

BEFORE THE CITY COUNCIL OF THE CITY OF DUBLIN, OHIO

PETITION FOR ESTABLISHMENT OF THE
BRIDGE PARK NEW COMMUNITY
AUTHORITY AS A NEW COMMUNITY
AUTHORITY UNDER OHIO REVISED CODE
CHAPTER 349

Submitted By:

CRAWFORD HOYING DEVELOPMENT PARTNERS, LTD.

As the Developer

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BEFORE THE CITY COUNCIL OF THE CITY OF DUBLIN, OHIO

**PETITION FOR ESTABLISHMENT OF
THE BRIDGE PARK NEW COMMUNITY AUTHORITY
AS A NEW COMMUNITY AUTHORITY UNDER
OHIO REVISED CODE CHAPTER 349**

Pursuant to Ohio Revised Code Chapter 349 (the “Act”), Crawford Hoying Development Partners, Ltd. (the “Developer”), in its capacity as a “developer” as defined in Section 349.01(E) of the Ohio Revised Code, hereby makes and files this petition (the “Petition”) with the Clerk of the Board of County Commissioners of Franklin County, Ohio (as required by Section 349.03(A) of the Ohio Revised Code) and with the City Council of the City of Dublin, Ohio (the “City”), as the organizational board of commissioners under Section 349.01(F) of the Ohio Revised Code (the “City Council”), in order to initiate proceedings for the establishment of a new community authority (the “Authority”) and for the new community district described in Section 3 below (the “District”).

The Developer further states as follows:

Section 1. Name of the Proposed Authority

The Authority shall be named the “Bridge Park New Community Authority.”

Section 2. Principal Office of the Proposed Authority

The principal office of the Authority shall be located at 555 Metro Place North, Suite 600, Dublin, Ohio 43017 until such time as the Developer no longer owns property in the District or the board of trustees of the Authority determines another location for the principal office of the Authority.

Section 3. Map; Full and Accurate Description of the Proposed District

A full and accurate description of the boundaries of the District is attached hereto in the form of a map as Exhibit A, and the legal descriptions for the parcels comprising the District are attached hereto as Exhibit B. As indicated in the map, all of the real property comprising the District is developable as one functionally interrelated community and is owned or controlled, through leases of at least seventy-five years' duration, options, or contracts to purchase by the Developer.

Section 4. Zoning for the Proposed District

The current plans for the development of the proposed District comply with the applicable zoning regulations, including Sections 153.057 through 153.066 of the Bridge Street Corridor Development Code, a certified copy of which is attached hereto as Exhibit C.

Section 5. Current Plans for the Development of the Proposed District

The current plans for the development of the proposed District, indicating the proposed “new community development program,” as defined in the Act, are provided below and in certain Exhibits attached to this Petition (collectively, the “Development Program”).

The Development Program outlines the general program for the development of the District, and includes (a) the land acquisition and land development activities to be undertaken within the area including the District, (b) the acquisition, construction, operation, and maintenance of community facilities and other public infrastructure improvements for the District (the “Community Facilities”), (c) the provision of District services to be undertaken by the Authority, (d) the proposed method of financing such Community Facilities and District services, (e) the projected total employment within the District, and (f) the projected total population of the District.

The development of the area included in the proposed District is being described as the “Bridge Park Development” and will include the construction of retail, commercial, residential and recreational facilities. Additional information about the plans for the Bridge Park Development are available at the City’s office of Land Use & Long Range Planning, 5800 Shier Rings Road, Dublin, Ohio 43016.

- a. Development Program, Including Land Acquisition and Land Development. The Development Program does not contemplate that the Authority would undertake any plans for the acquisition of real property and interests in real property other than the acquisition of fee interests, easements, rights-of-way, licenses, leases and similar property interests necessary to complete the Community Facilities.
- b. Plan for Community Facilities. The Community Facilities shall include all real property, buildings, structures, or other facilities, including related fixtures, equipment, and furnishings, to be owned, operated, financed, constructed, and maintained under the Act. As provided in the Act, the Community Facilities consist generally of (i) any real property, buildings, structures, or other facilities, including related fixtures, equipment, and furnishings, to be owned, operated, financed, constructed, and maintained, including public, community, village, neighborhood, or town buildings, centers and plazas, auditoriums, recreation halls, educational facilities, recreational facilities, natural resource facilities, including parks and other open space land, lakes and streams, cultural facilities, community streets, pathway and bikeway systems, pedestrian underpasses and overpasses, lighting facilities, design amenities, or other community facilities, and buildings needed in connection with water supply or sewage disposal installations or steam, gas, or electric lines or installation; and (ii) any community facilities that are owned, operated, financed, constructed, or maintained for, relating to, or in furtherance of community activities, including, but not limited to, town buildings or other facilities, and off-street parking facilities.

Specifically, it is presently anticipated that the Community Facilities will include the facilities described in Exhibit D attached hereto.

- c. Provision of District Services. The Authority is authorized to provide services within the District, including, but not limited to, landscaping, street and sidewalk cleaning and maintenance, maintenance of parking facilities, and any other community improvement services.
- d. Method of Financing. The Developer proposes to finance the construction of certain of the Community Facilities through the issuance of one or more series of bonds, notes issued in anticipation of the issuance of bonds, or bonds issued to refund such bonds or notes (the “Bonds”), either by the Authority or another entity, including the Columbus-Franklin County Finance Authority (the “Finance Authority”). The Bonds will be secured (i) through the levy and collection by the Authority of a “community development charge,” as defined in the Act (the “Community Development Charge”), that the Authority expects to levy on certain parcels within the District, and (ii) through service payments in lieu of taxes (the “TIF Service Payments”) generated through a tax increment financing program that is expected to be implemented by the City with respect to certain parcels within the District.

The development plan for the property to be located in the District includes the proposed creation of a community reinvestment area overlaying the District and additional property, as determined by the City, which would provide for a 15-year, 100% real property tax exemption pursuant to Section 3735.65, et seq., of the Ohio Revised Code (the “Tax Abatement”) for certain property within the District. While the Tax Abatement is in place, the Community Development Charge will serve as the primary source of security for the payment of (a) the annual debt service charges on the Bonds (“Bond Debt Service”), (b) operating, maintenance and administrative expenses of the Authority (“O&M”), and (c) a payment to the City as a contribution toward the cost of infrastructure improvements that the City is expected to undertake in connection with the development of the District and for other lawful purposes (the “City Contribution” and, together with the Bond Debt Service and O&M, the “Annual Amount”). Upon the expiration of the Tax Abatement, the TIF Service Payments will serve as the primary source of funds to pay the amounts described in the preceding sentence, and the Community Development Charge will serve as the secondary source of payment to the extent that the TIF Service Payments are insufficient to cover the Annual Amount.

There may also be a component of the Community Development Charge that is determined on the basis of gross receipts of restaurants and other retail, excluding any use that is predominantly grocery, operating in the District, in an amount not greater than ½%, and a Community Development Charge that is determined on the basis of gross receipts of hotels operating in the District, in an amount not

greater than 1%. These amounts would be collected by an independent collection agent engaged by the Authority and would be used to pay the Annual Amount.

- e. Projected Total Employment within the District. All of the above-described Community Facilities will benefit the businesses in the District and will result in a projected total employment of approximately 1,600 individuals within the District.
- f. Projected Total Population of the District. All of the above-described Community Facilities will benefit a projected total population of approximately 1,650 residents within the District.

Section 6. Board of Trustees of the Proposed Authority

The Developer recommends that the number of members of the board of trustees of the Authority (the “Board”) be comprised of 7 members selected as provided in Section 349.04 of the Ohio Revised Code.

- a. Appointment of Members of the Board. The City Council, as the organizational board of commissioners under Section 349.01(F) of the Ohio Revised Code, shall appoint 3 citizen members of the Board to represent the interests of present and future employers, within the District and any present and future residents of the District and 1 member to serve as a representative of local government. The Developer shall appoint 3 members to serve on the Board as representatives of the Developer.
- b. Replacement of Members of the Board. The Developer recommends that, pursuant to Section 349.04(C), members of the Board be selected as follows:
 - 1. While any Bonds are outstanding, the methodology for replacement of members of the Board be as follows:
 - A. City Council, as the organizational board of commissioners under Section 349.01(F) of the Ohio Revised Code, shall continue to appoint replacement citizen members of the Board and the representative of local government upon the expiration of that member’s term or resignation by that member unless the City determines, by resolution of City Council, that such citizen members of the Board and the representative of local government shall be elected in the manner prescribed by Sections 349.04(A) and (C) of the Ohio Revised Code;
 - B. The Developer shall continue to appoint replacement representatives of the Developer to the Board upon the expiration of that member’s term or resignation by that member unless the Developer determines, by delivering notice to the City, that such members of the Board

shall be elected in the manner prescribed by Section 349.04(B) of the Ohio Revised Code; and

2. After the Bonds are no longer outstanding, members of the Board shall be elected in accordance with the provisions of Section 349.04 of the Ohio Revised Code.

Section 7. Preliminary Economic Feasibility Analysis for the Proposed Authority

The preliminary economic feasibility analysis is provided below and in certain Exhibits attached to this Petition. The preliminary economic feasibility analysis examines (a) development patterns and demand factors of the area including the District, (b) the location and size for the proposed District, (c) the present and future socio-economic conditions of the area including the District, (d) a description of the public services to be provided with respect to the area including the District, (e) a financial plan with respect to the area including the District, and (f) a description of the Developer's management capability.

- a. Development Patterns and Demand Factors of District. The current land use of the area within and without the District is vacant land, primarily vacant commercial buildings, and service uses. The proposed future land use of the District will be a multi-use development consisting of new business, commercial, retail and residential facilities. Demographic and development information related to certain areas within and without the District are attached hereto as Exhibit E.
- b. Location and Size of Proposed District. The District is located in the City as more fully shown in Exhibit A and described in Exhibit B. The size of the proposed District is approximately 28.89 acres.
- c. Public Services Provision. All law enforcement services within the District shall be provided by the City of Dublin. All fire and emergency medical services shall be provided by Washington Township. Roadways and utilities will be provided by the applicable public or utility entities. All public education services shall be provided by the Dublin City School District and the Tolles Career and Technical Center.
- d. Preliminary Economic Feasibility Analysis. A preliminary economic feasibility analysis for development of the District, including the area development pattern and demand, and present and future socio-economic conditions of the area including the District is attached hereto as Exhibit E.
- e. Financial Plan. A preliminary financial plan for the development and the District is attached hereto as Exhibit F.
- f. Developer's Management Capability. A description of the management capability of the Developer is attached hereto as Exhibit G.

Section 8. Environmental Statement

The Authority and the Developer shall comply with all applicable environmental laws and regulations with respect to the District. The Developer has previously undertaken Phase I Environmental Property Assessments related to a majority of the parcels to be located within the District.

Section 9. Provisions Regarding This Petition

For the purposes of the establishment of the Authority, the City is the only city that can be defined as a “proximate city” as that term is defined in Section 349.01(M) of the Ohio Revised Code.

Exhibits A, B, C, D, E, F, and G, attached hereto, are hereby incorporated as part of this Petition.

Words and terms not defined herein shall have the meanings given in Section 349.01 unless the context requires a different meaning.

The Developer hereby requests the City Council, as the organizational board of commissioners under Section 349.01(F) of the Ohio Revised Code, to determine that this Petition complies as to form and substance with the requirements of Section 349.03 of the Ohio Revised Code and further requests that the members of the City Council fix the time and place of a hearing on this Petition for the establishment of the Authority. Pursuant to Section 349.03(A) of the Ohio Revised Code, such hearing must be held not less than thirty nor more than forty-five days after the filing of this Petition with the Clerk of the Board of County Commissioners of Franklin County, Ohio.

If the City Council approves the establishment of the Authority, the Developer further requests that the City Council make such determination effective upon the Developer filing a declaration of covenants and restrictions (“Declaration”) against the real property comprising the District.

[Signature Page Follows on Next Page]

This Petition is filed with the Clerk of the Board of County Commissioners of Franklin County, Ohio and the City Council of the City of Dublin, Ohio on this 17th day of February, 2015.

Respectfully submitted,

CRAWFORD HOYING DEVELOPMENT PARTNERS, LTD.

By: 

Name: NELSON G YODER

Title: PRINCIPAL

SIGNATURE OF THE CITY OF DUBLIN AS PROXIMATE CITY

The City of Dublin, Ohio, by Ordinance number 14-15, adopted by the City Council of the City of Dublin, Ohio on February 17, 2015, attached hereto and incorporated herein by this reference, as a "proximate city" as that term is defined in Section 349.01(M) of the Ohio Revised Code, has approved the filing by Crawford Hoying Development Partners, Ltd., as the developer for purposes of Section 349.01(E), Ohio Revised Code, of the foregoing Petition for the establishment of the Bridge Park New Community Authority as a new community authority under Ohio Revised Code Chapter 349, and has authorized the execution of the Petition as the "proximate city."

CITY OF DUBLIN, OHIO

By: 

Printed Name: Dana L. McDaniel

Title: City Manager

State of Ohio)
) ss:
County of Franklin)

On this 17th day of February, 2015, before me, a Notary Public in and for said County and State, personally appeared DANA L. McDANIEL, the CITY MANAGER of the City of Dublin, Ohio, who acknowledged that, with due authorization and as such officer on behalf of the City, that person did sign the foregoing instrument and the signing of that instrument is that person's voluntary act and deed individually as such officer and the voluntary and corporate act and deed of the City.

In witness whereof, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.



