The ART shall make a decision on the application not more than 28 days from the date of the submission of a complete application for a Site Plan Review.

(e) Applications for which the Architectural Review Board is the required reviewing body shall be reviewed in accordance with §153.066(J).

(3) Review Criteria for Site Plans

Each required reviewing body shall make its recommendation or its decision on an application for Site Plan Review based on each of the following criteria and the recommendation of the required reviewing body during the Basic Plan Review:

(a) The Site Plan Review shall be substantially similar to the approved Basic Site Plan.

(b) If a Development Plan has been approved that includes the property, the application is consistent with the Development Plan;

(c) The application meets all applicable requirements of §153.059 and §§153.062 through 153.065 except as may be authorized by Administrative Departure(s) or Waiver(s) pursuant to §153.066(H) and §153.066(I), respectively;

(d) The internal circulation system and driveways provide safe and efficient access for residents, occupants, visitors, emergency vehicles, bicycles, and pedestrians;

(e) The relationship of buildings and structures to each other and to other facilities provides for the coordination and integration of the development within the surrounding area and the larger community and maintains the image of Dublin as a high quality community with a commitment to exemplary planning and design;

(f) The application is consistent with the requirements for types, distribution, and suitability of open space in §153.064 and the site design incorporates natural features and site topography to the maximum extent practicable;

(g) The scale and design of the proposed development allows the adequate provision of services currently furnished by or that

may be required by the City or other public agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste management, and administrative services;

(h) Stormwater management systems and facilities will not cause alterations that could increase flooding or water pollution on or off the site, and removal of surface waters will not adversely affect neighboring properties;

(i) If the development is to be implemented in phases, each phase is able to be considered independently, without the need for further phased improvements; and

(j) The application demonstrates consistency with commonly accepted principles of walkable urbanism as described in §§153.057 and 153.058, the five Bridge Street District Vision Principles, Community Plan and other related policy documents adopted by the City.

(G) Minor Project Review

(1) Purpose and Applicability

The purpose of the Minor Project Review is to provide an efficient review process for smaller projects that do not have significant community effects. The Minor Project review is necessary to ensure that applications meet the requirements of this Chapter.

(2) The following shall be considered Minor Projects:

(a) Individual single family detached dwelling units.

(b) Multiple family and townhouse buildings of 8 or fewer dwelling units in a single building on an individual lot and not part of a larger development complex.

(c) Development of mixed-~~-~~use and non-residential principal structures of 10,000 square feet or less gross floor area, and associated site development requirements.

(d) Additions to principal structures that increase the gross floor area by not more than 25%, or not more than 10,000 square feet gross floor area, whichever is less, existing as of the effective date of this amendment, or when first constructed, and associated site development requirements.

(e) Exterior modifications to principal structures involving not more than 25% of any individual façade elevation of the structure.

(f) Signs, landscaping, parking, and other site related improvements that do not involve construction of a new principal building. Parks when used to meet requirements as an open space type, as provided in§153.064, shall require Site Plan Review.

(g) Accessory structures and uses.

(h) Modifications to Existing Structures in accordance with §153.062(B).

(i) Parking plans when not associated with a Development Plan or Site Plan Review.

(3) Review Procedure

(a) An application for a Minor Project Review shall be made in accordance with the provisions of §153.066(N)(1).

(b) Following acceptance of a complete application for a Minor Project, the ART shall approve, deny, or approve with conditions the application not more than 14 days from the date the request was submitted. The City shall notify the applicant in writing not less than five days prior to the review meeting.

(c) The ART shall review the application and approve, approve with conditions, or deny the application based on the criteria of §153.066(F)(3) applicable to Site Plan Reviews. A written summary of the ART decision shall be provided to the applicant not more than 10 days after the Minor Project Review meeting.

(d) Alternatively, the ART may forward any Minor Project Review application to the Planning and Zoning Commission for a decision at their next available meeting if it concludes that the application raises complex issues, including but not limited to, the need for public infrastructure improvements and/or other neighborhood or community-wide effects that would benefit from a Commission decision. These applications shall be reviewed under the provisions of §153.066(F)(2)(c) and shall not require a Basic Plan Review.

(e) Following the decision, the applicant shall be given the opportunity to revise the application in response to the ART's comments if the application is not approved by the ART. The applicant may request additional subsequent meetings with the ART, which shall also be subject to the 14 day time limit for a decision.

(H) Administrative Departures

(1) Purpose and Applicability

The intent of §153.066(H) is to provide an administrative process to allow minor deviations from the strict application of the BSD~~C~~ zoning district requirements caused by unusual site or development conditions or conditions unique to a particular use or other similar conditions that require reasonable adjustments, but remain consistent with the intent of this Chapter. Examples include, but are not limited to, minor adjustments to building setbacks, parking requirements, landscaping, building materials, or other similar features or elements.

(2) Review Procedure

(a) A request for an Administrative Departure may be submitted with an application for a Development Plan, Site Plan, or Minor Project Review, or at any time after those applications have been submitted and before a decision or recommendation by the ART has been made. If a request for Administrative Departure is made after any application for which a time limit is provided the Director may require that the time period for ART review start over on the day the request for an Administrative Departure is received.

(b) A request for an Administrative Departure may be processed simultaneously with the Development Plan, Site Plan, or Minor Project Review to which it relates. The ART shall determine whether each requested Administrative Departure is approved, approved with conditions, or denied. Decisions on Administrative Departures shall be reported to the required reviewing body that approved the Development Plan and/or Site Plan Review.

(c) Should the ART find that the request does not meet the criteria for an Administrative Departure, the applicant may request a Waiver under the provisions of §153.066(I) or submit a new application for Development Plan, Site Plan, or Minor Project Review.

(3) Criteria for Administrative Departure Approval

The ART shall make its decision on the requested Administrative Departure based on the following criteria:

(a) The need for the Administrative Departure is caused by unique site conditions, conditions on surrounding properties, and/or otherwise complies with the spirit and intent of the Bridge Street District Plan, and is not being requested simply to reduce cost or as a matter of general convenience;

(b) The Administrative Departure does not have the effect of authorizing any use, sign, building type, or open space type that is not otherwise permitted in that BSD~~C~~ zoning district;

(c) The Administrative Departure does not modify any numerical zoning standard related to building dimensions, lot dimensions or coverage, open space, landscaping, parking, fencing, walls, screening, or exterior lighting by more than 10% of the requirement; and

(d) The Administrative Departure, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other development features than without the Administrative Departure.

(I) Waiver Review

(1) Requests for Waivers shall be submitted for any project elements that deviate from one or more of the requirements of §§ 153.059 through 153.065, and that do not qualify for an Administrative Departure under the provisions of §153.066(H). The Waiver request may be submitted with any application for Development Plan, Site Plan, or Minor Project Review.

(2) The ART shall review the requested Waivers and make recommendations to the Commission or ARB, as applicable, for their approval, denial, or approval with conditions. Should additional necessary Waivers be determined by the ART during its review, those Waivers may be included for review by the required reviewing body.

(3) The Commission or the ARB, as applicable, shall review the requested Waivers using the criteria of §153.066(I)(6). Should other Waivers be necessary to resolve conflicts with other requirements of this Chapter resulting from the requested Waivers, those Waivers shall also be reviewed by the required reviewing body.

(5) The Commission or ARB, as applicable, shall approve, approve with conditions, or deny the specific Waiver request(s) not more than 28 days from the recommendation of the ART.

(6) Criteria for Waiver Review

Each required reviewing body shall make its recommendation/decision on an application for proposed Waivers based on all of the following criteria and with consideration to the recommendation of the ART:

(a) The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way;

(b) The Waiver, if approved, will generally meet the spirit and intent of the Bridge Street District Plan and supports the commonly accepted principles of walkable urbanism;

(c) The Waiver is not being requested solely to reduce cost or as a matter of general convenience;

(d) The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver;

(e) The requested modification would better be addressed through the Waiver rather than an amendment to the requirements of this Chapter;

(f) For Development Plans, the other Development Plan elements not affected by the Waiver will be generally consistent with §153.060(A) and
§153.061(A); and

(g) For Site Plan Reviews and Minor Project Reviews, the Waiver does not have the effect of authorizing any use or open space type that is not otherwise permitted in that BSD~~C~~ zoning district.

(J) Architectural Review Board (ARB) Review

(1) Applications for Basic Plan (if conducted), Development Plan, Site Plan, Minor Project Reviews and Waiver Reviews for property within the Architectural Review District shall be reviewed by the ART within the timeframes specified in §§153.066(D)(2), 153.066(E)(2)(a), or 153.066(F)(2)(a), as applicable and then forwarded to the ARB with a recommendation for approval, approval with conditions, or denial.

(2) Applications for Basic Plan, Development Plan, Site Plan, Minor Project Reviews and Waiver Reviews by the ARB shall be reviewed in accordance with the standards of §§153.066(E)(3), 153.066(F)(3), 153.066(G), and/or 153.066(I), as applicable, as well as the provisions of §153.170 through §153.180.

(3) Public Review

A public review of applications for Basic Plan (if conducted), Development Plan, Site Plan, Minor Project Reviews and Waiver Reviews by the ARB shall be held in accordance with the provisions of §153.066(N)(1)(f).

(4) The ARB shall make a decision on the application not more than 28 days from the date of the ART's recommendation.

(5) In the event of a conflict between the requirements of §153.059 and §§153.062 through 153.065, and the provisions of §153.170 through §153.180, the ARB shall determine the most appropriate provisions to apply to the specific application based on the criteria of §153.066(E)(3) for Development Plans and §153.066(F)(3) for Site Plan and Minor Project Reviews.

(K) Minor Modifications

(1) Purpose and Applicability

(a) The Director may authorize Minor Modifications to approved Development Plans, Site Plans and Minor Projects that are required to correct any undetected errors or omissions, address conditions discovered during the permitting process or construction, or that are necessary to ensure orderly and efficient development. Any approved Minor Modifications must be consistent with the approved Development Plan, Site Plan or Minor Project Review, as applicable.

(b) The Director may also authorize Minor Modifications to Existing Structures and associated site improvements that are necessary to complete ordinary maintenance, refurbishment or Zoning Code compliance.

(c) The following are considered Minor Modifications:

1. Adjustments to lot lines, provided no additional lots are created, required setbacks and/or RBZs are maintained, and the boundaries to any approved Development Plan are not altered;

2. Adjustments to the location and layout of parking lots provided the perimeter setbacks, yards and buffers, and required parking are maintained;

3. Adjustments for buildings up to 10% in total floor area of the originally approved building, building height(s) or floor plans, that do not alter the character of the use;

4. Substitution of landscaping materials specified in the landscape plan with comparable materials of an equal or greater size;

5. Redesigning and/or relocating stormwater management facilities provided that general character and stormwater capacities are maintained;

6. Relocating fencing, walls or screening (not including screening walls), provided that the same level and quality of materials and screening are maintained;

7. Modifications to sign location, sign face, landscaping and lighting, provided the general sign design, number of signs, and dimensional requirements are maintained;

8. Changes in building material or colors that are similar to and have the same general appearance comparable to or of a higher quality as the previously approved material;

9. Changes required by outside agencies such as the county, state, or federal departments; and/or

10. Other modifications deemed appropriate by the Director that do not alter the basic design or any specific conditions imposed as part of the original approval.

(2) Review Procedure

(a) An application for a Minor Modification shall be made in accordance with the provisions of §153.066(N)(1) for Certificates of Zoning Plan Approval.

(b) The Director shall review the request for a Minor Modification and make a decision on the request not more than 14 days after receiving a complete application for Certificate of Zoning Plan Approval.

(c) If denied, or approved with conditions, the applicant shall be

given the opportunity to revise the request in response to the Director's comments and resubmit for further consideration. If a revised application for Certificate of Zoning Plan Approval is submitted, the 14 day review period shall start over on the day the revised request is received.

(d) Requests not meeting the requirements for a Minor Modification shall require the filing and approval of a new application for a Development Plan Review, Site Plan Review, Minor Project Review, or other review, as applicable, in accordance with §153.066.

(L) Other Applicable Reviews

(1) Open Space Fee in Lieu

After a recommendation from the ART, the Planning and Zoning Commission shall determine whether a request for a payment of a fee in lieu of open space dedication may be approved, as provided in §153.064(D) and (E).

(2) Conditional Uses

The conditional use approval procedures in §153.236 shall apply in the BSD~~C~~ zoning districts. In addition, a recommendation from the ART and the ARB, as applicable, shall be submitted for consideration by the Planning and Zoning Commission.

(3) Zoning Map or Text Amendment

The amendment procedures of §153.234 shall apply in the BSD~~C~~ zoning districts. In addition, a recommendation from the ART and the ARB, as applicable, shall be submitted for consideration by the Planning and Zoning Commission and City Council.

(4) Preliminary and Final Plats

Reviews of Preliminary and Final Plats shall be governed by Chapter 152 of the Dublin Code of Ordinances.

(5) Special Permit

The Special Permit procedures in §153.231(G) shall apply in the BSD~~C~~ zoning districts.

(6) Zoning Variance

The zoning variance procedures in §153.231(H) shall apply in the BSD~~C~~ zoning districts. In addition, a recommendation from the ART shall be submitted for consideration by the Board of Zoning Appeals and for City Council in the instance of a use variance.

(7) Public Tree Permit

The tree permit requirements of §153.134(G) shall apply in the

BS~~C~~D zoning districts.

(8) Master Sign Plan

The Planning and Zoning Commission or Architectural Review Board shall review all master sign plans in the BSDC zoning districts, as provided in §153.065(H). A recommendation from the ART shall be submitted to the Planning and Zoning Commission or Architectural Review Board for consideration.

(M) Administrative Appeal

(1) The Administrative Appeal provisions of §153.231(F) apply in the BSDC zoning districts.

(2) Decisions on appeals are limited to those specific provisions or approvals that are the subject of the appeal. No other part of an application shall be modified by the Board of Zoning Appeals.

(3) The decision of the BZA may be further appealed to City Council within 10 days of the BZA hearing date.

(4) City Council must determine whether or not to hear the appeal, in its sole discretion and by a motion passed by a majority vote, no later than 21 days following the Clerk of City Council's receipt of the written notice of appeal, unless an extended time is agreed upon by City Council and the applicant.

(5) City Council shall decide the appeal no later than 28 days following the date of Council's decision to hear the appeal, unless an extended time is otherwise agreed upon by City Council and the applicant. In considering the appeal, City Council may consider any evidence and may affirm, reverse, or otherwise modify the decision of the BZA or any other part of the application.

(N) General Provisions

(1) Applications

(a) Each application required by §153.066 shall be made in writing on a form provided by the City and shall be accompanied by the fee as established by City Council.

(b) Applications for approvals in the BSDC zoning districts shall include all information required by the City, unless some information is deemed unnecessary by the Director based on the nature and scale of the proposed development. No application shall be accepted by the City until it is complete. Any applicable time limits noted in §153.066 shall not begin until a complete application is accepted by the City. If found to be incomplete, the Director shall inform the applicant of any additional materials required to complete the application.

(c) After acceptance of a complete application, the Director and/or required reviewing body may request additional materials if deemed necessary to evaluate the proposal.

(d) Resubmission

No application for a Development Plan or Site Plan Review which has been denied by the required reviewing body shall be resubmitted for a period of one year from the date of the decision, unless permitted by the Director after a demonstration by the applicant of a change of circumstances from the previous application that may reasonably result in a different decision.

(e) Simultaneous Processing

1. In cases where a Development Plan application is submitted, a Site Plan Review and/or a Minor Project may be reviewed simultaneously with that Development Plan, subject to Director approval.

2. The Site Plan Review or Minor Project approval shall not be effective until the Development Plan has been approved. If appropriate, other required reviews as provided in this section may be processed jointly with a Development Plan and/or Site Plan Review application.

(f) Public Reviews

Where public reviews are required by this section, a written notice of the public meeting shall be sent, not less than 10 days prior to the meeting, to the applicant, property owner, and owners of parcels of land within 300 feet of the subject parcel(s), as listed on the County Auditor's current tax list. The notice shall, at a minimum, indicate the property that is the subject of the request, describe the nature of the request, the time, date and location of the meeting at which the application will be considered, and indicate when and where written comments will be received concerning the request.

(2) Decisions

(a) Any application required to be reviewed under §153.066 shall be approved, approved with conditions, or denied by the required reviewing body based on the applicable review criteria as provided in §153.066 and other applicable provisions of this Chapter. The recommending body and required reviewing body shall state the reasons for their decisions in the minutes and provide a written record of the decision to the applicant not more than 10 days after a recommendation or decision is made, unless otherwise provided in this section.

(b) Prior to reaching a decision, if the required reviewing body determines that an application does not meet the applicable review criteria as provided in §153.066 and other applicable provisions of this Chapter, but determines that the application could meet those criteria with modifications that could not be reasonably conditioned, the applicant may request that the decision on the

application be postponed to provide the opportunity to make those modifications. If the request for postponement is granted, a new review period shall begin on the date the applicant submits a complete application with revised materials.

(c) Following the approval of a Site Plan Review or Minor Project application, the applicant may proceed with the process for obtaining a Certificate of Zoning Plan Approval and building permit, consistent with the approval as granted. All construction and development under any building permit shall comply with the approved Site Plan Review and Development Plan, and any other approval, as applicable.

(3) Certificate of Zoning Plan Approval

A Certificate of Zoning Plan Approval issued by the Director verifying compliance with all applicable zoning requirements is required prior to modification, extension, or alteration of sites and structures, and/or change of use in BSD~~C~~ zoning districts.

(4) Code Administration

The Planning and Zoning Commission and the Architectural Review Board may evaluate and monitor the application of the requirements and standards of §§153.057 through 153.066 by the ART. The Commission and the Architectural Review Board may advise the ART as to whether it finds that the requirements or standards (including requests for Administrative Departures) are being applied correctly, and recommend to City Council any changes needed in the BSD~~C~~ zoning district standards and requirements to better implement the Bridge Street District Plan.

(5) Time Extensions

(a) Where the provisions of §153.066 require that an action be taken by the City within a stated period of time, that time may be extended with the written consent of both the applicant and the Director prior to expiration of the required time period.

(b) If the applicant submits a revised application during any required review period, and the Director determines that the revised application differs substantially from the previous application, a new review period shall begin and additional meetings of the required reviewing body may be scheduled if deemed necessary by the Director.

(6) Duration of Approvals

(a) An application shall be filed for a Development Plan and/or Site Plan Review within one year following the completion of the Basic Plan Review. If a Development Plan and/or Site Plan Review application is not filed within this period a new Basic Plan Review shall be required in accordance with the

requirements of §153.066(D).

(b) All Development Plan, Site Plan Review, and Minor Project approvals made pursuant to §153.066 shall be valid for a period of two years. If an initial building permit and/or Certificate of Zoning Plan Approval for the approved development has not been issued within that two year period, the applicant shall be required to apply for a new Development Plan, Site Plan Review, or Minor Project approval, as applicable, pursuant to §153.066 before obtaining a building permit.

(c) Abandonment

1. Once a final approval is granted by the required reviewing body, if significant construction is not started within two years and meaningfully continued, or the Director of Building Standards determines that work has been abandoned for a continuous period of six months, the approval shall lapse and cease to be in effect.

2. The Director of Building Standards shall make the determination of abandonment based on the presence of one or more of the following conditions:

A. Removal of construction equipment or supplies;

B. Expiration of an active building permit issued by the City;

C. Evidence of a failure to maintain the property, such as overgrown weeds, failure to secure buildings, broken windows, or other evidence of lack of maintenance;

D. Other actions documented by the Director of Building Standards and/or Director evidencing intent to abandon the construction of the project.

3. Once the Director of Building Standards makes a determination of abandonment, if a new Bridge Street District application is not submitted within 90 days from the date of the determination, the owner shall restore the site to its previous condition, and/or remove any structures or other evidence of work on the site, within 180 days from the date of the determination of abandonment. If the owner fails to restore the site to its previous condition within 180 days, the City may take any and all actions necessary to restore the site to its previous condition, including removing any structures or other evidence of work, and the costs of removal shall be assessed against the property.

(7) Administrative Review Team (ART)

(a) The purpose of the Administrative Review Team is to provide for review and approval authority for certain applications as defined by §153.066. The Administrative Review Team is responsible for the comprehensive review of each application, and making recommendations to the Planning and Zoning Commission, Architectural Review Board, or Board of Zoning Appeals where required. The ART is also responsible for making decisions in an efficient and timely manner based on evaluation of objective development standards and specific review criteria. While these objective standards and criteria must guide the decisions of the ART, it is recognized that some degree of subjectivity may be part of the ART's deliberations.

(b) The Administrative Review Team shall consist of the Director (Chair), City Engineer, Fire Chief, Economic Development Manager, Parks and Open Space Director, Police Chief, and Chief Building Official, or their representatives, and any other members appointed by the City Manager as deemed necessary, either as permanent or temporary members.

(c) The ART may use the services of other professionals, such as architectural, engineering, and other consultants as they deem necessary, to advise the ART on the application of the provisions of this Chapter.

City of Dublin
Land Use and Long Range Planning
5800 Shier Rings Road
Dublin, Ohio 43016-1236
phone 614.410.4600
fax 614.410.4747
www.dublinohiousa.gov

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

OCTOBER 29, 2014

The Planning and Zoning Commission took the following action at this meeting:

1. Zoning Code Amendment-Bridge Street District
13-095ADMC **Zoning Code Amendment**

Proposal:	Amendments to the Bridge Street District (BSD) Zoning Code regulations focusing on Code Sections 153.057 through 153.066.
Request:	Review and recommendation of approval to City Council regarding proposed Zoning Code amendments under the provisions of Zoning Code Sections 153.232 and 153.234.
Applicant:	Marsha I. Grigsby, City Manager, City of Dublin.
Planning Contact:	Rachel S. Ray, AICP, Planner II.
Contact Information:	(614) 410-4600, rray@dublin.oh.us

MOTION: Ms. Kramb moved, Ms. Newell seconded, to recommend approval to City Council for the request for Zoning Code amendments for the Bridge Street District zoning regulations, and modifications to the Bridge Street District network map with two conditions:

1) That the comments of the Planning and Zoning Commission be incorporated in the draft versions to be reviewed by City Council; and
2) That the comments of the Planning and Zoning Commission related to size-limited uses, housing diversity, structural soil and tree canopies be forwarded to City Council for future consideration as part of an additional Code amendment.

VOTE: 7 – 0.

RESULT: The application was forwarded to City Council with a recommendation of approval.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Kramb	Yes
John Hardt	Yes
Victoria Newell	Yes
Todd Zimmerman	Yes
Amy Salay	Yes

STAFF CERTIFICATION

_____
Rachel S. Ray, AICP, Planner II

DRAFT

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fax 614.410.4747
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PLANNING AND ZONING COMMISSION

MEETING MINUTES

OCTOBER 29, 2014

AGENDA

1. Zoning Code Amendment-Bridge Street District
13-095ADMC **Zoning Code Amendment**

The Chair, Chris Amorose Groomes, called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Other Commission members present were, Richard Taylor, Amy Kramb, John Hardt, Victoria Newell, Todd Zimmerman, and City Council Representative Amy Salay. City representatives present were Philip Hartmann, Steve Langworthy, Claudia Husak, Rachel Ray, Joanne Shelly, Dana McDaniel, and Laurie Wright.

Administrative Business

Motion and Vote
Mr. Taylor moved, Mr. Zimmerman seconded, to accept the documents into the record. The vote was as follows: Ms. Kramb, yes; Mr. Hardt, yes; Ms. Newell, yes; Ms. Salay, yes; Ms. Amorose Groomes, yes; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Approved 7 – 0)

Motion and Vote
Ms. Kramb moved, Mr. Zimmerman seconded, to approve the September 18, 2014, meeting minutes as amended. The vote was as follows: Mr. Taylor, yes; Mr. Hardt, yes; Ms. Newell, yes; Ms. Salay, yes; Ms. Amorose Groomes, yes; Mr. Zimmerman, yes; and Ms. Kramb, yes. (Approved 7 – 0)

Motion and Vote
Mr. Taylor moved, Mr. Zimmerman seconded, to approve the 2015 – 2016 meeting dates as amended. The July 16, 2015, meeting was removed from the list of proposed meeting dates. The vote was as follows: Ms. Amorose Groomes, yes; Ms. Kramb, yes; Mr. Hardt, yes; Ms. Newell, yes; Ms. Salay, yes; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Approved 7 – 0)

The Chair briefly explained the rules and procedures of the Planning and Zoning Commission. She said there was only one case on the agenda this evening. [The minutes reflect the order of the published agenda.] The Chair provided a brief overview of the meeting for the benefit of the high school students in attendance. She explained the Commission has been in the process over the last several months of revising the Bridge Street District zoning regulations that guide the development of an urban, walkable district, which we have a vision for in the core of our city. She described the location of the Bridge Street District, which is generally located around the riverfront, extending from I-270 to Sawmill Road. She said the Commission is going to be talking about the rules, or Zoning Code requirements, that will govern development in that area; addressing the Zoning Code issues that they have seen come up; and some changes the Commission felt were important to address while revising the Code.

1. Zoning Code Amendment-Bridge Street District
13-095ADMC Zoning Code Amendment

The Chair, Ms. Amorose Groomes, introduced this application for review and recommendation to City Council regarding proposed Zoning Code Amendments to the Bridge Street District (BSD) Zoning Code focusing on Code Sections 153.057 through 153.066.

Rachel Ray indicated she had prepared a brief presentation. She stated that Planning requests a recommendation to City Council this evening. Ms. Ray summarized the request for a recommendation of approval to City Council for their first reading on November 17, 2014, for the proposed BSD Code amendments. She reported City Council had requested that the BSD Code amendments be ready for Council's review prior to the end of the year.

Ms. Ray provided the process background:

- BSD Zoning Code amendment process began in September, 2013
- PZC reviewed on July 10 and September 11, 2014
- ARB reviewed on September 24, 2014
- Revised draft includes staff, ARB, and PZC comments as well as a consultant's recommendations
- ARB reviewed and provided a recommendation on October 22, 2014
- ART reviewed and provided a recommendation on October 23, 2014

Ms. Ray said the reviews have covered Code Sections 153.057 through 153.066, and she would highlight some of the recommendations. She stated she would not go into great detail with her presentation, and pointed out that a more detailed summary was included in the report.

153.057 – 058: General Purpose & BSD Districts Scope and Intent

Ms. Ray stated that the majority of the modifications made in this section were technical.

153.059: Uses

Ms. Ray explained that this section needed more discussion and clarification, including the Existing Uses provisions. Ms. Ray said the Commission had requested that "Dwelling, Multiple-Family" Uses be restricted to "U", upper stories only, in the BSD Office and BSD Office Residential zoning districts. She reported that upon Planning's review, the proposed limitation of multiple-family dwellings to upper stories in the BSD Office and BSD Office Residential districts is not recommended as this is inconsistent with the intent of these districts as described in Section 153.058, to "accommodate a mix of office and multiple-family residential development at higher densities and in larger buildings." Ms. Ray noted the two zoning districts in question on the zoning map. She stated that Planning recommended modifying the provision slightly to require that "multiple-family uses are not permitted on ground floor elevations fronting Principal Frontage Streets in the BSD Office Residential and Office districts." She explained buildings could have a clubhouse, fitness facilities, and coffee shops, etc. on ground floor elevations facing the principal frontage streets instead.

Amy Kramb asked why only those two districts were specified. Ms. Ray stated that "Dwelling, Multiple-Family Uses" are permitted on both upper stories and ground floors in the other districts.

153.060: Lots and Blocks

Ms. Ray stated that the majority of the modifications made in this section were technical.

153.061: Street Types

Ms. Ray stated that minor clarifications, new references, and the BSD Street Network Map were revised in this section. She presented the amended map and highlighted the changes:

- Reconfigured street network east of Riverside Drive based on the general street network of the Bridge Park East Basic Development Plan;

- Created a "T" intersection at Tuller Road and (existing) Village Parkway;
- Removed the "Tuller Ridge Drive" label form the north/south portion of that roadway (renamed Dale Drive);
- Eliminated Dale Drive as a principal frontage street south of SR 161;
- Eliminated the second vehicular bridge across the Scioto River where the pedestrian bridge is planned, consistent with the Thoroughfare Plan; and
- Clarified the street network north of Bridge Street at Franklin Street in the Historic District.