CHRISTOPHER J. FRANZMANN
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

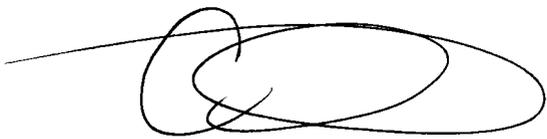
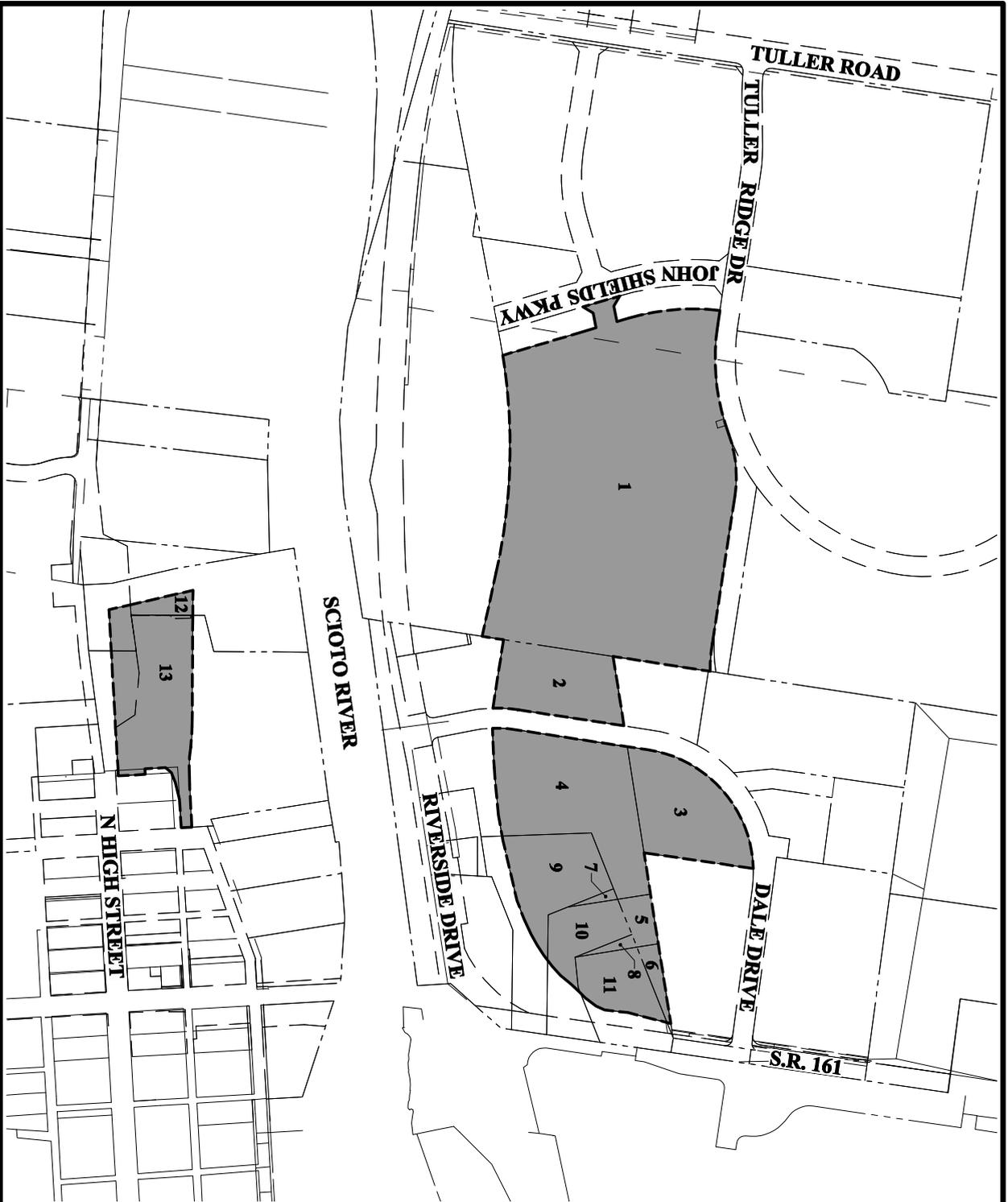
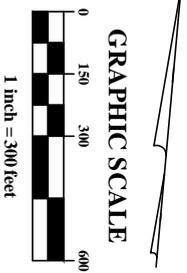

Notary Public

EXHIBIT A
MAP OF DISTRICT

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PARCEL ID KEY	
#	PID NUMBER
1	273-012471
2	273-008998
3	273-008987
4	273-008994
5	273-008938
6	273-008958
7	273-008957
8	273-008931
9	273-008934
10	273-008932
11	273-008956
12	273-000108
13	273-000004



GRAPHIC SCALE

EMHT
 Evans, Mechwart, Hambleton & Titon, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3648
 emht.com

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 EXHIBIT
 FOR
BRIDGE PARK
 NEW COMMUNITY AUTHORITY

DATE: February 17, 2015

SCALE: As Noted

JOB NO.: 2013-1481

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EXHIBIT B

LEGAL DESCRIPTIONS OF REAL PROPERTY COMPRISING DISTRICT

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LEGAL DESCRIPTION OF:

PARCEL NO. 1

15.073 ACRES

TAX PARCEL I.D:

273-012471

PER DESCRIPTIONS ON FOLLOWING PAGES:

15.097 ACRE TRACT

EXEMPTING THEREFROM

A 0.024 ACRE TRACT AS CONVEYED TO THE CITY OF DUBLIN

15.097 ACRES

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Quarter Township 2, Township 2, Range 19, United States Military District, being 15.097 acres of the remainder of the 30.539 acre tract conveyed to Invictus Land Holding, LLC by deed of record in Instrument Number 200007070134979, being part of Lot No. 3 as shown on the plat entitled "Lands of Chauncey McGurer" of record in Plat Book 12, Page 27, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING, FOR REFERENCE, at a magnetic nail previously set as shown in Plat Book 115, Pages 79 and 80 at the centerline intersection of John Shields Parkway (76 foot width) with Mooney Street (60 foot width) as dedicated in Plat Book 115, Pages 79 and 80;

thence South 68° 26' 48" West, with the centerline of John Shields Parkway, a distance of 58.10 feet, to a point;

thence South 21° 33' 12" East, a distance of 38.00 feet, to an iron pin set in the southerly right-of-way line of John Shields Parkway, being the *TRUE POINT OF BEGINNING*;

thence North 68° 26' 48" East, with said southerly right-of-way line, a distance of 115.12 feet, to an iron pin set;

thence across said 30.539 acre tract, the following courses:

South 24° 37' 39" West, a distance of 34.62 feet, to an iron pin set to a point on a curve;

with the arc of said curve to the right, having a central angle of 05° 05' 22", a radius of 532.50 feet, an arc length of 47.30 feet, and a chord bearing of South 16° 38' 50" East, a chord distance of 47.28 feet, to an iron pin set at a point on a non-tangent line;

North 68° 26' 48" East, a distance of 34.54 feet, to an iron pin set to a point of curvature;

with the arc of said curve to the right, having a central angle of 23° 00' 57", a radius of 690.42 feet, an arc length of 277.34 feet, and a chord bearing of North 79° 57' 17" East, a chord distance of 275.48 feet, to an iron pin set on the westerly right-of-way line of Tuller Ridge Road (60 foot width) as dedicated in Plat Book 71, Page 60;

thence with said westerly right-of-way line, the following courses:

South 03° 26' 58" West, a distance of 46.79 feet, to a 3/4 inch iron pipe found at a point of curvature;

with the arc of said curve to the left having a central angle of 28° 46' 59", a radius of 655.00 feet, an arc length of 329.04 feet, and a chord bearing of South 10° 56' 32" East, a chord distance of 325.60 feet, to an iron pin set at the northernmost corner of the 0.821 acre tract conveyed to The City of Dublin, Ohio by deed of record in Instrument Number 201212310201439 and at a point of reverse curvature;

thence continuing with the westerly line of said 0.821 acre tract, the following courses:

with the arc of said curve to the right, having a central angle of 28° 58' 08", a radius of 370.00 feet, an arc length of 187.07, and a chord bearing of South 10° 50' 57" East, a chord distance of 185.09 feet to an iron pin set at a point of tangency;

South 03° 38' 07" West, a distance of 374.03 feet, to an iron pin set at a point of curvature;

with the arc of said curve to the left, having a central angle of 17° 06' 36", a radius of 530.00 feet, an arc length of 158.27 feet, and a chord bearing of South 04° 55' 11" East, a chord distance of 157.68 feet, to an iron pin set at a southwesterly corner thereof and in the northerly line of the remainder of the 6.202 acre tract conveyed to Dale Holding Co. of Columbus, LLC by deed of record in Instrument Number 200504120068206;

thence North 86° 21' 53" West, with the southerly line of said 30.539 acre tract, said northerly line, the northerly line of the 1.200 acre tract conveyed to the Central Ohio Transit Authority by deed of record in Official Record 29294B09, the northerly line of FHIT, LLC by deed of record in Instrument Number 200707270131599, and the northerly line of the 1.318 acre tract conveyed to Peace Hanson, LLC by deed of record in Instrument Number

15.097 ACRES

-2-

201006220077436 (passing a 3/4 inch iron pipe with an "RDZANDE" cap found at 22.64 feet and passing a 3/4 inch iron pipe found at 310.34 feet, being 0.37 feet southerly), a total distance of 707.03 feet, to an iron pin set at a southeasterly corner of the 12.884 acre tract conveyed to The City of Dublin, Ohio by deed of record in Instrument Number 201212310201439;

thence with the easterly line of said 12.884 acre tract, the following courses:

North 07° 18' 56" East, a distance of 195.56 feet, to an iron pin set at a point of curvature;

with the arc of said curve to the left, having a central angle of 21° 18' 56", a radius of 1755.00 feet, an arc length of 652.91 feet, and a chord bearing of North 03° 20' 32" West, a chord distance of 649.15 feet, to an iron pin set;

thence across said 30.539 acre tract, the following courses:

North 68° 26' 48" East, a distance of 290.83 feet, to an iron pin set at a point on a curve;

with the arc of a curve to the left having a central angle of 05° 31' 06", a radius of 467.50 feet, an arc length of 45.03 feet, and a chord bearing of North 15° 49' 06" West, a chord distance of 45.01 feet, to an iron pin set at a point of non-tangency;

North 65° 03' 55" West, a distance of 36.26 feet, to the **TRUE POINT OF BEGINNING**, containing 15.097 acres, more or less.

Of the above described parcel, 0.003 acre lies within the 1 foot wide sidewalk easement as shown on Plat Book 115, Pages 79 and 80.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 73 and FRANK 74, having a bearing of South 73° 57' 18" East, established by the Franklin County Engineering Department.

This description is based on an actual field survey performed by EMH&T in 2005 and 2008 and retraced under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in April 2013.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

J.M. Meyer

7-10-2013

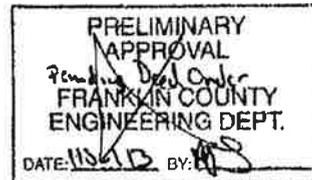
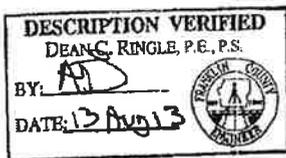
Joshua M. Meyer
Professional Surveyor No. 8485

Date

JMM:sg
15_097 ac 20131020-VS-BNDY-01.doc

0-71-D
split
15.097 acre
out of
(273)
9101

No Plat Required City of Dublin
Gary P. Gunderman 15 July 2013
Gary P. Gunderman, Planning Manager



0.024 ACRE

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Lot 16, Quarter Township 2, Township 2, Range 19, United States Military District, being a part of the 15.097 acre tract conveyed to Scioto Tuller Acquisition, LLC by deed of record in Instrument Number 201308160140286, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING, FOR REFERENCE, at a magnetic nail set marking the centerline intersection of John Shields Parkway (76 foot width), as dedicated in Plat Book 115, Pages 79 and 80, with Tuller Ridge Drive (60 foot width), as dedicated in Plat Book 71, Page 60;

thence with the centerline of Tuller Ridge Drive, the following courses:

South 03° 26' 58" West, a distance of 156.26 feet to a point of curvature;

with the arc of a curve to the left, having a central angle of 28° 46' 59", a radius of 625.00 feet, an arc length of 313.97 feet, a chord bearing of South 10° 56' 32" East and chord distance of 310.68 feet to a point;

thence South 64° 39' 59" West, across the right-of-way of Tuller Ridge Drive, a distance of 30.00 feet to a point on a curve in the westerly right-of-way line of Tuller Ridge Drive, at the northernmost corner of the 0.821 acre tract conveyed to The City of Dublin, Ohio by deed of record in Instrument Number 201212310201439, and in the easterly line of said 15.097 acre tract;

thence with the common perimeter of said 15.097 acre tract and said 0.821 acre tract, the following courses:

with the arc of a curve to the right, having a central angle of 28° 58' 08", a radius of 370.00 feet, an arc length of 187.07 feet, a chord bearing of South 10° 50' 57" East and chord distance of 185.09 feet to a point of tangency;

South 03° 38' 07" West, a distance of 374.03 feet to an iron pin set at a point of curvature, being the **TRUE POINT OF BEGINNING**;

with the arc of a curve to the left, having a central angle of 17° 06' 36", a radius of 530.00 feet, an arc length of 158.27 feet, a chord bearing of South 04° 55' 11" East and chord distance of 157.68 feet to an iron pin set at the common corner thereof and in the northerly line of the 4.567 acre tract conveyed to Dale Drive Properties LLC by deed of record in Instrument Number 201405020064216;

North 86° 21' 53" West, with the line common to 0.821 acre and said 4.567 acre tracts, a distance of 17.15 feet to an iron pin set on a curve;

thence across said 15.197 acre tract, the following courses:

with the arc of a curve to the right, having a central angle of 08° 50' 50", a radius of 530.00 feet, an arc length of 81.84 feet, a chord bearing of North 00° 47' 18" West and chord distance of 81.76 feet to an iron pin set at a point of tangency;

North 03° 38' 07" East, a distance of 74.42 feet to the **TRUE POINT OF BEGINNING**, containing 0.024 acre, more or less, from Auditor's Parcel Number 273-012471.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

0.024 ACRE

-2-

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 73 and FRANK 74, having a bearing of South 73° 57' 18" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in April 2013 and April 2014.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



J. M. Meyer

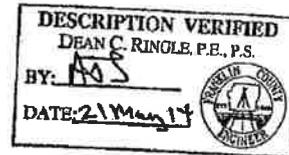
5-20-2014

Joshua M. Meyer
Professional Surveyor No. 8485

Date

JMM:sg
0_024 ac 20140589-VS-BNDY-05.doc

0-71-D
split
0.024 acre
out of
(273)
12471



LEGAL DESCRIPTION OF:

PARCEL NO. 2

1.68 ACRES

TAX PARCEL I.D.:

273-008998

**EXHIBIT "A"
LEGAL DESCRIPTION**

File No.: 01032-12686

Situated in the State of Ohio, County of Franklin, City of Dublin, Quarter Township 3, Township 2, Range 19, United States Military Lands, being part of the original 9.356 acre tract of land as described in a deed to Village Square center, Ltd., of record in Deed Book 3719, Page 818 (all references herein being to the records located in the recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning at an iron pin set in the northerly right of way line of Dale Drive, 60 feet in width, as shown and delineated upon the plat "DALE CENTER", of record in Plat Book 58, Pages 81 and 82 and in the easterly line of said original 9.356 acre tract;

Thence North 84 degrees 06 minutes 43 seconds West, along said right of way line, a distance of 321.86 feet to an iron pin set at a point of curvature;

Thence continuing along said right of way line with the arc of a curve to the left, having a radius of 430.00 feet, a central angle of 9 degrees 54 minutes 08 seconds, the chord of which bears North 89 degrees 03 minutes 47 seconds West, a chord distance of 74.22 feet to a point;

Thence North 6 degrees 05 minutes 23 seconds East, through said original 9.356 acre tract, a distance of 207.48 feet to a point in the northerly line of same and in the southerly line of same and in the southerly line of that 51.77 acre tract of land as described in a deed to City National Bank Trust Company, Trustee, of record in Deed Book 3774, Page 888;

Thence South 83 degrees 54 minutes 37 seconds East, along said northerly and southerly lines, a distance of 332.00 feet to an iron pin found at the northeasterly corner of said original 9.356 acre tract;

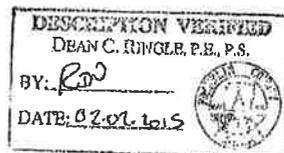
Thence South 11 degrees 37 minutes 28 minutes East along the easterly line of said original 9.356 acre tract, a distance of 209.62 feet to the place of beginning and containing 1.678 acres of land.