Ms. Ray said the ART had some additional recommendations at their meeting on October 23:

- Provided a little arrow to the north to indicate the future vehicular connection extension of North Riverview Street (not terminating anywhere); and
- Changed the label of John Shields Parkway to Dale Drive since that change has been approved as the Dale Drive connector is currently under construction.

Ms. Ray pointed out that a note had been added to the map referencing the future Post Road extension where it crosses the South Fork Indian Run. She explained the Director of Parks and Open Space requested that a note be made that the approximate location was intended to be at the location of the overhead sewer line that passes through that area. She said the actual improvements will be designed and determined through the Capital Improvements Programming process.

153.062: Building Types

Ms. Ray summarized the following amendments to the general building type requirements section:

- Enhanced conditions for modifications to Existing Structures;
- Minor clarifications; and
- Last week the ARB referred to the roof materials and suggested that the term "pitched" be added to indicate where asphalt composite shingles should be applied.

163.062(O): Individual Building Type Tables

Ms. Ray summarized the following amendments to the individual building type requirement table section:

- Clarified requirements for single-family detached units in the ARB district;
- Added notes regarding the approval process for buildings with parking structures;
- Increased transparency requirements for Loft building types from 30 percent to 60 percent on street facing facades, as recommended by the outside consultant; and
- The ARB requested that the word "rectangular" be replaced with "open" in the fifth footnote on parking structure opacity requirements.

153.063: Neighborhood District Standards

Ms. Ray stated that the majority of the modifications made in this section were technical. She noted that amendments to the BSD Sawmill Center Neighborhood District graphic were also made to coincide with the zoning district boundaries and clarify the (limited) locations where the Commercial Center building type is permitted (only on the north side of the east/west portion of Village Parkway -future "Bridge Park Avenue" and along Sawmill Road).

153.064: Open Space Types

Ms. Ray provided an overview of the amendments to the Open Space Types section:

- Added review criteria for requests to pay 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; and
- Clarifications to public art and site furnishings.

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153.065(A)-(I): Site Development Standards (Purpose & Applicability; Parking & Loading; Stormwater Management; Landscaping & Tree Preservation; Fences, Walls, & Screening; Exterior Lighting; Utility Undergrounding & Screening; Signs; and Walkability Standards)
Ms. Ray stated that she grouped all of the Site Development Standards subsections together on this slide. She highlighted the following amendments:

- Added intent statements;
- Parking amendments include new shopping center calculation;
- Structural soil involves two sections in the landscape provisions: 1) Street Trees; and 2) Parking Lot Landscaping. She said there were extensive discussions with the City Forester and the Director of Parks and Open Space to make sure the language proposed is exactly how trees should be planted and maintained, and the ART recommended the Director of Parks and Open Space could also review the proposed planting medium;
- Exterior lighting and Master Sign Plan clarifications; and
- New Walkability Standards subsection was added to emphasize pedestrians should be at the center of site designs.

153.066: Review and Approval Procedures and Criteria
Ms. Ray stated that this section had been previously amended in December 2013, so very few amendments were proposed. She noted that there were a few modifications to the procedure table, and a few clarifications to the Development Plan Review criteria.

Ms. Ray concluded that a recommendation of approval to City Council for first reading on November 17 of this request for an amendment to the Zoning Code for the Bridge Street District zoning regulations was requested, including the amendments to the regulations as recommended by the ARB and the ART, and the amendments to the Street Network Map as recommended by the ART.

Ms. Amorose Groomes confirmed with the Commissioners that they would continue with their page-by-page review process.

153.057-058: General Purpose & BSD Districts Scope and Intent
John Hardt inquired about the BSD Area Plan noted on page 1. Ms. Ray confirmed the document was part of the Community Plan.

Richard Taylor, Mr. Hardt, and Ms. Kramb suggested grammatical changes.

153.059: Uses
Ms. Kramb questioned the intent and what was meant by “neighborhood districts. Ms. Ray said it was to set the neighborhood zoning districts apart as areas with concentrated activity nodes.

Mr. Hardt, Mr. Taylor, and Ms. Kramb requested grammatical changes.

Mr. Hardt inquired about the provisions for an Abandonment of an Existing Use. Ms. Ray clarified it referred to the land and not the individual buildings.

Mr. Hardt questioned the Permitted and Conditional Uses Table. He said as it is written, the BSD Residential District forbids a lot of neighborhood commercial uses. He asked if it made sense to create another category of uses, such as those permitted in the district, but only if it resides within a mixed-use building and not in a free-standing building.

Ms. Ray said the table could be revised to allow additional uses. She confirmed the Commission agreed on the intent for smaller scale uses, and the uses on the table they thought would be appropriate.

Mr. Taylor and Ms. Amorose Groomes agreed it was a good idea.

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Mr. Hardt suggested *Daycare*, potentially *Educational Facility* (depending on how it is defined*), Religious Facilities, Animal Care, Banks, Exercise and Fitness, Office (general and medical), Eating and Drinking Establishments, Farmers Market*, *Retail* and *Personal Services*.

Ms. Newell suggested that the uses be permitted as Conditional Uses.

Ms. Ray noted that Planning would need to take a look at the building types as well to ensure that building types allowing for commercial uses are also permitted in the BSD Residential District.

Ms. Amorose Groomes emphasized the need for religious facilities being included in these districts for public assembly, as they add a lot of activity all through the week and often serve as architectural as well as community focal points.

Ms. Kramb inquired about the text being deleted on page 14 under "*Dwelling, Townhouses*" as it was still in the table on page 57. Ms. Ray said the provision for townhomes was deleted as it is no longer a use-specific standard.

Ms. Kramb questioned the Building Types footnote that read "no more than eight single-family units" still on page 57. She asked if we were getting rid of that requirement as well, since they seemed to be referring to the same thing. Ms. Ray said the intent was to delete it from both the Uses and the Building Type Table, therefore, the third footnote on page 57 should be deleted.

Mr. Hardt asked if there was no longer a limit and if so, why. Ms. Ray said she remembered the Commission's discussion at the September meeting and would check back to the intent.

Mr. Taylor asked if the goal was to prevent someone from building a large building of residential units across the street from detached single-family units. Everyone agreed that was the original intent. Ms. Ray stated that the provision would be maintained as written.

Mr. Hardt referenced the use specific standards for **(c) Eating and Drinking** on page 16 of 190. He pointed out that the two subparagraphs taken together seem to indicate that if someone were to build a multi-use building, they could build up to a 10,000-square-foot restaurant. He said if they were to build a single-tenant building, they could also build up to 10,000 square feet, which seems to discourage mixed-use buildings.

Ms. Ray said previously, Eating and Drinking uses had been prohibited across the board in the BSD Office, BSD Office Residential, and BSD Residential District. She explained that given the Commission's more recent discussions on allowing more commercial uses in these districts, Planning had recommended allowing greater square footages by conditional use if the Commission determined that the use, location, and site arrangement were appropriate.

Mr. Hardt asked about the intent, and if they were trying to limit the size of the eating/drinking establishments.

Ms. Ray agreed the intent was to limit commercial uses in those districts in particular. She said when the Code was first written they wanted to concentrate the larger commercial uses in the Neighborhood Districts where they expected a lot more activity, while still recognizing you could have small neighborhood-scale restaurants and offices, etc. elsewhere in the Bridge Street District.

Mr. Hardt said there are very few restaurants at 10,000 square feet. He suggested that a lower number would be more appropriate and suggested re-evaluating these paragraphs so there does not appear to be an advantage for a single-use building in these districts.

Ms. Newell said she contacted someone she knew that designs restaurants, and determined that the typical square footage of a restaurant is between 3,500 and 5,000 square feet. She stated that while some could reach 7,000 square feet, very few are any larger than that.

Ms. Ray stated Planning would take another look at this section.

Mr. Taylor inquired about **Retail, General**. He asked for clarification on the intent. The Commissioners recommended that it be re-written for clarity.

Mr. Hardt asked about the **Outdoor Dining and Seating** requirement of five feet and asked if that was clear enough. The Commissioners determined that a six-foot clear area was more appropriate to allow for two-way pedestrian traffic.

Mr. Taylor asked how clearance to the street trees was measured and suggested further research as some have mulched beds while others have tree grates, etc.

Mr. Langworthy agreed the six-foot standard allows for justification, because it is also the ADA standard.

153.060: Lots and Blocks

Block Access Configurations
Mr. Hardt asked if the block access configuration requirements referencing driveways should specifically include parking garages.

Ms. Ray said the entrance to a parking garage is considered to be a "driveway" and is therefore already covered by the text as written.

153.061: Street Types
Street Network – Street Types
Mr. Taylor said he thought the City should determine the street types for development projects, and not the developers. Ms. Ray agreed to clarify the references in this section to clarify that the City Engineer shall make the determination and not the developer.

Street Network Map
Mr. Hardt questioned the need for the descriptions of each of the different street types within the text of the Street Types requirements once all the red text is deleted. Ms. Ray explained these were just definitions of the different street types, and the deleted text had been relocated to the beginning of the section instead of repeated with each of the individual street types.

153.062: Building Types

Reconstruction or Movement
Mr. Zimmerman referred to the provisions for Existing Structures and pointed out that it did not seem like there was a period of time indicated by which an Existing Structure should be reconstructed and completed if damaged or destroyed by an act of Gode.

Ms. Ray explained that the abandonment provisions under Code Section 153.066 would apply if work was not completed or continued.

Determination of Building Types

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Mr. Hardt asked if the determination of building type for an Existing Structure required a vote by the required reviewing body. Ms. Ray said it's not clear in the Code, however we would want the determination on record.

153.062-A Permitted Building Types
Ms. Kramb asked that Mixed-Use Building be included under Residential, as discussed earlier when talking about allowing commercial uses in the BSD Residential and BSD Office Residential districts.

Shopping Corridors
Mr. Hardt asked that "may" be changed to "encourage" and all agreed.

Pitched Roof
Ms. Kramb asked that a redundant sentence be removed. Mr. Hardt suggested that "ground level" be changed to "all directions" in terms of the visibility of pitched roofs without close ridges.

Materials – Façade Materials
Mr. Taylor questioned the use of lap siding on the upper stories of buildings. The Commission determined that lap siding should be limited to the first and second story of a building, unless determined to be architecturally appropriate.

Mr. Hardt asked about the point at which there is enough glass on a building for it to be considered a primary material. He recommended that the Code be modified to reference generic, industry-accepted terms for consistency when speaking of primary and secondary materials.

Roof Materials
The Commissioners agreed that all roof and wall penetrations shall be concealed from principal frontage streets.

Windows, Shutters, Awnings and Canopies
Mr. Taylor asked that "Windows in masonry <u>buildings</u>..." be changed to masonry <u>walls</u>.

Balconies, Porches, Stoops, and Chimneys
Mr. Taylor stated that with respect to Stoops, the word "may" should be added to indicate that stoops may be located on the front "and/or" corner side facades of the building. He referenced Chimneys and Vents and suggested adding Chimneys "on exterior walls" shall extend..." and adding "Vents shall be finished to match the color of the exterior wall" and "must be treated as architectural elements".

Signs
Mr. Taylor requested the word "location" be added to "...in terms of design, color scheme, and lighting."

Individual Building Type Requirements – Building Siting General Requirements – Buildable Area
Mr. Hardt and Ms. Kramb requested clarification for side and rear setbacks applicable to open spaces.

Façade Transparency
Ms. Ray clarified the intent of the statement noting that "blank windowless walls are prohibited" means they would encourage ornamentation and not a blank wall, but not necessarily just "windowless."

Building Types Tables – Size-Limited Uses
Ms. Kramb suggested there be size limitations in general added to the building types. She explained her concern is that there is enough space left on a development site for outdoor spaces such as patios, seating areas, and other gathering spaces.

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Mr. Hardt said restaurants do not want their patios in the public right-of-way because of liquor licensing.

Mr. Hardt raised a general question about restricting the *size* of residential buildings because some have been proposed that are take up an entire city block. He indicated he was also concerned with the quantity of residential units in each building

Ms. Amorose Groomes said a size limit was definitely needed.

Ms. Ray said there are some strategies to address these concerns. She explained the midblock pedestrianway requirement, which requires blocks to be broken down to a pedestrian scale, which eliminates the problem of buildings that take up an entire city block, unless their have publicly accessible interior passages.

Ms. Kramb said she had a similar concern with achieving a significant level of *diversity* of buildings. She asked if there could be a matrix that shows a developer that they cannot just build the same building over and over, just like what is expected for housing developments.

Ms. Ray said that is why there are building type and building diversity requirements.

Ms. Kramb emphasized the Commission is not getting variety and stated something is missing in the Code that is not suggesting enough variety.

Ms. Newell said "variety" can be difficult to judge. She said if a designer is creating whole blocks of buildings, as a designer you have a style and tend to carry that from building to building. She said the amount of buildings sometimes does not allow for that level of individuality.

Ms. Amorose Groomes said the Commission has been seeing proposals involving masses of land that are larger than the Commission ever thought possible. She added the Commission is also getting buildings with too many residential units in them. She asked if there were ways to solve that problem.

Ms. Ray said she thought she was hearing a lot of the concerns relating *concentrations of particular uses*, which are very difficult to regulate.

Mr. Langworthy said that is why there is the architectural diversity in the Code. He explained this is a separate requirement as part of the Site Plan Review. Ms. Ray directed the Commissioners to page 47 of 190, provision K, which is **Building Variety.**

Ms. Amorose Groomes again asked what can be done about the amount of residential development, because the Code as it is written is not getting what we want.

Ms. Ray said Staff has taken the Commission's concerns about lack of variety and have been working with applicants to incorporate more of these elements requiring architectural diversity.

Ms. Kramb thanked Ms. Ray for pointing out provision K on page 47.

Ms. Amorose Groomes said the other issue is the density of the use. She asked if there was consensus among the Commission to figure out a way to fix the problem of concentrated uses.

Ms. Kramb stated that the Code limits the height of buildings, and limits the length of the buildings until a mid-block or mid-building pedestrianway is required, but since that could be an internal walkway, she was not sure that would address her concerns.