Bearings herein conform to those of the referenced plat of "DALE CENTER" of record in Plat Book 58 Pages 81 and 82.

Iron pins set consist of a 1" O.D. iron pipe, 30" long with a plastic cap stamped "M-E BLDG CONSULTANTS".

This description was prepared by M-E Building Consultants, Inc., Civil Engineering Division, from information obtained by an actual field survey in January, 1986.

Parcel No.: 273-008998-00



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LEGAL DESCRIPTION OF:

PARCEL NO. 3

2.03 ACRES

TAX PARCEL I.D.:

273-008867

EXHIBIT A

THE PROPERTY

Situated in the State of Ohio, County of Franklin, and in the City of Dublin:

Being Lot Number One (1), in "DALE CENTER" as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 58, Pages 81 and 82, Recorder's Office, Franklin County, Ohio.

273-008867

LEGAL DESCRIPTION OF:

PARCEL NO's. 4, 5 6, 7, 8, 9, 10, 11

7.182 ACRES

TAX PARCEL I.D's:

4: 273-008994

5: 273-008838

6: 273-008858

7: 273-008857

8: 273-008831

9: 273-008834

10: 273-008832

11: 273-008856

7.182 ACRES

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Quarter Township 3, Township 2, Range 19, United States Military Lands, and being part of that 12.363 acre tract conveyed to 6490 Riverside Drive, LLC by deed of record in Instrument Number 201203120033906 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning at a 3/4 inch iron pipe found at the northwesterly corner of Lot 1 of that subdivision entitled "Dale Center" of record in Plat Book 58, Pages 81 and 82, the northeasterly corner of said 12.363 acre tract in the southerly right-of-way line of Dale Drive (60 feet wide) as dedicated in said Plat Book 58, Pages 81 and 82;

Thence South $14^{\circ}01'13''$ East, with the line common to said 12.363 acre tract, said Lot 1, and Lot 2 of said "Dale Center", a distance of 838.21 feet (passing a 3/4 inch iron pipe capped "EMH&T" found at a distance of 321.39 feet and a 3/4 inch iron pipe found at a distance of 596.24 feet) to an iron pin set;

Thence across said 12.363 acre tract, the following courses and distances:

North $80^{\circ}49'26''$ West, a distance of 133.00 feet to an iron pin set;

North $88^{\circ}33'55''$ West, a distance of 70.00 feet to an iron pin set;

North $70^{\circ}47'35''$ West, a distance of 28.00 feet to a mag nail set;

North $57^{\circ}10'46''$ West, a distance of 40.00 feet to a mag nail set;

North $51^{\circ}51'31''$ West, a distance of 25.00 feet to an iron pin set;

North $51^{\circ}20'08''$ West, a distance of 35.00 feet to a mag nail set;

North $54^{\circ}44'38''$ West, a distance of 40.00 feet to a mag nail set;

North $47^{\circ}43'47''$ West, a distance of 36.00 feet to a mag nail set;

North $42^{\circ}37'38''$ West, a distance of 42.00 feet to a mag nail set;

North $38^{\circ}36'19''$ West, a distance of 37.00 feet to a mag nail set;

North $34^{\circ}21'58''$ West, a distance of 37.00 feet to a mag nail set;

North $29^{\circ}33'47''$ West, a distance of 49.00 feet to a mag nail set;

North $26^{\circ}29'52''$ West, a distance of 60.00 feet to a mag nail set;

North $18^{\circ}15'15''$ West, a distance of 184.00 feet to a mag nail set;

North $15^{\circ}02'28''$ West, a distance of 78.00 feet to a mag nail set;

North $10^{\circ}18'33''$ West, a distance of 142.00 feet to a mag nail set; and

North $07^{\circ}31'16''$ West, a distance of 118.20 feet to an iron pin set in the southerly right-of-way line of said Dale Drive;

Thence with said southerly right-of-way line and with the northerly line of said 12.363 acre tract, with the arc of a curve to the right, having a central angle of $10^{\circ}19'32''$, a radius of 370.00 feet, an arc length of 66.68 feet, and a chord that bears North $88^{\circ}20'11''$ East, a chord distance of 66.59 feet to an iron pin set at a point of tangency;

Thence South $86^{\circ}30'03''$ East, continuing with said southerly right-of-way line and said northerly line, a distance of 340.75 feet to the point of beginning and containing 7.182 acres, more or less of which 3.291 acres are located within parcel number 273-008994, 1.532 acres are located within parcel number 273-008834, 0.056 acre is located within parcel number 273-008857, 0.283 acre is located within parcel number 273-008838, 0.840 acre is located within parcel number 273-008832, 0.084 acre is located within

7.182 ACRES

-2-

parcel number 273-008831, 0.208 acre is located within parcel number 273-008858, and 0.888 acre is located within parcel number 273-008856.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 73 and FRANK 74, having a bearing of South 73° 57' 18" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in April 2013.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Josh M. Meyer

6-7-2013

Joshua M. Meyer
Professional Surveyor No. 8485

Date

JMM:mw
7_182 ac-20130753-VS-ALTA.doc

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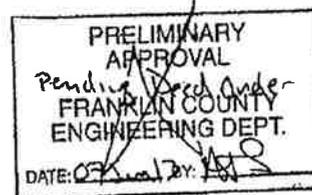
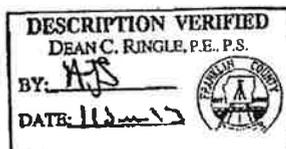
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LEGAL DESCRIPTION OF:

PARCEL NO's. 12 & 13

2.93 ACRES

TAX PARCEL I.D's:

12: 273-000108

13: 273-000004

PER DESCRIPTIONS ON FOLLOWING PAGES:

7.253 ACRE TRACT

AND

A 3.225 ACRE TRACT

EXEMPTING THEREFROM:

A 6.780 ACRE TRACT CONVEYED TO THE CITY OF DUBLIN

AND

A 0.768 ACRE TRACT CONVEYED TO THE CITY OF DUBLIN

EXHIBIT "A"

October 21, 1999

**DESCRIPTION OF 7.270 ACRES
NORTH OF NORTH HIGH STREET
EAST OF HIGH STREET
DUBLIN, OHIO**

Situated in the State of Ohio, County of Franklin, City of Dublin, being a part of Virginia Military Survey Number 2542, being 7.270 acres of land consisting of part of that tract of land as described in Official Records Volume 6494, Page G-09, all of those tracts of land as described in Official Records Volume 10325, Page I05, all as conveyed by deed to River's Edge Two, and portions of two alleys vacated by the Council of the City of Dublin, Ohio, by Ordinance No. 92-86 (all deed references herein being to the records located in the Recorder's Office, Franklin County, Ohio), said 7.270 acre tract being more particularly described as follows:

Beginning, FOR REFERENCE, at the centerline intersection of North Street (formerly Darby Street), 66 feet in width, and High Street, 60 feet in width, as delineated upon the plat of Dublin, of record in Plat Book 3, Page 199; thence North 7° 00' 00" West, along the centerline of High Street, a distance of 214.50 feet to a railroad spike set; thence North 11° 38' 00" West, along the old centerline of S.R. 745, a distance of 1.00 foot to the TRUE POINT OF BEGINNING:

Thence North 11° 38' 00" West, continuing along said centerline, a distance of 362.96 feet to a point;

Thence through said River's Edge Two tract of record in Official Records Volume 6494, Page G-09 the following five courses and distance:

1. North 86° 38' 00" East, a distance of 144.16 feet to a point;
2. North 11° 47' 18" West, a distance of 109.18 feet to a point;
3. North 86° 38' 00" East, a distance of 220.56 feet to a point;
4. South 17° 37' 00" East, a distance of 111.43 feet to a point;
5. North 86° 38' 00" East, a distance of 282.69 feet to a point in the easterly line of said River's Edge Two tract on the west bank of the Scioto River;

Thence South 11° 30' 40" East, along said west bank a distance of 447.19 feet to the northeasterly corner of that Parcel Three, as described in a deed to Riverview Property, of record in Deed Book 3514, Page 220;

Thence South 77° 14' 32" West, along the northerly line of said Parcel Three and along a stone wall, passing an iron pin found at 72.88 feet, a total distance of 356.00 feet to an iron pin found at the northwesterly corner of said Parcel Three;

Thence South 23° 46' 40" East, along the westerly line of said Parcel Three, a distance of 21.93 feet to an iron pin found at the northeasterly corner of Parcel Two, also as described in said Deed Book 3514, Page 220;

Thence South 83° 00' 00" West, along the northerly line of said Parcel Two and along the northerly right-of-way line of North Street, passing an iron pin found at the northwesterly corner of said Parcel Two at 18.80 feet, passing another iron pin found at 90.42 feet, a total distance of 96.42 feet to an iron pin set at the intersection of the easterly right-of-way line of a vacated 20 foot wide alley;

Thence North 7° 00' 00" West, along said easterly right-of-way line, a distance of 85.00 feet to a point;

Thence through the vacated alleys the following three courses and distances:

1. North 18° 02' 27" West, a distance of 52.22 feet to a point in the centerline of said 20 foot wide alley;
2. North 25° 34' 45" West, a distance of 31.38 feet to the point of intersection of the southerly right-of-way line of a vacated 16.5 foot wide alley with the westerly right-of-way line of said 20 foot wide alley;
3. North 52° 00' 00" West, crossing said 16.5 foot wide alley, a distance of 23.34 feet to a point in the northerly line of same;

Description of 7.270 acres, page 2

Thence South 83° 00' 00" West, along said northerly line, a distance of 61.50 feet to a point;

Thence South 7° 00' 00" East, again crossing said 16.5 foot wide alley, a distance of 16.50 feet to a point in the southerly line of same;

Thence South 83° 00' 00" West, along said southerly line, a distance of 88.00 feet to a point at the northwesterly corner of Lot 133 in the Village of Dublin and in the easterly right-of-way line of High Street;

Thence North 7° 00' 00" West, again crossing said 16.5 foot wide alley, a distance of 16.5 feet to a point in the northerly line of same;

Thence South 83° 00' 00" West, a distance of 33.08 feet to the TRUE POINT OF BEGINNING and containing 7.270 acres of land.

Bearings herein are based on those on the plat of record in Plat Book 17, Page 369.

This description was prepared by M-E Engineering, Inc., Civil Division.



M-E Engineering, Inc.
Civil Division

By Robert S. Wynd 10/22/99
Robert S. Wynd
Registered Surveyor No. 6872

Excepting therefrom a 0.017 Acre tract of land as conveyed by River's Edge Two to River's Edge Four by Official Record 20649 116, Recorder's Office, Franklin County Ohio, as described on Exhibit "B".

EXHIBIT "B"

October 21, 1999

**DESCRIPTION OF 0.017 ACRE
NORTH OF NORTH HIGH STREET
EAST OF HIGH STREET
DUBLIN, OHIO**

Situated in the State of Ohio, County of Franklin, City of Dublin, being in Virginia Military Survey Number 2542, and being 0.017 acre out of that tract of land as conveyed to River's Edge Two, of record in Official Records Volume 6494, Page G09, Recorder's Office, Franklin County, Ohio, said 0.017 acre being more particularly described as follows:

Beginning, FOR REFERENCE, at a southwesterly corner of said tract and in the centerline of High Street (S.R. 745); thence North 11° 38' 00" West, along said centerline, a distance of 362.96 feet to a point; thence into said tract North 86° 38' 00" East, a distance of 144.16 feet to a point; thence continuing into said tract North 11° 47' 18" West, a distance of 106.90 feet to the TRUE POINT OF BEGINNING:

Thence continuing through said tract the following six courses:

1. North 11° 47' 18" West, a distance of 2.28 feet to a point;
2. North 86° 38' 00" East, a distance of 178.96 feet to a point;
3. South 4° 22' 00" East, a distance of 9.14 feet to a point;
4. South 85° 38' 00" West, a distance of 60.00 feet to a point;
5. North 4° 22' 00" West, a distance of 10.00 feet to a point;
6. South 85° 38' 00" West, a distance of 118.64 feet to the TRUE POINT OF BEGINNING and containing 0.017 acre of land.

Bearings herein are based on those on the plat of record in Plat Book 17, Page 369.

This description was prepared by M-E Engineering, Inc., Civil Division.