Mr. Langworthy clarified the developments are limited in size in three ways: block size, building height, and what parking they can provide. He stated that density regulations are effectively self-imposed based on those three criteria.

Ms. Kramb indicated most of the blocks have a maximum of 500 feet, which could still result in a large building on a large site.

Mr. Hardt said he was concerned with both the scale of the buildings and the number of units. He explained when the number of units reaches a certain point, the variety is reduced – including the variety of families, market segments, and uses that all get watered down because 400 identical residents are attracted.

Ms. Amorose Groomes said she was not very willing to move ahead with the review of the Code or a recommendation until the Commission comes to some consensus on this topic. She referenced the Bridge Street Corridor Vision Report, which indicates that the number of units in the district is limited.

Ms. Ray stated that was not quite correct; she explained there was an initial market analysis in the "Planning Foundations" document that indicated a demand for 1,500 units over the short-term, about the first five to seven years of Bridge Street development, but a long-term demand and build out shows quite a bit more demand than that.

Ms. Salay said she remembered that there was much more housing demand described in the Vision Report. She reported the 1,500 – 1,700 number was the initial market analysis thought to be absorbed in the first five to seven years of the Bridge Street District. She explained she did the math for the Gateway, the OCLC Neighborhood area, the Historic District, the Riverside District, SR161, Tuller area, and Sawmill area and there were two ways the numbers were broken out. She said the first was near term (20 years) and the back half is years 20 – 30. She said if you add all the near term numbers up, it equates to 4,100 units across the whole district, and if you add in the over 30 years demand for an additional 2,300, it equates to 6,500 total units. She indicated that no one is suggesting that this number of housing units will be constructed immediately, but over the coming decades, the world is going to change a lot. She stated that the future demand is what is being planned for and addressed in the Vision Report. Ms. Salay said this report was adopted in 2010 and the Community Plan was updated in 2012 with this information.

Mr. Hardt said, regardless of whether the number is 1,700 or 17,000, he thinks it is contrary to the overall intent of the district if 500 units are placed on a single block.

Ms. Salay said the intent is to get away from the apartment complex feel. She said we have residential neighborhoods where one developer is proposing the residential area earmarked on the plan to be residential, and so if you want to introduce mixed-use, then that is a different animal. She asked if it is *architectural* diversity or is it *use* diversity the Commission desires.

Mr. Hardt and Ms. Kramb agreed it was both, including a diversity of people within the buildings.

Ms. Kramb said she expected to see high-end condominiums that people can buy; some places that people can rent and live there for a year and move on; and people who might rent for many years. She said if we get 450 units in a 500-foot-long building, they are all probably going to be the same types of residences all rented at the same dollar value.

Mr. Hardt asked how many units were proposed in the original iteration of the Edwards project. Ms. Ray answered 325. Mr. Hardt reported that a very similar building is currently being constructed a couple of miles to the south along I-270. He indicated that building is not what he envisioned when he thought of the Bridge Street Corridor four years ago, and as a result, his comments are to some degree a reaction to that.

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Ms. Amorose Groomes said you lose a sense of community in those kinds of buildings. She said all the things we are trying to build in the Bridge Street District are lost when you get buildings at that scale. She reiterated she would like to see the Commission solve that problem.

[The Chair called for a short break. The meeting resumed four minutes later.]

Mr. Hardt asked if the footnote on page 57 referencing open and unenclosed landscape courtyards could specify being "publically accessible," to which Ms. Ray agreed.

153.063: Neighborhood District Standards

BSD Sawmill Center Neighborhood District – Placemaking Elements – Shopping Corridor – Master Sign Plans
Mr. Taylor suggested adding "buildings within" the shopping corridors as a requirement for Master Sign Plans. Ms. Ray agreed that covered the intent and that language would apply to the other sections of this Code Section referencing Master Sign Plans as well.

153.065: Site Development Standards
Mr. Hardt and Ms. Kramb suggested various grammatical changes throughout this section.

153.065(B): Site Development Standards – Parking and Loading
Required Vehicle Parking
Ms. Kramb noted that accessory and temporary uses are not required to provide parking, with the exception of the four use categories included on the table. She asked why.

Ms. Ray clarified that if there is an accessory to an office building, such as an exercise facility for example, the facility is not required to provide parking *separately* from the office parking, since the same users are using both the office and the exercise facility. She added as long as the principal use has adequate parking, the accessory use does not require additional parking. She offered to reword the statement for clarity.

153.065(D): Site Development Standards – Landscaping and Tree Preservation
Landscaping and Tree Preservation, General
Mr. Taylor recalled past discussions on diversity in tree selection and if there is too much variety of street trees, there will be an oddly shaped canopy.

Ms. Ray said this requirement is a general requirement, so it is not just for street trees but landscape plans overall. She said Staff added "where practical" to the diversity requirement, with the intent to strive for diversity.

Mr. Taylor said for much of the BSD, we are going to be talking about street trees and few other trees on a site, and he said a consistent species should be encouraged for a consistent canopy.

Ms. Amorose Groomes said her intent was that street trees should at least be consistent by street and then there would be a great diversity in the district overall, but Staff did not agree with her at the time. She emphasized when different trees are planted on one street, a uniform canopy is never achieved.

Ms. Ray said the desire is to have different species, but maybe there is a consistent character or type of trees that can achieve the effect of a uniform canopy.

Ms. Newell said she had worked in some communities where trees were alternated and staggered, but ultimately provided a consistent line to achieve a canopy.

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Ms. Salay asked if the City Forester could be asked to weigh in on this topic. She said the intent and the hope is that we would always have a canopy on any given street. She indicated there have been instances where the City Forester had requested that the same type of tree could be used, but to diversify the types. She pointed out that it is not always an insect infestation that might be the problem, but how trees are planted could be an issue (she cited an example of Llewellyn Farms where all the trees were planted from same nursery and were planted poorly). She indicated maybe better inspection of street trees could help.

Joanne Shelly said she had spoken extensively with Paula Chope, City Forester; Laura Ball, Landscape Architect; and Fred Hahn, Director of Parks and Open Space about this topic. She reported there are some streets within Dublin that have a single species, and when they die off, they are replaced with a variety of tree species. She added when tree species are removed for whatever reason, the City will not replace it with the same tree. She stated the City policy will be followed and asked why the BSD should be different from the rest of the community.

Mr. Taylor said the primary reason is to create a canopy in the BSD.

Ms. Newell stated she lives on a street that had ash trees and they lost all of them in one season, so since then, the City has replanted trees on the street and aesthetically, it does look hodgepodge. She said her street tree had to be replanted twice before it got planted properly, so the trees are very intermittent and she has been trying to figure out what the planting scheme was on their particular street. She said as a resident, it looks like they got all the bargain trees en mass that season. She stated there is some merit to this issue. She indicated she had the greatest respect for the City Forester, but wondered if there was a way to achieve the desire for a consistent canopy.

Ms. Amorose Groomes said the alternatives are that you might have a street that has lost its canopy due to disease, etc., or you end up with a street that has missing teeth if one of those has to be picked, and an inconsistent canopy. She said there is a calculated risk with a one-species street, but those in the field already know of issues on the horizon and the trees most susceptible through the next wave of infestation and what they attack.

Mr. Taylor said he votes for the hopes of a canopy.

Mr. Hardt said since this topic has come up, he has been more aware of other districts around the region, including the Arena District. He said what seems to be a fairly common approach is to plant a single type of street tree for a block, and what he has seen as most successful was a section in Cincinnati where they planted a consistent street tree from visual node to visual node. He said you might go around the corner and it is something different, and the next block over it is different, but there is a sensible beginning and end.

Ms. Amorose Groomes agreed that was diversity on the *whole* rather than on the micro scale.

Claudia Husak said it sounds like Staff has made a determination on the City's street tree policy, and the Commission is leaning towards something else.

Ms. Newell indicated she did not know if there was a real right or wrong answer to this particular issue.

Ms. Husak said the decision was not made to not have a canopy.

Ms. Shelly said the conversation has gone from a canopy on a single street when the Code requires a Landscape Plan, which may be a street, an entire community, 5 or 12 streets, etc. She said Code is

talking about a percentage of the trees in an application, which everyone agreed could be one block, one building, or one street.

Mr. Taylor suggested language be changed whereas diversity on the whole is important but creating a canopy is more important.

Ms. Ray suggested the language include the desire for consistent canopy, where practical in getting diversity.

Ms. Amorose Groomes concluded the Commission wants macro diversity, not a micro diversity.

Street Trees

Ms. Amorose Groomes said she believes it is short-sighted of us to not put structural soil around the trees, and not in planting beds. She said she hopes the BSD is successful, and people are trying to jam really cool things in everywhere because it has been so successful.

Ms. Shelly said one of the problems we are having is the definition of structural soils. She reported the way Ms. Chope and Ms. Ball have defined it is with the Cornell University's Standard for Structural Soils, which is 80 percent rock, 15 percent stone, and no more than 5 percent of a gel solution when necessary, so when Staff speaks of structural soils in the Code, we are speaking of rock. She said perhaps there are other definitions of structural soils. She said the one on Wikipedia is more of a topsoil that has structure in it. She said Staff has said for the next iteration of the Code updates, where definitions come in, we will actually define the difference between what a structural soil is by the City's definition. She said specifically, we want trees in topsoil, with room for the roots to grow; however, what we are defining as structural soil is really a rock blend of a 57 type stone that has gaps in it. Ms. Shelly concluded it is the definition we are stumbling over, rather than the theory of what we want the tree to be planted in. She said she believed Staff and the Commission are on the same page in that respect.

Ms. Newell said she had looked up the Cornell University research and said when Ms. Shelly is referring to #57, she asked if she was talking about actual stone or structural soil. Ms. Shelly clarified 57 is just a type of stone. She said when whatever stone Ms. Newell is using as an architect is compacted to 95 or 100 percent, when it is done compacting, it is a solid mass.

Ms. Amorose Groomes said it is unable to be further compacted, which is the point.

Ms. Shelly said structural soils as defined by Cornell University is that there is nothing in between the stone pieces so they are still compactible to 95 or 100 percent, but that there are gaps in between that the roots can go through. Again, she said we are stumbling on whether it is soil or whether it is actually a structured rock material that has gaps in it.

Mr. Taylor read from the Cornell University site. "Structural soil is a designed medium which can meet or exceed pavement design and insulation requirements, while remaining root penetrable in support of tree growth." He asked if that was the goal and both Ms. Amorose Groomes and Ms. Shelly were in agreement. He added as opposed to having the typical impacted base or pavement that does not allow that and only allowing root growth in the hole that was dug to stick the tree in the topsoil in.

Ms. Shelly summarized we want the tree in the topsoil and the pavement to have the structural soil that has the gaps in it, not to have the tree planted in the structural soil that is just rock.

Ms. Newell asked if the City is going to develop an actual planting detail.

Ms. Shelly said Staff discussed that in conjunction with the streetscape guide as it develops further. She said Staff is finding a need for streetscape details that define how we want various elements, including the planter curbs and the curbs themselves.

Ms. Amorose Groomes said the medium that is on top of the tree roots is important. She indicated if there are tree grates on them, you might be able to get away with topsoil immediately under the tree grate and structural soil past that, but if there is not a tree grate, you cannot go with topsoil because the reason behind structural soil is for compaction issues, floor space, and availability of nutrients. She said if there is foot traffic immediately on top of the tree, i.e. in a lawn panel, then there are compaction issues and that needs to be resolved.

Ms. Shelly reiterated she thought this was a definition issue.

Ms. Amorose Groomes suggested bringing back a definition and seeing if that resolves the issue.

Foundation Planting
Ms. Kramb inquired about the term "creative clusters."

Ms. Amorose Groomes said this was confusing because it requires one shrub for 10 linear feet. She said by definition, Foundation Planting is a constant planting at the foundation and a Planter is an accent of some section of the building.

Ms. Ray said the foundation has to be predominantly covered with living materials.

Ms. Amorose Groomes stated where appropriate, shrubs should be planted every three feet, not 10 feet.

Ms. Ray suggested the language read 1) the area has to be predominantly covered by living materials; 2) the calculation for the number of shrubs required is one for each 10 linear feet of a building façade, and 3) the shrubs must be planted no more than 3 feet on center.

Ms. Amorose Groomes said it does not matter how long the building is, it's the length of the plant bed that matters.

Ms. Kramb said she questioned how something can be both continuous and clustered.

Ms. Ray said "continuous" was intended so it was not just shrub, shrub, shrub, but a continuous planting of different plant clusters.

Ms. Amorose Groomes said the point of foundation plantings is to hide the union between the earth and the building, running the distance of it. She added if it is "clustered" then there are spaces where the union could be visible.

Ms. Ray stated she understood the Commission's intent and would work on clarifying the text.

153.065(G): Site Development Standards – Utility Underground and Screening
Ms. Kramb asked about the new text added to this section regarding utility structures.

Mr. Hardt pointed out that this would indicate to an applicant that they cannot just let AEP put the transformer where they want to; the applicant would be required to engage with AEP to have them place it where appropriate.

153.065(H): Site Development Standards – Signs
Master Sign Plans

Mr. Taylor said he thought all the additional language regarding Master Sign Plans was on the right track but was concerned that it implies that once a Master Sign Plan is approved, that when the actual signs come in, that it is Staff approval after that. He said that is fine but that is kind of a function of the level of quality of a Master Sign Plan and the amount of detail that is in it from the start. He said a Master Sign Plan that says all of our signs are going to be in these locations, great; all of our signs are going to be from this color family, fine; and this material, etc. but asked how far we go when someone takes those elements and makes a bad design. He asked if there was anything in here that would trigger any other kind of public review of the actual sign itself when it comes in.

Mr. Taylor said at a minimum, a Master Sign Plan should include the proposed location types, number, heights, and sizes of signs but thought there should be an indication of needing enough detail about fabrication details as well. He said the Commission has seen a number of signs that look good as renderings, but the cabinets were poorly constructed, there were exposed fasteners, bad lapping of metal, etc. when they were built and as a result, do not look very good.