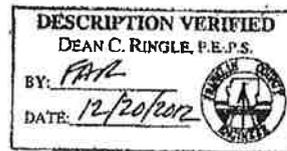
M-E Engineering, Inc.
Civil Division



by Robert S. Wynd 10/22/99
 Robert S. Wynd
 Registered Surveyor No. 6872

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**Return To: Porter Wright - CTA
 41 S. High St., Columbus, OH 43215**

EXHIBIT A

TRACT 1

Situated in the State of Ohio, County of Franklin, Village of Dublin, being a part of Virginia Military Survey Number 2542, being 3.225 acres of land consisting of part of that tract of land as described in Official Records Volume 6494, Page G-09 and all of that tract of land as described in Official Records Volume 9362, Page A-01, both as conveyed by deed to River's Edge Two (all references herein being to the records located in the Recorder's Office, Franklin County, Ohio), said 3.225 acre tract being more particularly described as follows:

Beginning, FOR REFERENCE, at the centerline intersection of North Street (formerly Darby Street), 66 feet in width, and High Street (S.R. 745), 66 feet in width, as delineated upon the Plat of Dublin, of record in Plat Book 3, page 199: thence North 7° 00' 00" West, along the centerline of High Street, a distance of 214.50 feet to a railroad spike; thence North 11° 38' 00" West, along the old centerline of S.R. 745, a distance of 363.96 feet to the TRUE POINT OF BEGINNING:

Thence North 11° 38' 00" West, continuing along said centerline, a distance of 4.31 feet to a point of curvature;

Thence with the arc of a curve to the right, having a radius of 2,200.00 feet, a central angle of 5° 08' 59", the chord of which bears North 9° 03' 30" West, a chord distance of 197.67 feet to an iron pin at the northwesterly corner of the tract described in Official Record Volume 9362, Page A-01;

Thence along the northerly line of said tract and along the southerly line of that 4 ½ acre tract of land as described in a deed to John H. and Victoria L. Kilbury, of record in Deed Book 3548, page 475, the following three courses and distances:

- 1) North 85° 50' 23" East, a distance of 90.75 feet to an iron pin;
- 2) North 73° 19' 23" East, a distance of 198.00 feet to a P.K. nail in the root of a sycamore tree;
- 3) North 76° 29' 23" East, a distance of 356.77 feet to an iron pin at the top of bank of the Scioto River;

Thence South 11° 30' 40" East, along said top of bank, a distance of 313.79 feet to a point;

Thence through the tract described in Official Record Volume 6494, page G-09 the following five courses and distances:

- 1) South 86° 38' 00" West, a distance of 282.69 feet to a point;
- 2) North 17° 37' 00" West, a distance of 111.43 feet to a point;
- 3) South 86° 38' 00" West, a distance of 220.56 feet to a point;
- 4) South 11° 47' 18" East, a distance of 109.18 feet to a point;
- 5) South 86° 38' 00" West, a distance of 144.16 feet to the TRUE POINT OF BEGINNING and containing 3.225 acres of land.

The bearings used herein are based on those on the plat of record in Plat Book 17, Page 369 (new centerline of S.R. 745 North 7° 00' 00" West).

This description was prepared by M-E Building Consultants, Inc., Civil Engineering Division, based on information obtained from actual field surveys.

TRACT 2

Situated in the State of Ohio, County of Franklin, City of Dublin, being in Virginia Military Survey Number 2542, and being 0.017 acre out of that tract of land as conveyed to River's Edge Two, of record in Official Records Volume 6494, Page G09, Recorder's Office, Franklin County, Ohio, said 0.017 acre being more particularly described as follows:

Beginning, FOR REFERENCE, at a southwesterly corner of said tract and in the centerline of High Street (S.R. 745); thence North 11° 38' 00" West, along said centerline, a distance of 362.96 feet to a point; thence into said tract North 86° 38' 00" East, a distance of 144.16 feet to a point; thence continuing into said tract North 11° 47' 18" West, a distance of 106.90 feet to the TRUE POINT OF BEGINNING:

Thence continuing through said tract the following six courses:

- 1) North 11° 47' 18" West, a distance of 2.28 feet to a point;
- 2) North 86° 38' 00" East, a distance of 178.96 feet to a point;
- 3) South 4° 22' 00" East, a distance of 9.14 feet to a point;
- 4) South 05° 38' 00" West, a distance of 60.00 feet to a point;
- 5) North 4° 22' 00" West, a distance of 10.00 feet to a point;
- 6) South 05° 38' 00" West, a distance of 118.64 feet to the TRUE POINT OF BEGINNING and containing 0.017 acre of land.

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Bearings herein are based on those on the plat of record in Plat Book 17, Page 369.

This description was prepared by M-E Engineering, Inc., Civil Division.

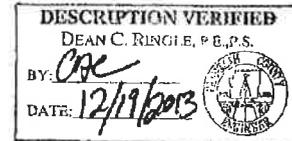
Together with an Easement for Ingress and Egress as shown in Tract 3 below.

TRACT 3:

Situated in the State of Ohio, County of Franklin, City of Dublin, Virginia Military Survey Number 2542, being an ingress-egress easement within that tract of land as described in a deed to River's Edge Two, of record, in Official Record Volume 6194, Page G-09 (all references herein being to records located in the Recorder's Office, Franklin County, Ohio), said easement being more particularly described as follows:

Beginning, FOR REFERENCE, at a southwesterly corner of said tract, in the northerly right-of-way line of North Street (66 feet in width); thence North 83° 00' 00" East, along the southerly line of said tract and said northerly right-of-way line, a distance of 32.78 feet to the TRUE POINT OF BEGINNING:

Thence, through said tract, the following ten (10) courses and distances:



- 1) North 3° 22' 00" West, a distance of 333.36 to a point;
- 2) South 86° 38' 00" West, a distance 13.88 feet to a point;
- 3) North 3° 22' 00" West, a distance of 72.00 feet to a point;
- 4) South 86° 38' 00" West, a distance of 174.37 feet to a point;
- 5) North 3° 22' 00" West, a distance of 228.00 feet to a point;
- 6) North 86° 38' 00" East, a distance of 221.87 feet to a point;
- 7) South 17° 37' 00" East, a distance of 54.84 feet to a point;
- 8) South 3° 22' 00" East, a distance of 359.50 feet to a point;
- 9) South 86° 38' 00" West, a distance of 25.12 feet to a point;
- 10) South 3° 22' 00" East, a distance of 219.30 feet to a point in the aforementioned southerly line of said tract and northerly right-of-way line of North Street;

Thence South 83° 00' 00" West, along said southerly and northerly lines, a distance of 22.04 feet to the TRUE POINT OF BEGINNING.

Bearings herein are based on those of the referenced deed, of record, in Official Records Volume 6194, page G0-09.

This description was prepared by M-E Building Consultants, Inc., Civil Engineering Division.

Exhibit A-1

0.768 ACRE

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Survey Number 2542 of the Virginia Military District, and being part of that 7.253 acre tract conveyed to 94 N. High Street Acquisition, LLC by deed of record in Instrument Number 201212210197480 and part of that 3.225 acre tract conveyed to 94 N. High Street Acquisition, LLC by deed of record in Instrument Number 201312190207716, being part of that 16.5 foot wide alley vacated by City of Dublin Ordinance Number 92-86 (all references are to the records of the Recorder's Office, Franklin County, Ohio unless noted otherwise) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the easterly centerline intersection of High Street (66 feet wide) and North Street (width varies);

thence North 08° 24' 12" West, with the centerline of said High Street, a distance of 210.37 feet, to a southeasterly corner of the remainder of the 1.283 acre tract conveyed to the Village of Dublin by deed of record in Deed Book 3759, Page 134;

thence North 12° 31' 24" West, with the original centerline of Dublin-Bellepoint Road (S.R. 745) (width varies) with the easterly line of said 1.283 acre tract, a distance of 5.14 feet, to a magnetic nail set at the southwesterly corner of said 7.253 acre tract, being the TRUE POINT OF BEGINNING;

thence North 12° 31' 24" West, with the original centerline of said Dublin-Bellepoint Road (S.R. 745), said easterly line, the easterly line of the 2.2111 acre tract conveyed to Board of Trustees of the Columbus Metropolitan Library by deed of record in Official Record 30344J03, and the easterly line of the remainder of the 18.15 acre tract conveyed to Board of Education: Washington Local School District, Franklin County, Ohio by deed of record in Deed Book 2067, Page 232 (passing a 3/4 inch iron pipe with a "Sands & Decker" cap found at 216.83 feet), a distance of 364.41 feet, to an iron pin set;

thence North 09° 51' 47" West, with the original centerline of Dublin-Bellepoint Road (S.R. 745), with the easterly line of said 18.15 acre tract, a distance of 196.31 feet, to the northeasterly corner of said 18.15 acre tract, on the southerly line of the tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 201311050185838 and the southerly line of Lot 5 of "Albert Chapman Estate Subdivision" of record in Complete Record Volume 120, Page 125, Franklin County, Ohio, Common Pleas Court (reference a 3/4 inch iron pipe with a "Sands & Decker" cap found 0.58 feet southerly);

thence North 81° 45' 20" East, with the northerly boundary of said 3.225 acre tract, a southerly line of said City of Dublin, Ohio tract, and a southerly line of said Lot 5, a distance of 72.83 feet, to an iron pin set;

thence South 08° 16' 21" East, across said 3.225 and 7.253 acre tracts, a distance of 576.03 feet, to an iron pin set on a southerly line of said 7.253 acre tract and the northerly line of that tract conveyed to 84 High Company, Ltd. by deed of record in Instrument Number 200012290262387, the southerly line of a 16.5 foot wide Alley vacated by City of Dublin Ordinance 92-86;

thence with the southerly boundary of said 7.253 acre tract, the following courses:

South 81° 36' 15" West, with the northerly line of said 84 High Company, Ltd. tract, the southerly line of said 16.5 foot wide vacated Alley, a distance of 6.96 feet, to an iron pin set on the easterly right-of-way line of High Street;

North 08° 24' 12" West, with said easterly right-of-way line, a distance of 16.50 feet, to an iron pin set;

South 81° 36' 15" West, a distance of 33.37 feet, to the TRUE POINT OF BEGINNING, containing 0.768 acre, more or less, of which 0.765 acre lies within the present roadway occupied. Of said 0.768 acre tract, 0.321 acre is located within parcel number 273-000108 (all of

0.768 ACRE

-2-

which is located within the preset roadway occupied), 0.446 acre is located within parcel number 273-000004 (of which 0.444 acre is located within the present roadway occupied), and 0.001 acre is located within parcel number 273-004078.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 73 and FRANK 74, having a bearing of South 73° 57' 18" East, established by the Franklin County Engineering Department.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in March 2013 thru October 2013.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

J.M.M.

12-13-2013

Joshua M. Meyer
Professional Surveyor No. 8485

Date

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W-89
Split
0.446 acre
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+
Split
0.321 acre
out of
(273)
000108
+
Split
0.001 acre
out of
(273)
4078

No Plat Required City of Dublin
Gary P. Gunderman 16 Dec 2013
Gary P. Gunderman, Planning Manager

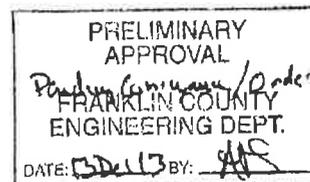
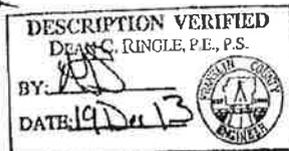


Exhibit A-2

6.780 ACRES

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Survey Number 2542 of the Virginia Military District, and being part of that 7.253 acre tract conveyed to 94 N. High Street Acquisition, LLC by deed of record in Instrument Number 201212210197480 and part of that 3.225 acre tract conveyed to 94 N. High Street Acquisition, LLC by deed of record in Instrument Number 201312190207716 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the easterly centerline intersection of High Street (66 feet wide) and North Street (width varies);

thence North $81^{\circ} 36' 15''$ East, with the centerline of North Street, a distance of 249.99 feet, to a point;

thence North $08^{\circ} 23' 45''$ West, across the right-of-way of North Street, a distance of 33.00 feet, to an iron pin set on a southerly line of said 7.253 acre tract and the northerly right-of-way line of North Street, the TRUE POINT OF BEGINNING;

thence across said 7.253 and 3.225 acre tracts, the following courses:

North $07^{\circ} 38' 42''$ West, a distance of 148.24 feet, to an iron pin set at a point of curvature;

with the arc of a curve to the right, having a central angle of $10^{\circ} 09' 01''$, a radius of 516.50 feet, an arc length of 91.50 feet, a chord bearing of North $02^{\circ} 34' 11''$ West and a chord distance of 91.38 feet, to an iron pin set at a point of reverse curvature;

with the arc of a curve to the left, having a central angle of $07^{\circ} 12' 30''$, a radius of 483.50 feet, an arc length of 60.83 feet, a chord bearing of North $01^{\circ} 05' 56''$ West and a chord distance of 60.79 feet, to an iron pin set at a point of tangency;

North $04^{\circ} 42' 11''$ West, a distance of 408.15 feet, to an iron pin set;

South $71^{\circ} 58' 31''$ West, a distance of 257.84 feet, to an iron pin set;

North $08^{\circ} 16' 21''$ West, a distance of 78.42 feet, to an iron pin set on the northerly line of said 3.225 acre tract, the southerly line of the tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 201311050185838, and the southerly line of Lot 5 of "Albert Chapman Estate Subdivision" of record in Complete Record Volume 120, Page 125, Franklin County, Ohio, Common Pleas Court;

thence with the northerly boundary of said 3.225 acre tract, with the southerly boundary of said City of Dublin, Ohio tract, and with the southerly line of said Lot 5, the following courses:

North $81^{\circ} 45' 20''$ East, a distance of 13.43 feet, to a 3/4 inch iron pipe found;

North $71^{\circ} 58' 31''$ East, a distance of 198.00 feet, to an iron pin set;

North $75^{\circ} 08' 31''$ East, a distance of 356.77 feet, to a northeasterly corner of said 3.225 acre tract on the westerly side of the Scioto River;

thence South $12^{\circ} 51' 32''$ East, with the easterly line of said 3.225 and 7.253 acre tracts, the westerly side of the Scioto River a distance of 761.00 feet, to a southeasterly corner of said 7.253 acre tract and the northeasterly corner of the 0.619 acre tract conveyed to B.E.T. Investments I, LLC by deed of record in 200506060108846;

thence South $75^{\circ} 52' 09''$ West, with a line common to said 7.253 acre and 0.619 acre tracts (passing a 3/4 inch iron pipe with a "Bird & Bull" cap found at 73.05), a distance of 356.00 feet, to a common corner thereof (reference a 3/4 inch iron pipe with a "Bird & Bull" cap found 0.18' southerly, 0.27' easterly);