Mr. Taylor said he noticed the Nationwide sign on their facility on US 33 with butterflies on it and questioned if it is a temporary sign. He said every single screw around that sign appears to be rusted and put up with a nail gun. He said it was that kind of example he was talking about with concern to quality details.

Mr. Taylor asked about the concept of a Master Sign Plan and a Building Sign Plan and when that would come into effect. He said he sees where it is required in Shopping Corridors but asked where it was required elsewhere.

Mr. Langworthy acknowledged that he had not attended the September 11th meeting when the Commission discussed this topic, but the way the discussion was explained to him is that the Commission is looking for three different types: 1) the way it is now, where a sign departs from a requirement; 2) Shopping Corridors; and 3) a sign package for a larger building and that would be approved as a single entity that as signs came in they would have to comply with that. He said from the public's view after that, the assumption was that when the Master Sign Plan was initially approved, *that* is intended to be the public review.

Mr. Taylor said he was okay with that as long as we somehow make sure the Master Sign Plan has enough detail whereas the actual signs meet the Master Sign Plan requirements when they are submitted. He said if the Master Sign Plan is too general then there is the possibility of too much bad variety. He said it is not a question of whether it needs additional public reviews, he questioned if enough detail is required. He said we have enough information in the Code of what we want to see in a Master Sign Plan.

Mr. Langworthy asked if this was affected at all by the provisions we added for later on for the sign materials on page 155.

Mr. Taylor said he had a positive checkmark next to all of that. He said we are going to see the Master Sign Plans here as the required reviewing body. He said they will have the opportunity to discuss whether there is enough information to get comfortable with the Master Sign Plan.

Mr. Langworthy said we have a general provision, which states that for any applications submitted the required reviewing body has the right to ask for additional information.

Mr. Taylor said other than in a Shopping Corridor, when does that come into play.

Mr. Langworthy indicated they got this from some of the other places they had visited that had these Master Sign Packages and the requests we would make is if someone has buildings or sites or longer

properties on the Shopping Corridor or thought they would develop and comply with that particular guideline then that would constitute at least one element of the Master Sign Plan. He said the question would be if a subsequent building came in under a different owner and they did not want to follow those guidelines that were adopted for the Shopping Corridor - what could they do at that point.

Mr. Taylor said he was comfortable where they were going on the Shopping Corridor.

Ms. Kramb referred to the Master Sign Plan scenarios A, B, & C on page 151.

A. They just want a bigger sign in a different spot;
B. It is a single building but it is going to have lots of different signs; or
C. There are multiple buildings with lots of different sign options.

Ms. Kramb said this is not just referring to Shopping Corridors. She said the second sentence says that you are required to have them in the Shopping Corridor.

Mr. Taylor said the informal heard the week before included eight buildings. He said each one of those buildings should have a Master Sign Plan of its own.

Ms. Ray said when the buildings first come in, the applicant may not know all the tenants or all the details and may not have all the details figured out, so there is a requirement in the Building Types Section of the Code that states an applicant must show *how* signs are intended to be accommodated on the buildings. She said Staff has a hesitation of requiring that level of detail that Mr. Taylor is requesting on day one when the building first comes in, but certainly later.

Mr. Taylor said he did not know about day one, but before a building is processed completely through the Commission, they need to see a Master Sign Plan. He said when the Commission discussed this initially, they talked about fish signs and bicycle signs and all that cool stuff. He said the goal for me is to hopefully allow the applicants to do bigger, better, more interesting signs then the Code would ordinarily allow, as long as they meet a certain level of quality and the signs are well organized around the building. He added if someone decides they want to put a theater in a building, and they want a great big marquee sign, if that is submitted as part of the sign package that is balanced around the rest of the building, it is going to be way outside of the bounds of the Code, but that might be something the Commission would seriously consider. He indicated he also wanted to prevent identical suburban strip center sign panels, eight feet off the ground, on each one of the storefronts. He said he wanted to make sure the Commission has the opportunity to say “no” to that stuff, too. Mr. Taylor said the Master Sign Plan should show where the signs are going to go and what the sign theme is for the whole building.

Mr. Langworthy said that can be done as part of the Site Plan, and a Master Sign Plan is not needed.

Mr. Taylor asked if that was required. He said he is looking at the number of occasions where the location of the signs was not thought of until later, much too late.

Ms. Ray said that is what is addressed in the Building Types section, where an applicant is required to show how signs can be provided on a building, if not the exact signs themselves.

Ms. Kramb said *where* the sign will be, not necessarily what it will look like, should be requested.

Ms. Ray referred the Commission back to page 48 of 190, 153.062(M): “Locations of all signs intended to be affixed to the principal structure and/or on the attached awning, or canopy initially, or at any time in the future by subsequent tenants, shall be identified on the architectural elevations submitted with the Minor Project or Site Plan.”

Mr. Taylor said if the rest of the Commission is comfortable with the way it is, at least tell let applicants know that if they choose to do a Master Sign Plan, there will be greater options available than what Code allows.

Ms. Ray said it would serve to the applicants' advantage in some ways because if the Commission got comfortable with what they provided, then they could go right to the permitting process much faster and easier.

Mr. Taylor said the goal is to have signs integrated into the designs of the buildings on day one rather than signs that are just attached where they can be fit.

Mr. Hardt asked for clarification on **Logos, Registered Corporate Trademarks and/or Symbols**.

Mr. Taylor asked that the **Table for Ground Sign Requirements** be worded differently to ensure the meaning is that structural foundations are not to be exposed.

153.066: Review and Approval Procedures and Criteria

Basic Plan Review

Mr. Hardt questioned the process. He said he recalled that the process might have originated as one of his ideas, but he was not sure that as implemented, it was quite what he had in mind. He said he was not sure that Basic Plans were not necessary or a good idea for both Development Plans and Site Plans.

Ms. Kramb said the Basic Plan Review was intended to be an informal review but now actual "Informal Reviews" seem to have been added back into the process.

Mr. Hardt said in the process of trying to make it easier on the applicants, we have made it harder by adding an extra step. He asked if there was a legal reason behind it.

Mr. Langworthy said the principle behind it was that Staff thought there could be circumstances where someone would come in and say they wanted to see how their streets, lots and blocks, lay out, but they might not really know what the building(s) would look like, or how they would lay out on the site, but they at least want to get the framework established. He said they could come back at a later time and bring back one of those blocks or a series of blocks, not including the entire development, for the Site Plan and move forward from there. He said we may or may not see very many of those circumstances, but wanted to give people at least the ability to do that.

Mr. Hardt asked what drove this to become such a formal event as opposed to just feedback.

Mr. Langworthy said if you read what the Basic Development Plan and the Basic Site Plan say, that once you get through the Site Plan and the Development Plan, they have to be consistent with the Basic Development Plan and the Basic Site Plan so that has a little more meat on its bones, as opposed to an Informal Review where the applicant just comes in and gets comments on whatever they would like feedback on. He said at the Informal Review the applicant might not even have plans in mind but maybe just some ideas.

Mr. Taylor said it makes sense, but he is not sure he likes it as much as the original intent.

Mr. Langworthy said it became more important when the City started to set up a grid.

Mr. Hardt said the current process we are seeing unfold is not at all what our intent was.

Ms. Newell said it is complicated and Ms. Kramb said it is very cumbersome.

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Mr. Hardt asked if there was a way to simplify this.

Ms. Amorose Groomes said Mr. Langworthy had experienced frustration and difficulty with applicants and the cumbersome nature of navigating the process. She asked him if he could develop a strategy to streamline those issues.

Mr. Langworthy stated that one of the things Planning is looking at as the overall Zoning Code is being rewritten is how all of the processes can be simplified. He said one of the options could be to say as part of the preliminary site plan submission, the preliminary street layout must also be submitted along with that.

Ms. Amorose Groomes confirmed there were no further questions or comments on the remaining pages of the draft Code. She said her sense was that the Commission was not going to be in a position to vote tonight as there are enough sensitive issues that were discussed and the Commission would like another look at after being drafted by Staff.

Mr. Taylor said he would like to at least see a clean copy of the Code first.

Ms. Husak said Staff has been asked by City Council to provide them with a recommended draft by the end of the year. She added with the deadlines of the Council meetings the way they are scheduled, we are not going to be able to get a draft to Council any later unless the Commission makes a recommendation for approval tonight. She said she believed Planning was well aware of the Commission's concerns on most of the items discussed and believed they could be incorporated into the document.

Ms. Kramb said there were at least two areas that should not get advanced yet: 1) clarification with the structural soils; 2) the new commercial uses added to the Table for the residential districts; and 3) size limitations.

Ms. Salay suggested that Staff write a report detailing the discussion that took place tonight because the structural soil issue comes down to the definition, and Council can understand that.

Ms. Amorose Groomes added the tree canopy issue.

Ms. Salay said we need to consider our desire for the tree canopy. She said it is safe to say there is not anyone that does *not* want a tree canopy, including Staff. She indicated she did not see that as a deal breaker in getting this advanced to Council. She said there is more work to do on the Code.

Ms. Kramb said she would like to see it moved forward except for the core areas such as breaking up the massing/the size of the buildings.

Mr. Taylor asked if there was some way to pull a few of the sections out and advance everything else.

Ms. Salay said if we are able to have a synopsis of the discussion that we can discuss and accept the recommendations that would be preferable. She said it is pretty clear the direction this Commission wants to go and it is a matter of fine tuning, particularly with the blocks.

Ms. Amorose Groomes said there has not been a decision on size limitations; that is all new material we have nothing thus far on.

Mr. Taylor asked Staff what the options were.

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Ms. Ray said the Commission could make a recommendation with the comments heard tonight, and if following Council's discussion, there is desire to work on those one or two sections on which we did not achieve resolution tonight, we could forward another Code amendment on the heels of this one. She said that would give the Commission more time to work on the language to get it to the point where the Commission is comfortable, since it is fairly limited overall. Ms. Ray said she is hesitant to pull out sections right now because with size limitation, it impacts more than just the uses, the building types, or both and she did not have a good sense of which sections specifically are impacted right now.

Ms. Kramb agreed it was more topics than actual numbers of sections to be reviewed and revised further.

Ms. Ray suggested forwarding the amendment with the majority of the comments made by the Commission this evening, and if we wanted to continue to work on those four sections mentioned, we could forward another four sections whenever the Commission is ready to do so.

Philip Hartmann said some of the issues discussed by the Commission are policy issues that Council will probably want to take up as well. He said he likes the idea of moving it forward with Staff trying to put in the interpretation of the Commission's comments tonight, but also giving the Commission the opportunity to go back and revisit the issues. He said a memo written by Staff outlining those issues would also help Council to understand the Commission got through the policy issues thoroughly and these are sticking point issues that are left. He recommended keeping it moving.

The Chair asked if anyone from the public would like to speak. [Hearing none.]

Ms. Amorose Groomes said there are some significant outstanding issues: some being the Code does not address as of yet; one being balanced land uses; and trip capture objectives, all the things that will make the district work. She said if Ms. Salay is talking about 7,000 units in the district and at the end of the day, we put a grid network in place but primary streets do not necessarily change that consistently, we have added 50 percent again of the population or 50 percent again of the residential units into our City. She emphasized if trips are not captured, the whole plan breaks down. She said another thing that is missing is the number of units that are appropriate in a building.

Ms. Kramb referred to page 179, the Site Plan Review criteria states "If the development is to be implemented in phases, each phase is able to be considered independently without the need for further phase improvements." She said that can be tied into roadway improvements, or anything else. She read further "The scale and design of the proposed development allows for adequate provisions of services currently furnished or that may be required." She said we can say it does not meet the criteria when we are reviewing an application.

Mr. Hardt said if the Chair is asking for feedback on her comments, he agrees with her that it is an issue and something we collectively have questions about and need to continue to focus attention on, but he is not sure the Code is the right place to have that discussion - he thought that comes out in the form of traffic studies for individual developments or global traffic studies for the district that need to be presented to the Commission so they can be used in basing their decisions.

Ms. Amorose Groomes said she was not sure where this information should go but it is important. She asked how the Commission can get what they really want, as they were willing to give up residential, but *all* we are getting is residential and not the stuff they really wanted.

Ms. Newell suggested maybe this was a question for City Council. She noted that Ms. Salay had said she had seen traffic studies, including background information not presented to the Commission. She said one of the things she learned about City Council members is that most of the time, residents would often make the same decisions you as a Council member would, but the public is not provided with all the fact finding information. She said Ms. Salay made comments about that in regards to some of the things the

Commission discussed, so she said she does not know if there is additional information the Commission should have, or if there is an overall threshold that within this area, if it is supposed to be a mixed development district but at some point you have reached so much residential in that district, you max it out and completely lose the opportunity for it to be a mixed-use district. She asked if the district should have an overall threshold.

Ms. Amorose Groomes asked what is left of the balance of the property if it is the land that is difficult to develop, because apartments are just really easy to do right now. She asked how the applicants can do the hard stuff if they just do the easy stuff.

Ms. Newell said truthfully, there is nothing regulating how the BSD can be a mixed-use district. She said we are hoping the applicants are going to build what we would like to see, but there is nothing over top of the district that says the applicant has to have all of those things.

Ms. Amorose Groomes added limiting the number of units in a residential building would encourage other things to happen but she did not know how to govern it.

Ms. Salay indicated Council has struggled with this, and acknowledged that it is a completely different area with a different type of development than they had ever contemplated previously. She reflected back to six years ago when they first began talking about this area. She said if Council was told then that they were going to be doing this kind of development, they would have said “no way, this is Dublin.” She said she has since bought into this idea that this is a huge economic development tool, the idea of having a different place for people to live, adapted to a different generation. She said you can search online about all the research that has been done. She said we started with our speaker series, and just waded through all the information that says our demographics are changing so radically, and as the boomers age, we are going to want different things, and the people coming up behind us are going to want different things too, and there is not going to be the same market for single-family suburban housing. She said there are two tracks that we are thinking about: 1) keeping our community relevant into the next century; and 2) keeping our existing housing stock valuable. She explained if you have too much of what we have done traditionally, then we are going to get another kind of imbalance. She said for her, and she believes the rest of Council, they have decided they want to take this small portion of the City in a completely different direction that will be different to accommodate the anticipated changes in demographics. She said there is going to be a lot of people here; but they will be singles or couples, not families with two parents, a couple of kids, two dogs and a cat on fewer than two units to the acre.

Ms. Kramb noted it is still two or three cars per household.

Ms. Salay said she was not sure that was the case. She explained the goal of this district is for a couple to have one car and bikes instead having two cars, for example.

Ms. Kramb said if it is all residential, what is the couple to do, they will still have to drive somewhere if there are no other commercial uses in the area.

Mr. Hardt said Ms. Kramb’s comment is exactly his concern. He thought Commission feels like if they put all the residential in one place, with no other supporting services, then we will never achieve the walkable urban environment we all want.

Ms. Salay said Council is confident in the ideas and information behind the Bridge Street District vision, and she is confident the mix of uses will come. She said we have all thought that apartments are very easy right now, as the low hanging fruit, that is what we are seeing, but there are a lot of other things that are percolating. She said this is a philosophical discussion and she understands the Commission’s concerns and she does not necessarily disagree, but she does not know if it can be resolved through a discussion like this. She said a lot of this is policy direction for the City. She said Council has decided

these are the things we want for our community and we believe very strongly that this is what needs to happen; a dense, urban, walkable, downtown area. She said it is a lot more people than we are used to having in any given area but it is also completely different types of households, and that is the point. She said if we continue on our path of neighborhoods in the periphery and whatever we have in the middle of our City, that is not a viable way to keep our suburb successful.

Ms. Newell indicated we keep seeing residential and do not see the commercial development, which is her only concern.

Ms. Amorose Groomes said the charge to this Commission is to make the district urban and vibrant.

Mr. Hardt said there was truth to what Ms. Amorose Groomes was saying. He said the number of housing units and the type of housing units are policy decisions in some cases that have been made and in some cases, have yet to be made. He said a lot of what the Commission talked about tonight, for instance his desire to limit the size of a building, he would disagree that is a policy decision; he thinks it is an environmental decision. He said it is a planning decision; how big of a building do we want to see and what is comfortable. Mr. Hardt concluded it is absolutely about planning, and asked how to resolve the conversation tonight to pass along the issues to Council.

Mr. Taylor suggested forwarding their recommendation with a condition that the Commission intends to come back and review issues that are in the notes from this evening.

Ms. Amorose Groomes indicated if the Commission does that, it normally does not happen for a long time.

Mr. Taylor stated we know exactly what the issues are, we do not need to wait for a whole lot of research from Planning to get there. He said the Commission could put it on their agenda on our own and bring it up whenever the Commissioners are ready.

Ms. Newell said this Code is like a working document, different than any other Zoning Code that she has really dealt with within the community and said there is always something we are not going to be happy with and will always continue to discuss.

Ms. Ray presented the proposed conditions on the screen for the Commission to review.

Ms. Salay agreed that perhaps Council *should* look at these issues twice, for important topics like this. She reported that Council has expressed a lot of the same concerns that were said this evening, in particular about large housing projects and diversity. She thought Council did not disagree on fundamentals like that.

Ms. Kramb asked if anything could be added to help their cause with parking garages not looking like parking garages. She said nowhere in the Code does it state their intent parking garage designs.

Ms. Ray said she hesitated to dictate architectural design requirements for parking structures, as it goes back to the philosophy of architectural requirements in a form-based code. She reiterated it is hard to dictate a style in a code.

Ms. Newell said there are going to be open air passageways into those garages and not constructed with solid walls.

Ms. Kramb pointed out that an applicant could comply with all the requirements but still not be what the Commission had envisioned. She wanted to know if a provision could be added to imply what the Commission prefers.

Ms. Salay referred back to a comment she made at the last Commission meeting that yes, they could have a parking garage but it cannot look like any other parking garage. She said there are many examples of parking garages online that function like public art.

Mr. Hardt indicated that is one of the things the Commission has to review. He said he parks in a parking garage every day built out of all brick, stair towers and elevator towers are glass, but the garage has openings to allow free air flow. He said there is no mistaking it is a parking garage. He said it is really not that spectacular, but it works, not because of the architecture but because of the environment it is sitting in, the stuff that is going on around it, the fact that it has other buildings up close to it.

Ms. Kramb said it does not take up the whole block, either. Mr. Hardt said it is actually a pretty sizable parking garage.

Ms. Amorose Groomes said hopefully the buildings right next to that parking garage are really good so you look less at the parking garage and more to the other buildings.

Mr. Hardt said there is more to it than just saying we need 90 percent brick instead of 80 percent, and venting regulations are not going to get us there. He said parking garages need to be assessed when seen in the context with everything else.

Mr. Taylor said we have not yet seen developers coming in who are highly motivated to show us really great architectural designs for parking garages.

The Chair called for a motion for application 13-095ADMC, Zoning Code Amendment.

Ms. Ray, representing the applicant, agreed to the conditions.

Motion and Vote
Ms. Kramb moved, Ms. Newell seconded, to recommend approval to City Council for the request for Zoning Code amendments for the Bridge Street District zoning regulations and modifications to the Bridge Street District network map with two conditions:

1) That the comments of the Planning and Zoning Commission be incorporated in the draft version to be reviewed by City Council; and
2) That the comments of the Planning and Zoning Commission related to size-limited uses, housing diversity, structural soil and tree canopies be forwarded to City Council for future consideration as part of an additional Code amendment.

The vote was as follows: Mr. Taylor, yes; Mr. Hardt, yes; Mr. Zimmerman, yes; Ms. Salay, yes; Ms. Amorose Groomes, yes; Ms. Newell, yes; and Ms. Kramb, yes. (Approved 7 – 0)

Communications
Ms. Amorose Groomes asked if there were any communications to be relayed and discussed. [Hearing none.]

Commission Roundtable Discussion
Ms. Amorose Groomes asked if there were any roundtable issues to be discussed. [Hearing none.]

The meeting was adjourned at 10:19 p.m.

As approved by the Planning and Zoning Commission on _____2014.

DRAFT

City of Dublin
Land Use and Long Range Planning
5800 Shier Rings Road
Dublin, Ohio 43016-1236
phone 614.410.4600
fax 614.410.4747
www.dublinohiousa.gov

City of Dublin Planning & Zoning Commission

Planning Report

Special Meeting | Wednesday, October 29, 2014

Administrative Review – Zoning Code Amendment Bridge Street District Code Modifications

Case Summary

Agenda Item	1
Case Number	13-095ADMC
Proposal	Amendments to the Bridge Street District zoning regulations (Zoning Code Sections 153.057 – 153.066).
Request	Review and recommendation of approval to City Council regarding proposed Zoning Code amendments under the provisions of Zoning Code Sections 153.232 and 153.234.
Applicant	Marsha I. Grigsby, City Manager, City of Dublin, 5200 Emerald Parkway, Dublin, Ohio 43017.
Case Manager	Rachel S. Ray, AICP, Planner II | (614) 410-4656 | rray@dublin.oh.us
Planning Recommendation	***Recommendation of Approval*** Planning recommends the Planning and Zoning Commission make a recommendation of approval to City Council for the proposed Bridge Street District Zoning Code amendments.

Update

Background	Zoning Code Section 153.066(N)(4) states that the Planning and Zoning Commission and the Architectural Review Board (ARB) may evaluate and monitor the application of the requirements and standards of the Bridge Street District (BSD) zoning requirements and standards, and recommend to City Council any changes needed to better implement the Bridge Street District Plan. In September 2013, the Planning and Zoning Commission initiated a review of potential amendments to the Bridge Street District zoning regulations. Planning had also 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 BSD. 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 Districts Scope and Intent, and 153.066, Review and Approval Procedures and Criteria. These amendments were effective December 18, 2013. Between September and December 2013, the Commission also reviewed the existing BSD zoning regulations and provided Planning with comments and considerations to be evaluated as part of a comprehensive update. On July 10, 2014, the Commission reviewed and commented on draft amendments to the first portion of the BSD zoning regulations (153.057 - 153.062(N)). The Commission finished their review of the remainder of the BSD Code (Sections 153.062(O) - 153.066) on September 11, 2014. The ARB reviewed the proposed Bridge Street District Zoning Code amendments on September 24, 2014. The Board discussed the permitted primary building materials (*no changes made*), as well as colors for multiple-tenant storefront signs in the Historic District and sandwich board signs. The draft Code was minimally revised based on the Board's comments and has been provided for the ARB's review and recommendation to the Commission and Council on October 22, 2014. Since the Commission and the ARB completed their initial reviews of the Code, Planning has modified the draft provisions as well as had a consultant provide an overall review and analysis of the Code. The final draft incorporating these comments has been provided for the Commission's review and recommendation to City Council at their meeting on October 29, 2014. *BSD Scioto River Neighborhood District* City Council approved Zoning Code amendments for the new BSD Scioto River Neighborhood District and associated modifications at their meeting on August 25th (effective September 24, 2014). The new language is shown as adopted.
Consultant Recommendations	Planning engaged a consultant (Justin Goodwin, MKSK Studios) to provide a comprehensive analysis of the proposed BSD Zoning Code amendments to verify that the original intent of the regulations are maintained (to the desired extent), to ensure that there are no conflicts between the proposed amendments, and to recommend language clarifications for user-friendliness. A summarized version of the consultant comments are provided to identify where additional substantive changes were made since the September 11th Code draft.

Details	**Zoning Code Amendment**
Process	Zoning Code Sections 153.066(L)(3) and 153.172(H)(2) require the Architectural Review Board to make a recommendation to the Planning and Zoning Commission and City Council regarding the modifications to the Zoning Code. The ARB is scheduled to review the draft Bridge Street District Development Code and make a recommendation to the Planning and Zoning Commission and Council at their meeting on Wednesday, October 22, 2014. Zoning Code Section 153.066(L)(3) also requires the Administrative Review Team to make a recommendation on the proposed Code amendment. The ART is scheduled to make a recommendation to the Commission at their meeting on Thursday, October 23, 2014.
Overview	A summary of the more significant features of the proposed amendments is provided below for each of the main Code sections. General and technical amendments, such as updating "Bridge Street Corridor" to "Bridge Street District" and "BSC" to "BSD," have been made throughout the Code. Specific comments and questions raised by the Commission at the July 10 and September 11 review meetings are explained as part of the overview of each main BSD Code Section, following.
153.057 – 153.058 General Purpose and District Scope & Intent	These sections have been updated to include a reference to the new walkability standards added to the Site Development Standards (153.065(I)), and clarifying for users that the zoning district names are not intended to preclude other uses permitted by the Uses section (153.059).
153.059 Uses	• Adding intent provisions; • Clarifying provisions for uses permitted only on upper stories; • Clarifying provisions for Existing Uses; • Referring to the Building Types Section for Parking Structures for additional requirements; • Clarifying provisions for principal and accessory uses; • Adding "Exercise and Fitness" and "Skilled Nursing, Rehabilitation, Homes for the Aging, and Nursing Homes" to Table 153.059-A, Permitted and Conditional Uses in BSD Zoning Districts; • 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; • Adding/clarifying design requirements for Drive-in/Drive-through uses (bollards); and • Modifying the use specific standards for outdoor dining and seating, requiring a minimum of five feet of clear area for pedestrian use.

Details	**Zoning Code Amendment**
	At the July 10th PZC meeting, the Commission had requested that "Dwelling, Multiple-Family" uses be restricted to "U," upper stories only, in the BSD Office and BSD Office Residential zoning districts. The proposed limitation of multiple-family dwellings to upper stories for street-facing façades in the BSD Office and BSD Office Residential districts is not recommended. In particular, this is inconsistent with the intent of the Office Residential district as described in Section 153.058, to "accommodate a mix of office and multiple-family residential development at higher densities and in larger buildings." There are likely to be acceptable configurations of multiple-family uses consistent with the intent of these zoning districts that will contribute to a well-balanced mix of uses. Instead, Planning proposes a use-specific standard, 153.059(C)(1)(c), that prohibits ground-story multiple-family dwelling units on principal frontage streets in these zoning districts. The Commission also questioned how many sites Code Section 153.059(A)(5)(b)2, would apply to that have multiple Existing Structures. Planning determined that approximately 20 sites are eligible, but not all necessarily include Existing Uses.
153.060 Lots and Blocks	• Referencing the principles of walkable urbanism and the proposed walkability standards; • Referencing the Thoroughfare Plan as the guide for the general location of and configuration of certain existing and planned streets; • Clarifying that the provisions of this section apply to projects that require Development Plan Review; and • Relocating the provisions for mid-block pedestrianways to the proposed walkability standards of 153.065(I).
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; and • Relocating the provisions for crosswalks to the proposed walkability standards of 153.065(I).
Figure 153.061-A, Bridge Street District Street Network Map	The street network map has been updated to depict the following, in accordance with more recent planning efforts completed since the original map was drafted in late 2011: • Reconfigured street network east of Riverside Drive based on the general street network of the Bridge Park East Basic Development Plan; • Created a "T" intersection at Tuller Road and (existing) Village Parkway; • Removed the "Tuller Ridge Drive" label from the north/south portion of that roadway (renamed to Dale Drive); • Eliminated Dale Drive as a principal frontage street south of State Route 161; • Eliminated the second vehicular bridge across the Scioto River where the pedestrian bridge is planned, consistent with the Thoroughfare Plan; and • Clarified the street network north of Bridge Street at Franklin Street in the Historic District.