6.780 ACRES

-2-

thence South 25° 09' 03" East, with said common line, a distance of 21.93 feet, to a 3/4 inch iron pipe with a "Bird & Bull" cap found at a common corner thereof;

thence South 81° 36' 15" West, partly with said common line, partly with said northerly right-of-way line, and with a southerly line of said 7.253 acre tract (passing a 3/4 inch iron pipe with a "Bird & Bull" cap found at 18.80 feet), a distance of 65.65 feet, to the TRUE POINT OF BEGINNING, containing 6.780 acres, more or less, of which 0.114 acre lies within the present roadway occupied. Of said 6.780 acre tract 2.446 acre is located within parcel number 273-000108 (of which 0.114 acre is located within the present roadway occupied), and 4.334 acre is located within parcel number 273-000004.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 73 and FRANK 74, having a bearing of South 73° 57' 18" East, established by the Franklin County Engineering Department.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in March 2013 thru October 2013.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



J. M. Meyer

12-13-2013

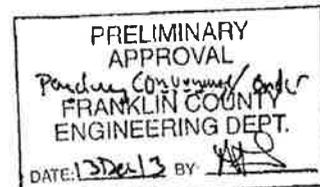
Joshua M. Meyer
Professional Surveyor No. 8485

Date

JMM:sg
6_780 ac 20130451.docx

N-89
split
4.334 acre
out of
(273)
000004
+
split
2.446 acre
out of
(273)
000108

No Plat Required City of Dublin
Gary P. Gundorman 16 Dec 2013
Gary P. Gundorman, Planning Manager



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EXHIBIT C
ZONING FOR DISTRICT

I hereby certify that the following Exhibit "C" contains the applicable zoning regulations, including Sections 153.057 through 153.066 of the Bridge Street Corridor Development Code as adopted by Dublin City Council with Ordinance 07-12 (Amended) on March 26, 2012 and as amended by Ordinance 84-13, Ordinance 91-13, Ordinance 76-14 (Amended) and Ordinance 114-14 (Amended).



Anne C. Clarke
Clerk of Council



Date



**Bridge Street District (BSD)
Zoning Districts
Zoning Code Sections 153.057
through 153.066**

As Approved by Dublin City Council
Monday, March 26, 2012
Ordinance 07-12 (Amended)

Last Amendment
Monday, December 8, 2014

Amendments

153.066.....	Ord. 84-13
153.057 - 153.058.....	Ord. 91-13
153.057 - 153.060, 153.062 - 153.063, 153.065.....	Ord. 76-14 (Amended)
153.057 - 153.066.....	Ord. 114-14 (Amended)

BRIDGE STREET DISTRICT (BSD) DISTRICTS

§ 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.
- (B) Intent

(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.

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

§ 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.

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

Refer to Table 153.059-A.

TABLE 153.059-A: PERMITTED AND CONDITIONAL USES IN BSD ZONING DISTRICTS

KEY	BSD Zoning Districts												Use Specific Standards See §153.059 (C)
	Residential	Office Res.	Office	Commercial	Hist. Core	Hist. Res.	Hist. Trans. Neighborhood	Indian Run Neighborhood	Sawmill Center Neighborhood	Scioto River Neighborhood	Vertical Mixed Use	Public	
P Permitted U Permitted on upper floor only C Conditional Use S Size Limited T Time Limited													
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)
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)(f)
Hotel		P	P	P	P		P	P	P	P	P		
Office, General	C	P	P	P	P		P	P	P	P	U		

TABLE 153.059-A: PERMITTED AND CONDITIONAL USES IN BSD ZONING DISTRICTS

KEY	BSD Zoning Districts												Use Specific Standards See §153.059 (C)
	Residential	Office Res.	Office	Commercial	Hist. Core	Hist. Res.	Hist. Trans. Neighborhood	Indian Run Neighborhood	Sawmill Center Neighborhood	Scioto River Neighborhood	Vertical Mixed Use	Public	
P Permitted U Permitted on upper floor only C Conditional Use S Size Limited T Time Limited													
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	P	U		
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	Residential	Office Res.	Office	Commercial	Hist. Core	Hist. Res.	Hist. Trans. Neighborhood	Indian Run Neighborhood	Sawmill Center Neighborhood	Scioto River Neighborhood	Vertical Mixed Use	Public	
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		

TABLE 153.059-A: PERMITTED AND CONDITIONAL USES IN BSD ZONING DISTRICTS

KEY		BSD Zoning Districts											Use Specific Standards See §153.059 (C)	
		Residential	Office Res.	Office	Commercial	Hist. Core	Hist. Res.	Hist. Trans. Neighborhood	Indian Run Neighborhood	Sawmill Center Neighborhood	Scioto River Neighborhood	Vertical Mixed Use		Public
P	Permitted													
U	Permitted on upper floor only													
C	Conditional Use													
S	Size Limited													
T	Time Limited													
Swimming Pool		P	P	P	P				P	P		P	P	
Transportation, Transit Stop		P	P	P	P	P		P	P	P		P	P	
Vehicle Charging Station		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.

TABLE 153.060-A. MAXIMUM BLOCK DIMENSIONS		
BSD 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

(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.

(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, roadway 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.

FIGURE 153.060-A. TYPICAL BLOCK ELEMENTS

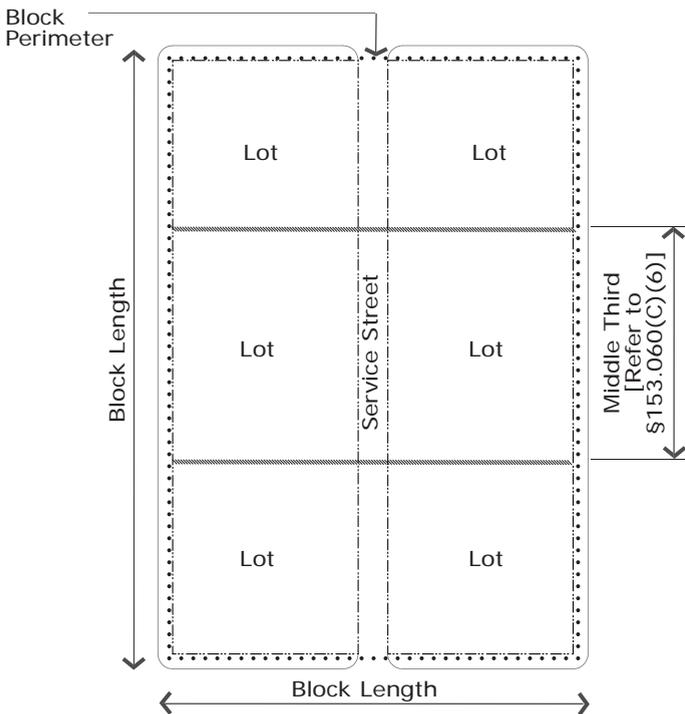
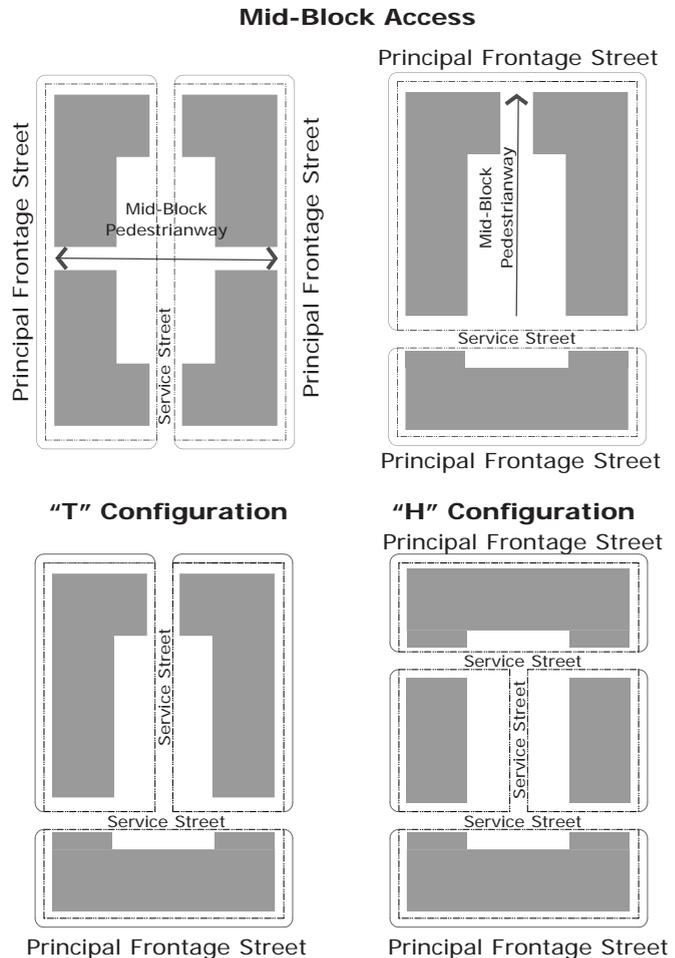


FIGURE 153.060-B. TYPICAL BLOCK ACCESS CONFIGURATIONS



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 District 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.

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§ 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.
 - (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

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
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						●	●	●	●			

- (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.

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.

FIGURE 153.062-A. PARAPET.

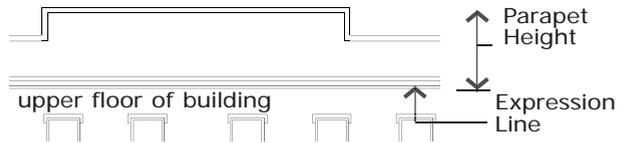
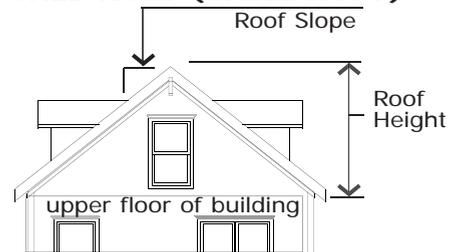


FIGURE 153.062-B. PITCHED ROOF (GABLE ROOF).



(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.
- (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

TABLE 153.062-B. INCOMPATIBLE BUILDING TYPES

		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 Building														
	Corridor Building	NP	NP								NP				
	Mixed Use	NP									NP				
	Commercial Center	NP	NP	NP							NP				
	Large Format Commercial	NP	NP								NP				
	Historic Mixed Use														
	Historic Cottage Commercial														
	Civic Building														
	Parking Structure	NP ¹	NP ¹	NP ¹										NP ¹	NP ¹
	Podium Apartment Bldg.	NP ¹												NP ¹	NP ¹

(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 and gabled roofs are permitted, in addition to roofs with combinations of hips and gables with or without dormers.

FIGURE 153.062-C. LOW PITCH ROOF (HIP ROOF).

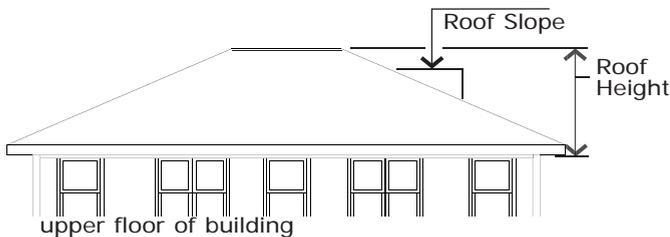
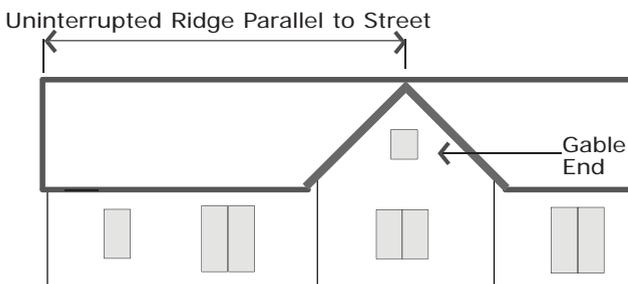


FIGURE 153.062-D. PARALLEL RIDGE LINE.



(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.

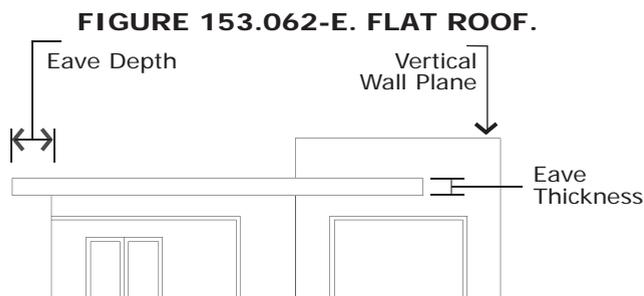
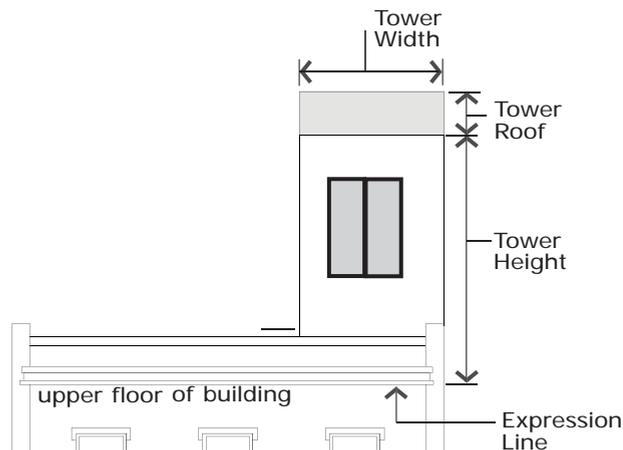


FIGURE 153.062-F. TOWER.



- (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 façades 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

FIGURE 153.062-G. ENTRANCE DESIGN.



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.

FIGURE 153.062-H. ARTICULATION OF STORIES ON STREET FAÇADES & BUILDING VARIETY.