Details	**Zoning Code Amendment**
	A PDF of the revised street network map has been provided to the Commission members in Dropbox, with the notes above identified on the plan (tap the red circles, then tap "Note…" to read the comment).
153.062(A)-(N) Building Types (General Requirements)	• Enhancing the conditions for modifications to Existing Structures; • Clarifying parking requirements for 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 shopping corridors; • Clarifying the provisions for façade materials, including where glass is used as a primary material; • Clarifying provisions for parallel ridge lines and dormer designs (roof types); façade material transitions; roof materials; colors; awnings; balconies; stoops; chimneys; treatments at terminal vistas; building variety; uses and occupancy requirements; building siting; buildable area determination; use and occupancy requirements; façade transparency; and façade divisions; and • Relocating the provisions for Entrances and Pedestrianways to the proposed walkability standards of 153.065(I).
153.062(O) Building Types Tables (Individual Building Type Requirements)	• The addition of a note to the Use and Occupancy requirements for building types that allow parking to be integrated into the building, that visible parking structures require conditional use review based on the proposed provisions of Code Section 153.059(C)(3)(f); • Clarifying how the Architectural Review District requirements apply to properties in the BSC Historic Residential District; • Clarifying provisions for driveway dimensions for Single-Family Detached building types; • Requiring mid-building pedestrianways for buildings longer than 250 feet for the Single-Family Attached and Loft building types (already required for other building types); • Clarifying how open and unenclosed courtyards may be incorporated into the building siting to meet front property line coverage requirements; • Increasing the transparency requirements for Loft building types from 30% to 60% on street facing facades; and • Clarifying the minimum finished floor elevation requirements for Podium Apartment Buildings.
153.063 Neighborhood Standards	Limited general and technical amendments are proposed within this section. An updated Figure 153.063-A, BSD Sawmill Center Neighborhood District graphic, is proposed to coincide with the zoning district boundaries and clarify the (limited) locations where the Commercial Center building type is permitted (only on the north side of the east/west portion of Village Parkway (future "Bridge Park Avenue") and along Sawmill Road). The new graphic, as well as a graphic comparing the existing and revised versions, are provided in Dropbox.

Details	**Zoning Code Amendment**
153.064 Open Space	• Providing criteria for evaluating requests 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; • Clarifying requirements for site furnishings; • Clarifying the intent for public art as an amenity in open spaces; • Allowing Pocket Parks as an open space type in all zoning districts (instead of only in the BSD Residential and Office Residential Districts); and • 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 and Intent	• Referencing the Principles of Walkable Urbanism of Code Section 153.057(D); and • Clarifying applicability to Existing Uses, Existing Structures, and Nonconforming Uses & Structures.
153.065(B) Site Development Standards – Parking and Loading	• Adding an intent statement; • Relocating the provisions for parking for Existing Structures to the Uses section (153.059); • Allowing the required reviewing body to permit on-site parking lots to encroach into setbacks where the result will be coordinated, shared parking arrangements; • Clarifying the parking plan procedures and criteria; • Clarifying parking requirements for temporary and accessory uses; • Adding parking requirements for the new uses added to Table 153.059-A, Permitted and Conditional Uses in BSD Zoning Districts (Exercise and Fitness and Skilled Nursing); • Adding a “shopping center” parking requirement to avoid the need to calculate parking based on frequent turnover of individual tenants (5 parking spaces per 1,000 sq. ft., consistent with the requirements for shopping centers in Zoning Code Section 153.212); • Clarifying the demonstration of parking need for parking plan approval; • Clarifying the bicycle parking location requirements for residential uses; • Allowing public bicycle parking provided by the City and located within the street right-of-way to potentially count toward meeting the minimum bicycle parking requirement provided that the spaces are on the same block face as the subject parcel; • Clarifying the stacking space requirements for parking structures; • Clarifying the requirements for curbs and wheel stops; • Relocating the provisions for Pedestrian Circulation Plans to the proposed walkability standards of 153.065(I); and • Clarifying the loading space requirements, consistent with the Commission’s discussion on September 11, 2014.
153.065(C) Site Development Standards – Stormwater Management	• Adding an intent statement; and • Referencing the Principles of Walkable Urbanism of Code Section 153.057(D).

Details	**Zoning Code Amendment**
153.065(D) Site Development Standards – Landscaping and Tree Preservation	• Including provisions for recommended tree diversity in landscape plans; • 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); • Eliminating Figures 153.065-B and 153.065-C in lieu of more user-friendly graphics to be developed as part of a future applicants' guide; • Clarifying street frontage screening requirements. • Relocating the provisions for Required Building Zone Treatment to the proposed walkability standards of 153.065(I); and • Clarifying tree replacement exemptions. At the September 11th meeting, the Commission discussed the proposed amendments to the requirements for structural soils for street trees and around parking lost islands. The proposed language has been reviewed and the following changes have been requested by the City Forester and the Director of Parks & Open Space to reflect the appropriate applications for street trees and interior landscaping conditions: • That topsoil or other planting medium approved by the City Forester be used for street trees and parking lot landscaping trees. • For street trees, structural soil or an equivalent material approved by the City Forester shall be placed under paved areas adjacent to tree wells or planting beds, parallel to and behind the curb, and connecting planting beds or tree wells to one another beneath the paved surface within the streetscape planting zone. • The City Forester may require additional structural soil to extend horizontally beyond the planting zone beneath sidewalks or other paved surfaces, as necessary to ensure the long term health of street trees, depending on the planting and paving conditions within individual street types. • Similarly, trees in parking lot islands shall be planted in topsoil approved by the City Forester. The City Forester may require structural soil to be placed beneath paved areas surrounding the peninsula or island, as necessary to ensure the long term health of trees, depending on the planting and paving conditions. • Structural soil shall not be used in planting beds.
153.065(E) Site Development Standards – Fencing, Walls and Screening	• Clarifying street wall height where a street wall may be used as a seat wall, consistent with the Commission's comments at the September 11th meeting; and • Allowing for creative, alternative street wall designs.

Details	**Zoning Code Amendment**
153.065(F) Site Development Standards – Exterior Lighting	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. A comprehensive update to the City's lighting regulations is strongly recommended to reflect current practices and recent technological advancements. Planning is in the process of preparing draft amendments to the City's overall zoning regulations, and therefore no significant modifications to the exterior lighting requirements for the BSD are recommended at this time. However, given the Commission's discussion on September 11th regarding decorative lighting and the Commission's request to eliminate references to wattages and specific types of light fixtures (such as incandescent or fluorescent), the proposed amendment refers only to lumens (a standard measure of light emitted from any type of fixture) and is intended to apply in conjunction with the existing requirements for shielding light fixtures (153.065(F)(5)(a)). The exterior lighting regulations continue to refer to the general lighting requirements of Zoning Code Section 153.149 that apply citywide where not otherwise specified in this section.
153.065(G) Site Development Standards – Utility Undergrounding & Screening	• Changing the section name to "Utility Undergrounding and Screening"; and • 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. Their preliminary analysis determined that the proposed amendments are appropriate and consistent with up-to-date zoning regulations for signs in communities like Dublin. They have recommended guidelines to illustrate the intent of the provisions and provide examples of successful applications of the requirements to be more user-friendly. Such guidelines could be incorporated into an applicants' guide for the Bridge Street District. The Commission also discussed the Master Sign Plan purpose and process at their meeting on September 11th. The proposed amendment has been modified to clarify applicability, both for individual buildings as well as projects with multiple signs proposed for multiple buildings. Master sign plans are required for all projects with shopping corridors, regardless of whether they meet all of the required zoning requirements for signs. Other proposed amendments include: • Clarifying the requirements for sizes of logos and other secondary images, following the Commission's discussion on September 11th; • Adding provisions related to quality of sign materials; • Adding "Identification Plaques" as a sign type to Table 153.065-K; • 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 (limited to low-chroma colors, such as white or black); and

Details	**Zoning Code Amendment**
	• Clarifying the placement and dimensional requirements for various building-mounted sign types.
153.065(I) Site Development Standards – Walkability Standards	A new section of the Site Development Standards section of the BSD Code is recommended to emphasize the importance of designing sites for pedestrians. The Walkability Standards include 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) The provisions under each of the objectives were largely replaced from other sections of the BSD Code, with minimal modifications.
153.066 Review and Approval Procedures and Criteria	This section was updated in December 2013, and only minor modifications are proposed. The procedure table has been modified to correct errors and reformatted to eliminate the "A"s (for Appeals) for ease of understanding, and parking plans were added as a review process. Review of subdivisions under the Subdivision Regulations (Chapter 152) was added as one of the four criteria for when Development Plans are required (prior to Site Plan Review).

Recommendation	**Adoption of Zoning Code Amendment**
Recommendation for Approval	Planning recommends the Planning and Zoning Commission make a recommendation of approval to City Council for the proposed Zoning Code amendment for the Bridge Street District zoning regulations.

[Summarized] Consultant Review Comments Incorporated into the Proposed Draft BSD Code Amendment

** Refer to the Draft Zoning Code text for proposed language (wording may be modified slightly from the consultant's recommendations). **

1. § 153.057-058 General Purpose and Bridge Street Districts Scope and Intent

1.1. 153.057(D) Principles of Walkable Urbanism

The provision now includes references to "implementing requirements" in addition to principles, including the following sentence: "Zoning Code Section 153.065(I) contains requirements for creating the walkable urbanism desired by the City and consistent with the Principles of Walkable Urbanism."

We recognize the intent for creating the separate Walkability Standards section, but the proposed phrasing could be interpreted as suggesting that Section 065(I) constitutes *the only* implementing requirements relevant to the principles. However, the principles are intended to have broader application and cover a wider range of topics than included in Section 065(I). Because creating walkable places is one of the core goals of the entire Bridge Street District planning effort, a larger number (and perhaps the majority of requirements throughout the BSD Code) are in some way connected to that goal. It may be appropriate to rephrase the provision to better capture this overall relationship. One approach would be as follows:

> To advance the purposes of the Bridge Street District zoning districts as described in §153.057 (A) through (C), the following principles of walkable urbanism ~~and implementing requirements~~ will serve as a guiding framework to be used in the review of zoning and development proposals subject to the ~~provisions~~ requirements of §§153.058 through 153.066. Individual principles ~~or requirements~~ may not apply in all circumstances, but should be used where appropriate to ensure the requirements and standards of these zoning districts are applied in a manner that contributes to the creation of walkable, mixed use urban environments as envisioned by the Bridge Street District Plan. In addition to a wide variety of development requirements throughout §§153.058 through 153.066 intended to support walkability in the Bridge Street District, Zoning Code Section 153.065(I) contains specific requirements for creating ~~the walkable urbanism~~safe and comfortable pedestrian-oriented development desired by the City and consistent with the Principles of Walkable Urbanism.

2. § 153.059 Uses

2.1. 153.059(A)(1) Intent

Recommended Clarifications:

> The intent of §153.059 is to establish uses for land and buildings desired in each BSD zoning district based on the vision for each area described in the Dublin Community Plan (Bridge Street District Area Plan) and the Bridge Street District's five Vision Principles. This is achieved through the variety of permitted, conditional, accessory and temporary uses allowed in each zoning district, in some cases with special siting and size limitations to establish the development character articulated in the Dublin Community Plan.

2.2. 153.059(A)(3) Intent

The provision clarifies that the zoning district titles describe a general land use character and "shall not preclude other uses from being established in each district." Although implied, it may also be appropriate to specify that the titles are not intended to *require* any specific use, as follows:

> The titles of each zoning district describe the predominant land use character and/or special geographic locations rather than a single type of use. Zoning district titles

shall not be construed as requiring a particular use and shall not preclude other uses from being established in each district, as permitted in this section. Refer to §153.058, BSD Districts Scope and Intent, for the intent of each zoning district.

2.3. 153.059(B)(1) and (2) General Provisions and Explanation of Terms

Provision (B)(1) implies that all allowable principal or accessory uses are either permitted or conditional. However, the Explanation of Terms (B)(2) lists Permitted uses, Upper-story uses, Conditional uses, Size-limited uses, and Temporary uses. It is unclear if "U", "S", and "T" uses are considered permitted by right or conditional. This becomes more clear upon referencing Table 153.059-A. While not critical, this could be further clarified by modifying (B)(1) as follows:

Permitted and conditional uses available in each BSD zoning district are shown in Table 153.059-A. Permitted and conditional uses may be restricted by location, size, period of operation, or other use-specific standards as designated in Table 153.059-A.

2.4. 153.059(B)(2)(c) General Provisions – Explanation of Terms (Upper Floor Uses)

Minor Clarification: Because "U" represents the word "upper", it is more accurate to specify that it applies to uses on floors *above* the ground floor. However, the phrase "upper floor" has been removed from the draft provision, so the meaning is no longer obvious. Note that key in Table 153.059-A lists "U" as "Permitted on upper floor only." This raises the question of how uses are governed for basements/floors below the ground floor. While not critical, consider revising as follows:

A "U" in a cell indicates a use that is allowed by right in that BSD zoning district on any floor of the structure ~~other than~~ above the ground floor, subject to compliance with any use specific standards referenced in the Use Table and the applicable provisions of Chapter 153. Permitted or conditional uses not specified as "U" may occur on any floor, including basements or lower levels, subject to use specific standards, unless otherwise restricted by specific building type requirements of §153.062(O).

2.5. 153.059(B)(5)(b)1 Existing Uses (multi-tenant buildings)

This provision would read more accurately if worded to mirror the structure of (b)(2), as follows:

For parcels with a single Existing Structure configured as a multi-tenant building ~~For multi-tenant buildings in Existing Structures~~, once the entire multi-tenant building is abandoned, demolished and/or all tenant spaces have established uses under the applicable BSD zoning district, no non-BSD use permitted in the prior zoning district may be re-established on the parcel.

2.6. 153.059(B)(8)(c) Accessory Uses

The following wording would be more precise:

Any principal use listed in a zoning district in Table 153.059-A ~~may also be~~is also permitted as an accessory use in the same zoning district.

PLANNING: Changed to "shall be."

2.7. 153.059(C)(3)(f)(1) Use Specific Standards – Parking, Structure

The provision states that "Any parking structure completely screened by occupied space and not readily visible form a public street right-of-way . . . is a permitted use." It is unclear how the phrase "readily visible" will be applied. A more objective measure is recommended. Consider revising as follows:

> ~~Any parking structure~~Parking structures completely lined with ~~screened by~~ occupied space along a public or private street frontage and parking structures located on the interior of blocks, with other building types located between the parking structure and the street, are permitted uses. ~~and not readily visible from a public street right-of-way (or private street designed to serve as a neighborhood street in accordance with §153.061(C) is a permitted use.~~ All other parking structures, including podium parking structures, are conditional uses.

The revised provision also notes that podium parking structures are conditional uses. This has the effect of rendering an entire building type, technically permitted in four BSD zoning districts, as requiring a conditional use approval in all circumstances. If this is the intent, the conditional use requirement should be noted in the Building Types section.

PLANNING: Made appropriate notations on individual building type tables.

3. § 153.060 Lots and Blocks

3.1. 153.060(C)(2) General Block and Lot Layout – Maximum Block Size

The required subdivision provision is proposed to be eliminated. We assume this because subdivision is now listed as a criterion triggering Development Plan review. However, this may also be an effort to allow blocks to be created with either public (subdivided) or private (non-subdivided) streets. If this is the intent, the block measurement provisions will need to be revised accordingly. If not the intent, it may still be appropriate to note that blocks are intended to be created through subdivision. As currently proposed, the text reference to Table 153.060-A Maximum Block Dimensions, has also been eliminated. Consider a revised version of subsection (a), as follows:

> (a) Required Subdivision
> Unless otherwise permitted by this chapter, all developments meeting the Development Plan Review requirements of §153.066(E)(1)(b)2-4, shall subdivide to meet the maximum block sizes as required by Table 153.060-A, Maximum Block Dimensions.

4. § 153.062(A) through (N) General Building Type Requirements

4.1. 153.062(B)(2)(b)(5) Existing Structures

The second use of the word "requirements" is redundant.

4.2. 153.062(B)(2)(c)(1) Parking for Existing Structures

The provision could be clarified and simplified, as follows:

> Existing Structures improved ~~which do not have the minimum number of parking or loading spaces required by this chapter, and must provide additional parking and/or loading spaces in conjunction with an improvement~~ as permitted in §153.062(B)(2)(b), shall provide the minimum parking and loading spaces required by Tables 153.065-A and 153.065-C.

4.3. 153.062(B)(2)(e)(2) Determination of Building Type

This new provision states that if the required reviewing body designates an Existing Structure as a permitted BSD building type, then all further improvements to the property must be brought into conformance with BSD requirements. This may be impractical in some situations. Consider adding the phrase "to the maximum extent practicable, as determined by the required reviewing body."

4.4. 153.062(C)(2)(a) and (b) Shopping Corridors
Consider the following addition and reorganization:

(a) These building types shall be clustered into continuous street frontages uninterrupted by other building types, ~~or~~ parking areas or driveway curb cuts for a minimum of 300 linear feet, as measured along the sidewalk. ~~Street frontages may turn the corner and continue along an intersecting street provided the minimum required length of the shopping corridor is located along the principal frontage street.~~

(b) The required shopping corridor shall be designated along a principal frontage street unless otherwise permitted by the required reviewing body.

(c) Street frontages may turn the corner and continue along an intersecting street provided the minimum required length of the shopping corridor is located along the principal frontage street.

PLANNING: Incorporated recommended changes, in addition to changing (c) from "Street frontages…" to "Shopping corridors…"

4.5. 153.062(D)(2)(b)(1) Roof Type Requirements – Pitched Roof – Pitch Measure
Consider the following revision for clarification:

The principal roof shall have a pitch appropriate to the architectural style, as determined to be architecturally appropriate by the required reviewing body, and ~~. Unless otherwise deemed architecturally appropriate by the required reviewing body, roofs~~ shall not be sloped less than a 6:12 (rise:run) or more than 12:12, ~~as~~ unless otherwise determined to be architecturally appropriate.

4.6. 153.062(E)(1)(b) Façade Materials
Consider the following revision:

For individual façades over 1,000 square feet, exclusive of windows and doors ~~(except where glass is a permitted primary material)~~, a combination of permitted primary materials shall be used to meet the 80% requirement, unless otherwise approved by the required reviewing body. For building designs using glass as an integral façade material (e.g. glass curtain wall design), windows and doors may be included in the calculated façade area when determining compliance with this requirement.

4.7. 153.062(E)(1)(f) Façade Materials
The word "utilized" should be revised to "use", consistent with other word choice revisions in the Code.

4.8. 153.062(E)(4) Materials - Color
Consider the following clarification:

Colors for all painted elements, fiber cement siding, EIFS and other similar materials shall be selected from appropriate historic color palettes from any major paint manufacturer, or as determined appropriate by the required reviewing body. This requirement shall not apply to building-mounted signs.

4.9. 153.062(H)(3)(b)2 Awnings
Consider replacing the phrase "Awnings may be made of . . ." to "Awnings shall be made of . . ." This would appear to be more consistent with the intent of the provision.

4.10. 153.062(I)(1)(b) Balconies – Connection to Building
Consider the following revision, if consistent with the City's intent:

> Balconies may be recessed into a building façade. Balconies that are not ~~integral to~~ recessed into the façade shall be independently secured and unconnected to other balconies above and below. Balconies may project into the RBZ or forward of the RBZ but may not extend into a right-of-way or be considered as part of a structure used to meet front or corner RBZ requirements.

4.11. 153.062(I)(4) Chimneys
A requirement for vent color has been added. Consider re-titling provision (4) as "Chimneys and Vents" and separating the requirements into sub-provisions.

4.12. 153.062(J)(2) Treatments at Terminal Vistas
The phrase "pronounced change in building height" has been added as a method of providing a terminal vista. This should be clarified to require a "pronounced increase in building height" to better reflect the intent.

4.13. 153.062(N)(1)(a)4 Street Frontage
The words "width" and "length" are both used. Consider only using the word "length" and revising for clarity as follows:

> Front property line coverage is determined by measuring the ~~width~~ length of the principal structure and length of a street wall within the RBZ and parallel to the front property line, divided by the maximum ~~width~~ length of the front RBZ (not including side setbacks).

4.14. 153.062(N)(1)(a)6 Street Frontage
As a point of order, provision 6 (previously provision 4) would be more appropriately located before provision 2, but this change is not critical to the function of the Code.

4.15. 153.062(N)(3)(b)2 and 3 Uses and Occupancy Requirements
Provision 2 should reference applicable Use Specific Standards. Provision 3 could be clarified to better reflect how these requirements are addressed for individual building types and depicted in the building type graphics, as follows:

> When parking is permitted within the building, an active, occupied space must be incorporated along the building façade, ~~unless otherwise permitted~~meeting the location and minimum dimensional requirements indicated for individual building types. Occupied space does not include storage areas, utility space, or parking.

4.16. 153.062(N)(4)(a)3-4 Façade Transparency – Blank Wall Limitations
Consider the following revisions for clarity:

> 3. Blank walls are prohibited. ~~, windowless walls shall have a rectangular area of not~~ No more than 30% of each building façade per story, as measured from floor to floor, and no horizontal distance greater than 15 feet per story shall be blank or windowless.

4. Windows may be clustered along an elevation, provided the minimum façade transparency requirements and blank wall limitations are met using other architectural features, such as material transitions, façade divisions, projections or shadow lines, corbelling or alternate brick course details, or other design details that will add visual interest to windowless wall sections, as determined to be architecturally appropriate by the required reviewing body.

PLANNING: Made recommended changes, except kept "windowless" in the first sentence of 3.

5. § 153.062(O) Individual Building Type Requirements

5.1. 153.062(O)(4) Loft Building

The 20% general transparency requirement is not consistent with traditional loft-style buildings. Consider increasing this requirement to a minimum of 50%. See examples below.

6. § 153.064 Open Space Types

6.1. 153.064(E) Fee-In-Lieu of Open Space

Consider the following revisions for clarity of process:

Fee-In-Lieu of Open Space

(1) ~~Except as noted in §153.064(E)(5), t~~The following requirements shall be met where the ~~Planning and Zoning Commission~~required reviewing body has determined that a payment of a fee-in-lieu of open space is permitted. Refer to §153.066 for the procedures for open space fee in lieu determination.

(2) Fee-In-Lieu Calculation

The payment of fees-in-lieu of open space shall be collected prior to the issuance of a building permit for each phase of development and shall be calculated using the following method:

(a) Calculate the total acreage of required open space from §153.064(C)(1)-(4) as applicable;

(b) Multiply the acreage of required open space by its estimated average value per acre. This value shall be established from time to time by resolution of City Council.

(c) Multiply the value of the required open space as determined in §153.064(E)(2)(b) by the required open space to obtain the open space fee.

(3) Use of Open Space Fee

Unless otherwise specifically directed by City Council, all fees collected shall be deposited in a fund which shall be used only for land acquisition, development, maintenance and operation of publicly accessible open spaces in the Bridge Street District as outlined in §153.064.

(4) Fee-In-Lieu of Determination

Except as noted in §153.064(E)(5), the Planning and Zoning Commission shall determine ~~The required reviewing body shall find all of the following considerations are met in determining~~ whether a request to pay a fee-in-lieu of open space dedication should be approved, upon a finding that all of the following considerations are met:~~.~~

(a) That the amount of open space required by the nature and development intensity of the use would yield a lesser benefit than paying the fee.

(b) That open space is available in adjacent or nearby developments (within 660 feet of the principal entrance(s) to each building) that is equal to or in excess of the calculated area for all developments individually.

(c) That physical conditions unique to the site make it impractical to provide the required open space.

(d) That providing the required open space would hamper an efficient site layout, as determined by the required reviewing body.

(e) That providing the required open space would conflict with the Principles of Walkable Urbanism as provided in §153.065(I).

6.2. 153.064(G)(4)(d) General Requirements – Public Art

The syntax is somewhat awkward. Consider rephrasing:

The incorporation of public art~~, including but not limited to physical works of two- and three-dimensions that can be incorporated into walls, pavement, or freestanding are~~ is highly encouraged as an amenity in all open spaces. Public art includes, but is not limited to, works of two- or three-dimensions and may be freestanding, or incorporated into walls, pavement or other surfaces.

7. § 153.065(A) Site Development Standards – Purpose and Applicability

7.1. 153.065(A)(3) Intent

Consider adding a reference to the Principles of Walkable Urbanism of Section 153.057(D) in provision (A)(1). Note that the word "Chapter" (provision (A)(3)) is not capitalized in other locations in the Code.

8. § 153.065(B) Parking and Loading

8.1. 153.065(B)(1)(b)1.B Parking Location

As an alternative to eliminating the requirement, consider specifying that this condition may be approved as part of a Development Plan Review where future adjacent development phases will be required be designed with coordinated parking arrangements.

8.2. 153.065(B)(2)(4) Required Vehicle Parking – Shopping Center

A separate shopping center parking requirement is appropriate. Consider a higher parking ratio, such as 5 per 1,000 square feet or analyze existing shopping center parking demands within the Bridge Street District to develop a customized ratio that would account for typical proportions of restaurant uses within shopping centers.

8.3. 153.065(B)(3)(d)6 Required Bicycle Parking – Location

Consider allowing the use of any publicly-owned bicycle parking spaces located on the same block as the subject parcel to be counted toward the bicycle parking requirements.

8.4. 153.065(B)(5)(d)1 Parking Structure Design – Pedestrian Safety

The word "exterior" suggests that stairways would be located outside of a parking structure. The word "perimeter" would be more accurate.

8.5. 153.065(B)(6)(d)1 Curbs and Wheel Stops

Revise for syntax and punctuation:

> Raised or rolled concrete curbs or wheel stops at least five inches high shall be installed where necessary to prevent vehicle conflicts with abutting landscape areas, sidewalks, streets, buildings or lot lines. There shall be a minimum of four feet of clear walkway area and~~,~~ at least two and one-half feet between a curb or wheel stop~~s~~ and any property line, planting area, street, or building.~~.~~

9. § 153.065(D) Landscaping and Tree Preservation

9.1. 153.065(D)(2)(e) Tree Diversity

Recognizing that this provision is written as an "encouragement" rather than an actual requirement, we have concerns with the aesthetic impact this approach would have, particularly for smaller sites with space limitations and where more formal urban design aesthetics are appropriate. The percentage diversity goal may be more appropriate for large sites and certainly for parks and greenways, where a more natural or arboretum aesthetic is desirable. If the intent is to protect against species-specific health issues like Emerald Ash Borer, the goal may be better achieved at district, neighborhood or block level, rather than a site by site basis.

PLANNING: Noted "where practical."

9.2. 153.065(D)(3)(b) Street Trees – Planting Zones

As currently drafted, the term "planting zone" is used as an alternative to tree lawn. However, as described in Section 153.061 and in the definitions section, "planting zone" (also "furnishings zone") is the physical portion of the streetscape in which street trees or other streetscape plantings are located, and may take on a variety of design forms. Consider the following revision:

> Street trees shall be planted within streetscape planting zones in tree wells, tree lawns or open planting beds ~~or planting zones~~ based on the applicable street type design requirements. Refer to §153.061 for more information regarding street types.

9.3. 153.065(D)(5)(a)4 Surface Parking and Circulation Area Landscaping – Street Frontage Screening
The new provision 4 under Street Frontage Screening requires landscape screening for parking lots along alleys or service streets. This is not typical of urban alley conditions, where space is often limited and service functions are intentionally co-located. Note also that Section 153.060(C)(9)(e) states that "Alleys or service streets shall not be considered street frontage and shall not be subject to street frontage requirements described in §153.059 to 153.065." Consider a more general provision that allows the required reviewing body to require a landscape treatment along an alley edge where space and maneuverability conditions allow.

PLANNING: Added "Unless otherwise approved by the required reviewing body."

10. § 153.065(G) Utility Undergrounding

10.1. Consider renaming this section "Utility Undergrounding and Screening", as both conditions are now addressed in the revised provisions.

11. § 153.065(I) Walkability Standards

11.1. 153.065(I)(2)(a)4 Mid-Block Pedestrianways – Design
The following revision would be more accurate:

> The mid-block pedestrianway shall be landscaped and include shade trees spaced at 30 to 35 feet on center except as exempted by §153.065(I)(2)(a)5. Trees may be staggered. ~~except as required by §153.065(I)(2)(a)5.~~

11.2. 153.065(I)(4)(a)3 Required Building Zone Treatment – 12-foot Clear Sidewalk Width
While 10 to 12 feet is a desirable target width for sidewalks in highly walkable mixed use environments, we encourage a more flexible approach. Great urban streets often include various activities such as dining and seating the blend into sidewalk spaces, adding vibrancy and character to the street environment. We recommend allowing outdoor dining and seating to encroach the sidewalk/streetscape area, while maintaining an 8-foot wide clear walking area.

12. § 153.066 Review and Approval Procedures and Criteria

12.1. 153.066(E)(1)(b) Development Plan Review – Conditions for Required Review
The word "or" should be moved to the end of provision 3. Provision 4 should be reworded to mirror the structure of provisions 1 through 3, with the phrase "The application involves. . .".