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

**FIGURE 153.062-I.
BUILDINGS AT TERMINAL VISTAS.**



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

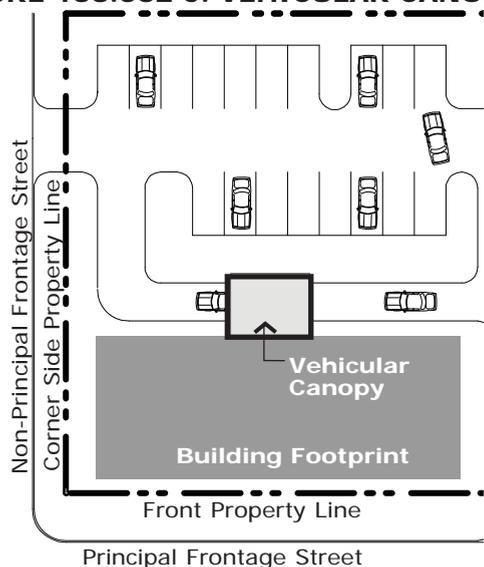
Refer to Figure 153.062-H for one illustration of this requirement. Building design shall vary from adjacent buildings by the type of dominant material or color, scale, or orientation of that material. Building design shall also vary through at least two of the following:

- (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.

FIGURE 153.062-J. VEHICULAR CANOPIES.



- (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

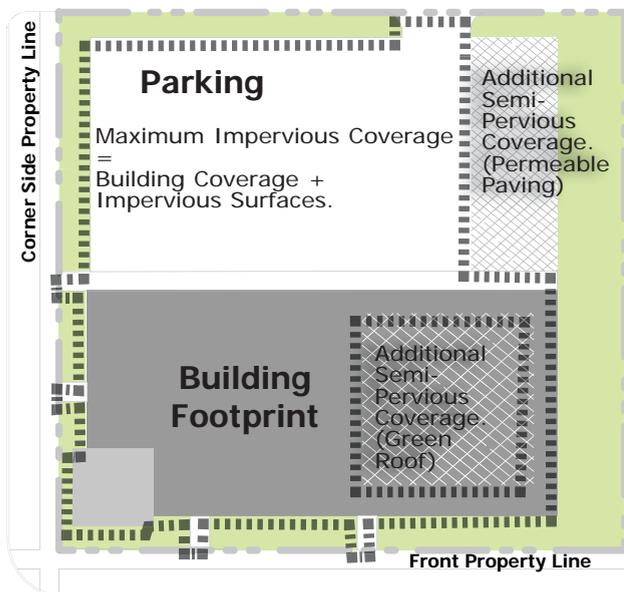
by the maximum length of the front RBZ (not including side setbacks).

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.

**FIGURE 153.062-K.
MEASURING IMPERVIOUS COVERAGE.**



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 façades, 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

FIGURE 153.062-L. MEASURING TRANSPARENCY PER STORY.

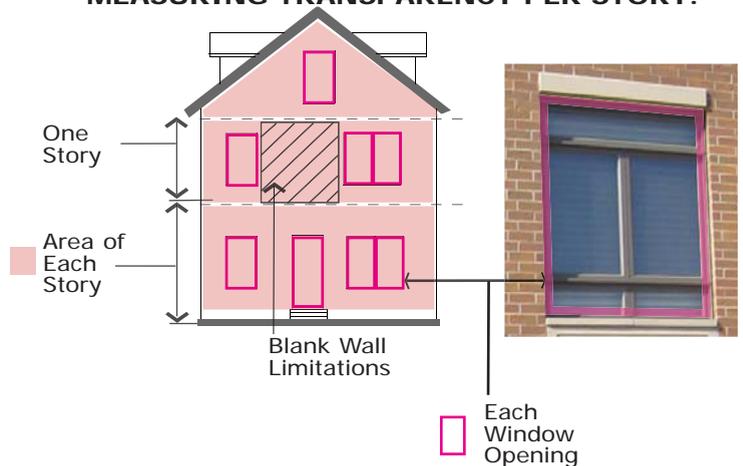


FIGURE 153.062-M. STOREFRONT TRANSPARENCY ON GROUND STORY.



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.

TABLE 153.062-C. BUILDING TYPE TABLE LEGEND			
Symbol	Building Type Requirement	Symbol	Building Type Requirement
A	Multiple Principal Buildings	W	Upper Story
B	Front Property Line Coverage	X	Parking within Building
C	Occupation of Corner	Y	Occupied Space
D	Front Required Building Zone (RBZ)	Z	Ground Story Street Facade Transparency
E	Corner Side RBZ	AA	Upper Story Transparency
F	Front Setback	BB	Transparency (Street Facing Facades)
G	Corner Side Setback	CC	Blank Wall Limitations (Street Facing Facades)
H	Side Yard Setback	DD	Garage Openings
I	Rear Yard Setback	EE	Parking Lot Ground Story Transparency
J	Minimum Lot Width	FF	Transparency (Non-Street Facing Facades)
K	Maximum Lot Width	GG	Blank Wall Limitations (Non-Street Facing Facades)
L	Maximum Building Length or Depth	HH	Principal Entrance Location
M	Minimum Lot Depth	II	Number of Street Facade Entrances
N	Parking Location	JJ	Number of Parking Lot Entrances
O	Loading Facility Location	KK	Mid-Building Pedestrianway
P	Entry for Parking Within Building	LL	Facade Divisions
Q	Access	MM	Vertical Increments
R	Minimum Building Height	NN	Horizontal Facade Divisions
S	Maximum Building Height	OO	Required Change in Roof Plane or Type
T	Accessory Structure Height	PP	Permitted Roof Types
U	Minimum Finished Floor Elevation	QQ	Tower
V	Ground Story		

(1) Single-Family Detached¹

(a) Building Siting	
1. Street Frontage	
Multiple Principal Buildings	Not permitted
Front Property Line Coverage	Minimum 65% (B)
Occupation of Corner	Not required
Front RBZ	5-20 ft. (D)
Corner Side RBZ	5-15 ft. (E)
RBZ Treatment	Landscape; Porches are permitted in the RBZ
Right-of-Way Encroachment	None
2. Buildable Area	
Minimum Side Yard Setback	5 ft. (H)
Minimum Rear Yard Setback	5 ft. (I)
Minimum Lot Width	30 ft. (J)
Maximum Lot Width	60 ft. (K)
Minimum Lot Depth	100 ft. (M)
Maximum Building Length	Not applicable
Maximum Impervious Coverage	50%
Additional Semi-Pervious Coverage	20%
3. Parking Location & Access	
Parking Location	Rear yard (N)
Entry for Parking within Building	Rear ²
Access	Alley/service street only ³ (O)

(b) Height	
Minimum Height	1.5 stories (R)
Maximum Height	3 stories (S)
Stories: Minimum Height	9 ft.
Maximum Height	12 ft.
Accessory Structure Height	2 stories maximum ² (T)
Minimum Finished Floor Elevation	2.5 ft. above the adjacent sidewalk elevation (U)

(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) (X)
Occupied Space	Minimum 15 ft. depth from the front façade (Y)

(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% (BB)
Blank Wall Limitations	Required
2. Non-Street Façade Transparency	
Transparency	Minimum 15% (FF)
Wall Limitations	Required
3. Building Entrance	
Principal Entrance Location	Front, corner, or side; porches are required (HH)
Street Façades: Number of Entrances	1 minimum per unit
Parking Lot Façades: 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)) (PP)
Tower	Permitted where architecturally appropriate

Notes:

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 doors shall be no taller than nine feet. No single garage 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.

Note: Graphic figures are intended to illustrate one result of one or more of the general requirements and do not represent all requirements or actual development.

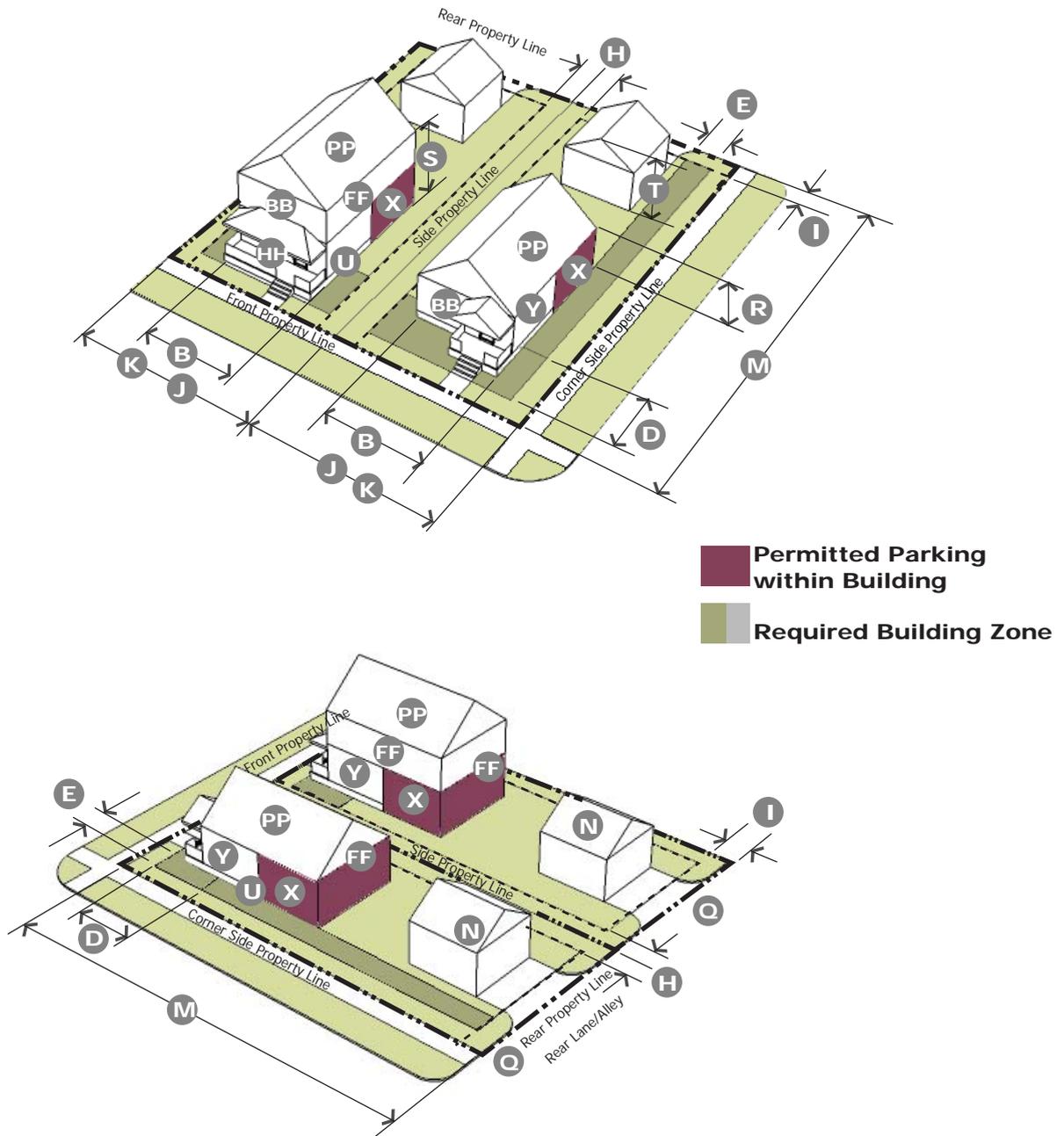


FIGURE 153.062-N SINGLE-FAMILY DETACHED BUILDING TYPE DIAGRAM.

(2) Single-Family Attached

(a) Building Siting	
1. Street Frontage	
Multiple Principal Buildings	Permitted ¹
Front Property Line Coverage	Minimum 75% ² (B)
Occupation of Corner	Required (C)
Front RBZ	5-20 ft. (D)
Corner Side RBZ	5-15 ft. (E)
RBZ Treatment	Landscape; Porches or stoops are permitted in the RBZ
Right-of-Way Encroachment	None
2. Buildable Area	
Minimum Side Yard Setback	5 ft., 10 ft. between buildings (H)
Minimum Rear Yard Setback	5 ft. (I)
Minimum Lot Width	16 ft. per unit (J)
Maximum Lot Width	None
Maximum Length	None ³
Maximum Impervious Coverage	70%
Additional Semi-Pervious Coverage	20%
3. Parking Location & Loading	
Parking Location	Rear yard or within building (refer to (c) Uses) (N)
Entry for Parking within Building	Rear or corner side façade ⁴
Access	Alley/service street only ⁴
(b) Height	
Minimum Height	1.5 stories (R)
Maximum Height	4 stories (S)
Stories: Minimum Height	10 ft.
Maximum Height	12 ft.
Accessory Structure Height	2 stories maximum ⁵ (T)
Minimum Finished Floor Elevation	2.5 feet above the adjacent sidewalk elevation (U)
(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) (X)
Occupied Space	Minimum 10 ft. depth from the front facade (Y)

(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% (BB)
Blank Wall Limitations	Required
2. Non-Street Façade Transparency	
Transparency	Minimum 15% (FF)
Wall Limitations	Required
3. Building Entrance	
Principal Entrance Location	Front, corner, or side; porches or stoops required (HI)
Street Façades: Number of Entrances	1 per unit minimum
Parking Lot Façades: 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 two 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)) (PP)
Tower	Permitted on façades only at terminal vistas, corners at two principal frontage streets, and/or adjacent to an open space type

Notes:

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.

Note: Graphic figures are intended to illustrate one result of one or more of the general requirements and do not represent all requirements or actual development.

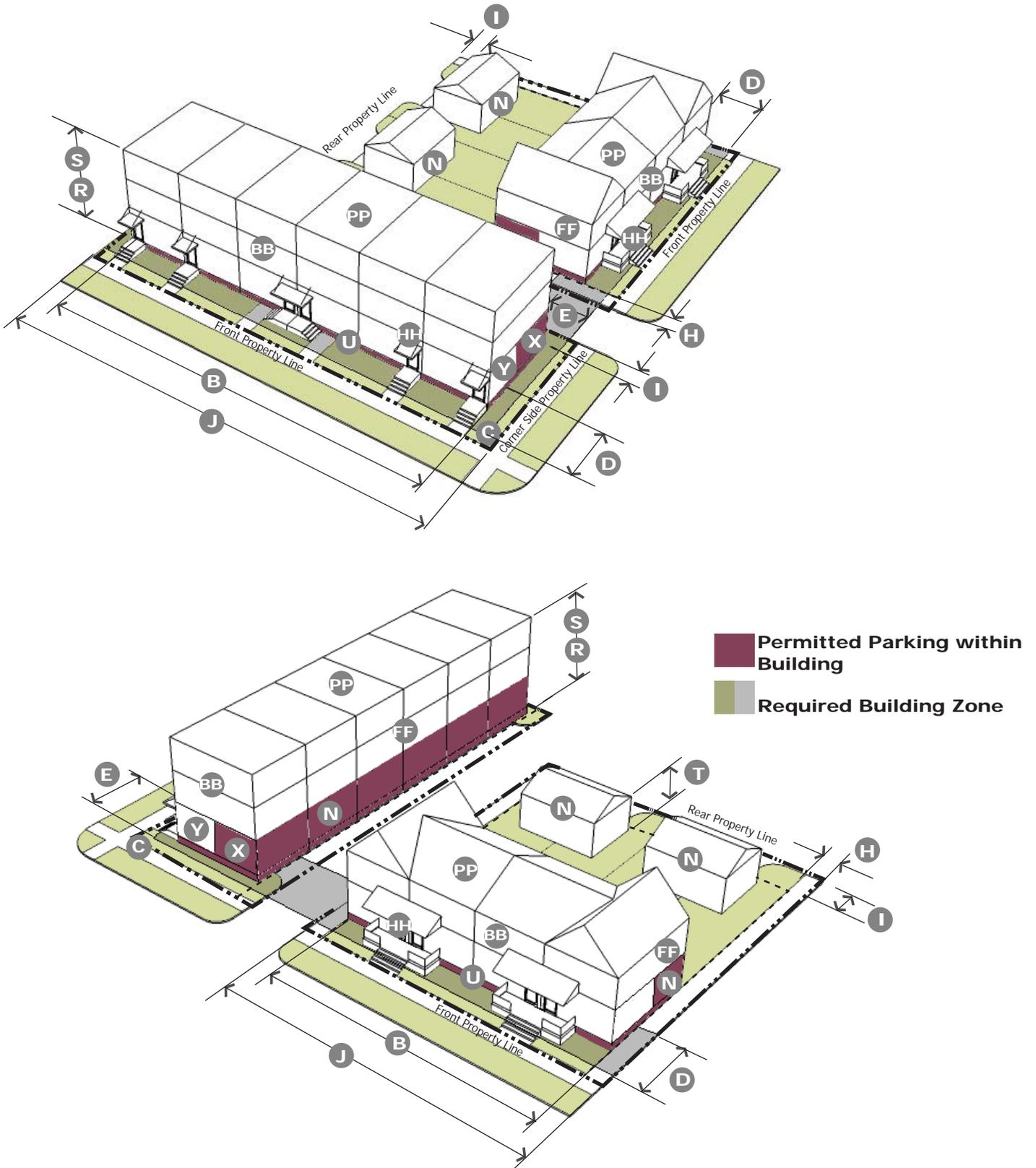


FIGURE 153.062-O: SINGLE-FAMILY ATTACHED BUILDING TYPE DIAGRAM.

(3) Apartment Building

(a) Building Siting

1. Street Frontage		
Multiple Principal Buildings	Permitted	A
Front Property Line Coverage	Minimum 75% ¹	B
Occupation of Corner	Required	C
Front RBZ	5-20 ft.	D
Corner Side RBZ	5-20 ft.	E
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.	H
Minimum Rear Yard Setback	5 ft.	I
Minimum Lot Width	50 ft.	J
Maximum Lot Width	None	
Maximum Impervious Coverage	70%	
Additional Semi-Pervious Coverage	20%	
3. Parking Location & Loading		
Parking Location	Rear yard ² ; within building (refer to (c) Uses & Occ. Req.)	N
Loading Facility Location	Rear	
Entry for Parking within Building	Rear & side façade	P
Access	Refer to §153.062(N)(1)(c)	

(b) Height

Minimum Height	2 stories	R
Maximum Height	4.5 stories	S
Stories: Minimum Height	10 ft.	
Maximum Height	14 ft.	
Minimum Finished Floor Elevation	2.5 ft. above the adjacent sidewalk elevation ³	U

(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)	X
Occupied Space	Minimum 20 ft. ² depth for the ground story facing street(s) ²	Y

(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%	BB
Blank Wall Limitations	Required	
2. Non-Street Façade Transparency		
Transparency	Minimum 15%	FF
Blank Wall Limitations	Required	
3. Building Entrance		
Principal Entrance Location	Primary street façade of building	HH
Street Façades: Number of Entrances	1 per 75 ft. of façade minimum	
Parking Lot Façades: 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	NN
Required Change in Roof Plane or Type	No greater than every 80 ft.	OO
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))	PP
Tower	Permitted on façades only at terminal vistas, corners at two principal frontage streets, and/or adjacent to an open space type	

Notes:

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 ft. 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.

Note: Graphic figures are intended to illustrate one result of one or more of the general requirements and do not represent all requirements or actual development.

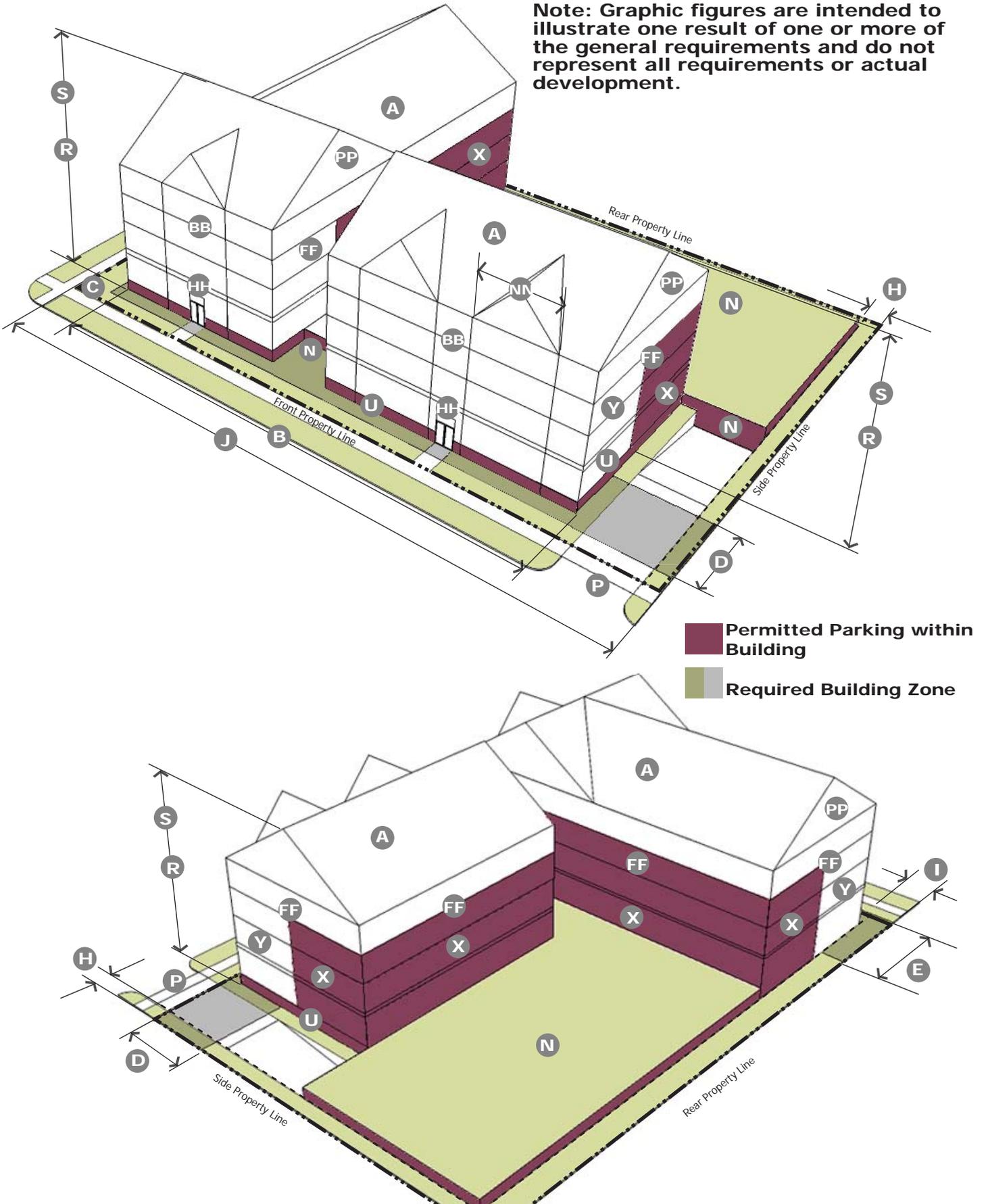


FIGURE 153.062-P: APARTMENT BUILDING TYPE DIAGRAM.

(4) Loft Building

(a) Building Siting

1. Street Frontage		
Multiple Principal Buildings	Permitted	
Front Property Line Coverage	Minimum 75%	B
Occupation of Corner	Required	C
Front RBZ	0-15 ft.	D
Corner Side RBZ	0-15 ft.	E
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 Side Yard Setback	5 ft.	H
Minimum Rear Yard Setback	5 ft.	I
Minimum Lot Width	50 ft.	J
Maximum Lot Width	None	
Maximum Impervious Coverage	80%	
Additional Semi-Pervious Coverage	10%	

3. Parking Location & Loading		
Parking Location	Rear yard; within building (refer to (c) Uses & Occupancy Requirements)	N
Loading Facility Location	Rear & side façade	
Entry for Parking within Building	Rear & side façade, corner side on non-principal frontage streets	
Access	Refer to §153.062(N)(1)(c)	O

(b) Height

Minimum Height	2 stories	R
Maximum Height	4.5 stories	S
Ground Story: Minimum Height	12 ft.	
Maximum Height	16 ft.	
Upper Stories: Minimum Height	10 ft. ¹	
Maximum Height	16 ft.	
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 the first 3 floors and fully in any basement(s)	X
Occupied Space	Minimum 30 ft. depth from the front façade	Y

(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%	Z
Transparency	Minimum 60%	BB
Blank Wall Limitations	Required	

2. Non-Street Façade Transparency		
Transparency	Minimum 20%	FF
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	HH
Street Façades: 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: Number of Entrances	1 per 100 ft. of façade (minimum)	
Mid-Building Pedestrianway	1 required for buildings longer than 250 ft.	

4. Façade Divisions		
Vertical Increments	No greater than 40 ft.	VIM
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 to 16-foot upper stories are used, horizontal divisions are required between each floor.	NN
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 §153.063(D)).	PP
Tower	Permitted on façades only at terminal vistas, corners at two principal frontage streets, and/or adjacent to an open space type.	QQ

Notes:

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

Note: Graphic figures are intended to illustrate one result of one or more of the general requirements and do not represent all requirements or actual development.

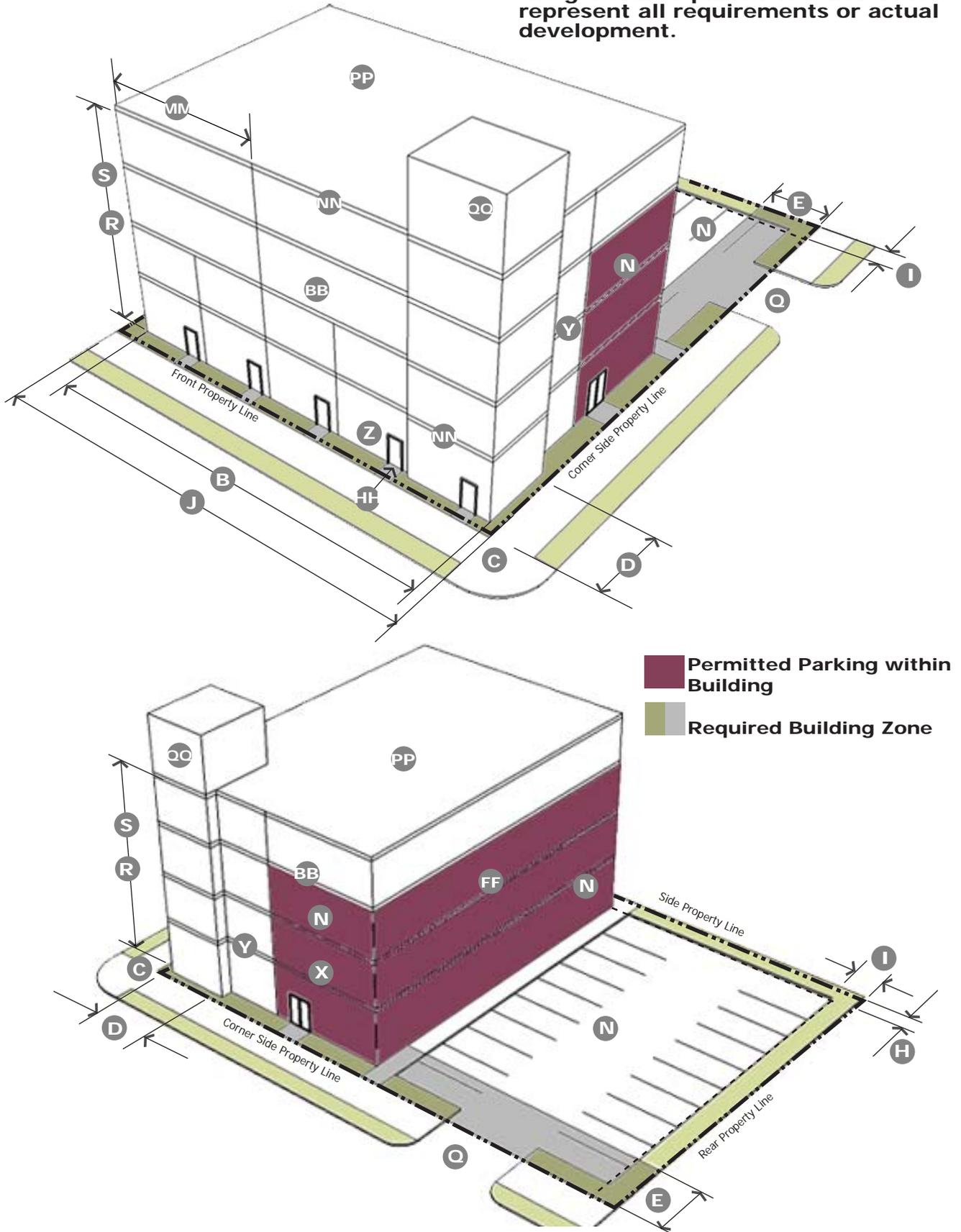


FIGURE 153.062-Q: LOFT BUILDING TYPE DIAGRAM.

(5) Corridor Building

(a) Building Siting

1. Street Frontage		
Multiple Principal Buildings	Permitted	
Front Property Line Coverage	Minimum 75% ¹	B
Occupation of Corner	Required	C
Front RBZ	0-15 ft.	D
Corner Side RBZ	0-15 ft.	E
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 Side Yard Setback	5 ft.	H
Minimum Rear Yard Setback	5 ft.	I
Minimum Lot Width	50 ft.	J
Maximum Lot Width	None	
Maximum Impervious Coverage	80%	
Additional Semi-Pervious Coverage	10%	

3. Parking Location & Loading

Parking Location	Rear yard ² ; within building (refer to (c) Uses & Occupancy Requirements)	N
Loading Facility Location	Rear & side façade	
Entry for Parking within Building	Rear & side façade; corner side façade on non-principal frontage streets	
Access	Refer to §153.062(N)(1)(c)	

(b) Height

Minimum Height	3 stories	R
Maximum Height	6 stories.	S
Ground Stories:		
Minimum Height	12 ft.	
Maximum Height	16 ft.	
Stories:		
Minimum Height	10 ft.	
Maximum Height	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)	X
Occupied Space	Minimum 30 ft. depth facing street(s) ²	Y

(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% required	Z
Transparency	Minimum 30%	BB
Blank Wall Limitations	Required	

2. Non-Street Façade Transparency

Transparency	Minimum 15%	FF
Blank Wall Limitations	Required	

3. Building Entrance

Principal Entrance Location	Primary street façade of building	
Street Façades: Number of Entrances	1 per 75 ft. of façade minimum	II
Parking Lot Façades: Number of Entrances	1 per 100 ft. of façade minimum	
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.	MM
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.	NN
Required Change in Roof Plane or Type	None	

5. Façade Materials

Permitted Primary Materials	Stone, Brick, Glass	
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6. Roof Types

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

Notes:

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.

Note: Graphic figures are intended to illustrate one result of one or more of the general requirements and do not represent all requirements or actual development.

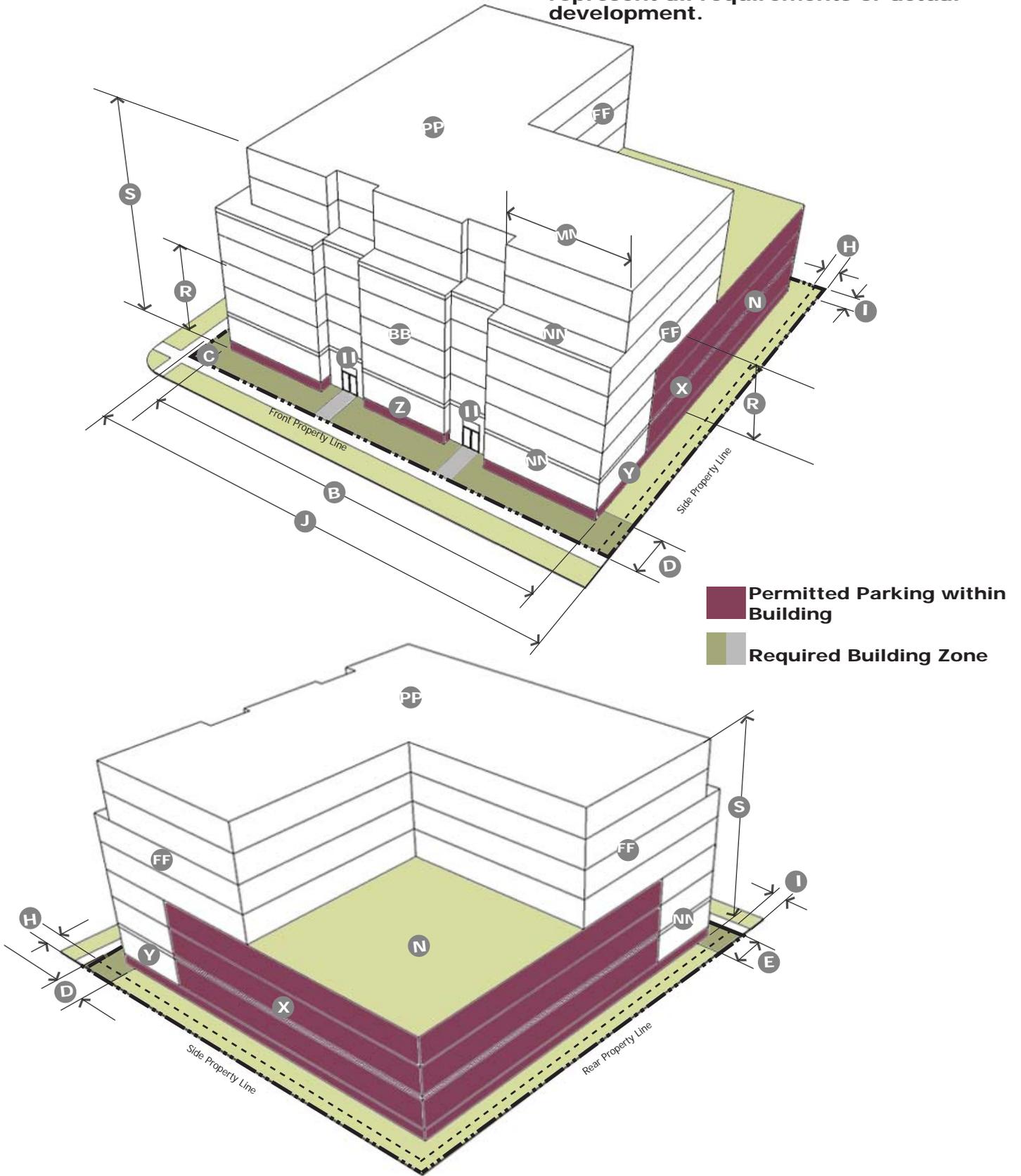


FIGURE 153.062-R: CORRIDOR BUILDING TYPE DIAGRAM.

(6) Mixed Use Building

(a) Building Siting	
1. Street Frontage	
Multiple Principal Buildings	Permitted
Front Property Line Coverage	Minimum 95% (B)
Occupation of Corner	Required (C)
Front RBZ	0-10 ft. with up to 25% of the front façade permitted between 10-20 ft. (D)
Corner RBZ	0-10 ft. (E)
RBZ Treatment	Patio or Streetscape
Right-of-Way Encroachment	Projecting signs, eaves, awnings, patios, & canopies
2. Buildable Area	
Minimum Side Yard Setback	0 ft. (H)
Minimum Rear Yard Setback	5 ft. (I)
Minimum Lot Width	50 ft. (J)
Maximum Lot Width	None
Maximum Impervious Coverage	85%
Additional Semi-Pervious Coverage	10%
3. Parking Location & Loading	
Parking Location	Rear; within building (refer to (c) Uses & Occupancy Requirements) (N)
Loading Facility Location	Rear
Entry for Parking within Building	Rear, side, or corner façade on non-principal frontage streets
(b) Height	
Minimum Height	2 stories (R)
Maximum Height	5 stories (S)
Ground Story: Minimum Height	16 ft.
Maximum Height	24 ft.
Upper Stories: Minimum Height	10 ft.
Maximum Height	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 (X)
Occupied Space	Minimum 30 ft. depth from the front and/or corner side façades (Y)

(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% (Z)
Upper Story Transparency	Minimum 30% (AA)
Blank Wall Limitations	Required
2. Non-Street Façade Transparency	
Transparency	Minimum 15% (FF)
Blank Wall Limitations	Required
3. Building Entrance	
Principal Entrance Location	Principal frontage street façade of building (HF)
Entrance Requirements	Entrance must be recessed if located within 5 ft. of front property line
Street Façades: Number of Entrances	1 per 75 ft. of façade minimum
Parking Lot Façades: Number of Entrances	Minimum of 1 (JJ)
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. (VM)
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 (NN)
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)) (PP)
Tower	Permitted on façades only at terminal vistas, corners at two principal frontage streets, adjacent to an open space type, and/or with a civic use

Note: Graphic figures are intended to illustrate one result of one or more of the general requirements and do not represent all requirements or actual development.

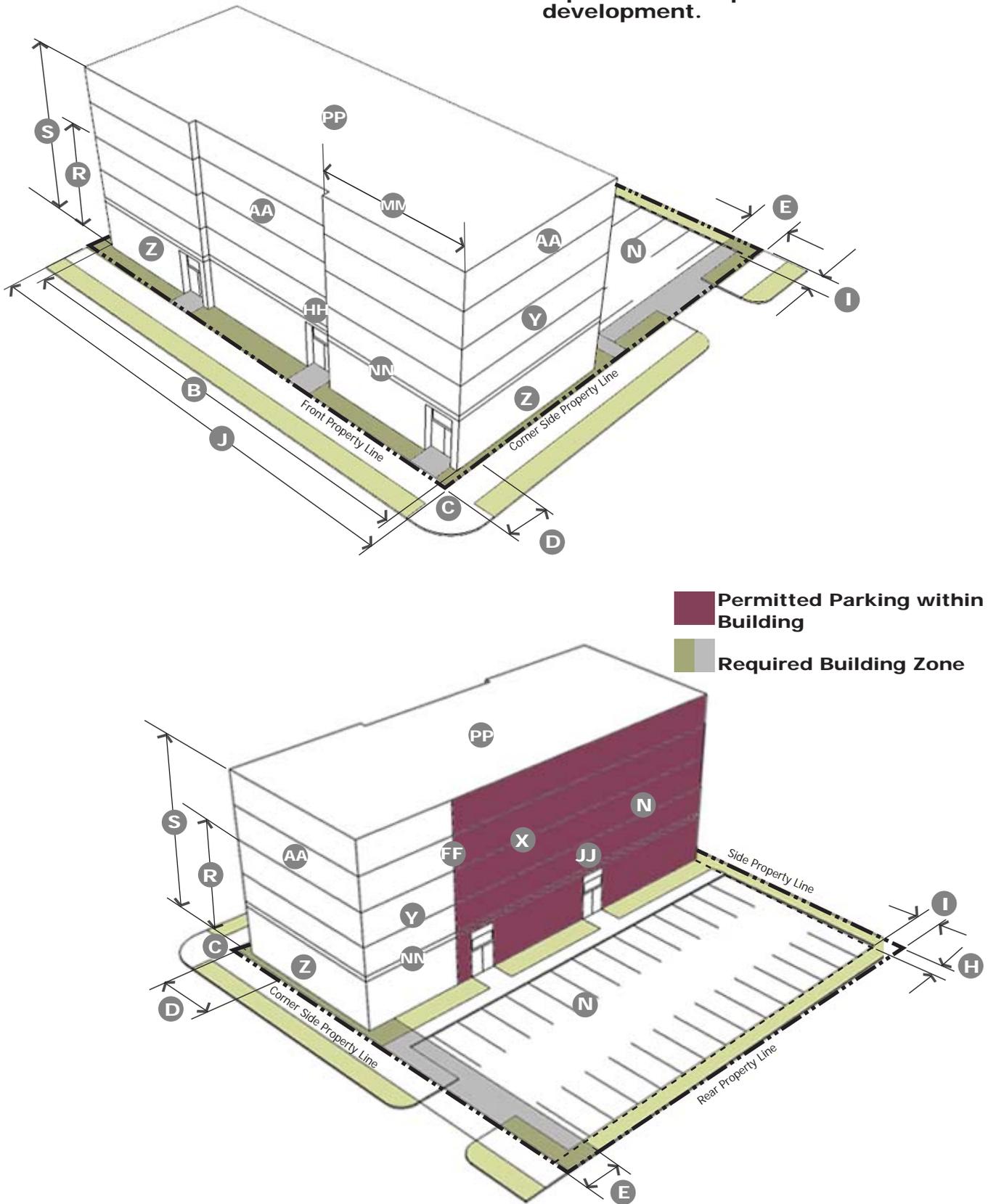


FIGURE 153.062-S: MIXED USE BUILDING TYPE DIAGRAM.

(7) Commercial Center

(a) Building Siting		
1. Street Frontage		
Multiple Principal Buildings	Permitted ¹	(A)
Front Property Line Coverage	Minimum 45%	(B)
Occupation of Corner	Required	(C)
Front RBZ	5-25 ft.	(D)
Corner Side RBZ	5-25 ft.	(E)
RBZ Treatment	Landscape, Patio, or Streetscape	
Right-of-Way Encroachment	None	
2. Buildable Area		
Minimum Side Yard Setback	5 ft.	(H)
Minimum Rear Yard Setback	5 ft.	(I)
Minimum Lot Width	50 ft.	(J)
Maximum Lot Width	None	
Maximum Impervious Coverage	75%	
Additional Semi-Pervious Coverage	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.	(N)
Loading Facility Location	Rear	
Entry for Parking within Building	Side, rear, or corner side façades on non-principal frontage streets	
Access	Refer to §153.062(N)(1)(c)	(Q)
(b) Height		
Minimum Height	1 story	(R)
Maximum Height	3 stories	(S)
Ground Story: Minimum Height	12 ft.	
Ground Story: Maximum Height	18 ft.	
Upper Stories: Minimum Height	10 ft.	
Upper Stories: Maximum Height	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)	(X)
Occupied Space	Minimum 30 ft. depth from the front and/or corner side elevations if the side is a principal frontage street	(Y)

(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%	(Z)
Upper Story Transparency	Minimum 20%	(AA)
Blank Wall Limitations	Required	
2. Non-Street Façade Transparency		
Parking Lot Ground Story Transparency	Storefront with minimum 50%	(EE)
Transparency	Minimum 15%	(FF)
Blank Wall Limitations	Required	
3. Building Entrance		
Principal Entrance Location	Not Applicable	
Street Façades: Number of Entrances	1 per 75 ft. of principal frontage street façade	(II)
Parking Lot Façades: Number of Entrances	1 per 100 ft. of façade minimum	(JJ)
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. 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))	(PP)
Tower	Permitted on façades only at terminal vistas, corners at two principal frontage streets, and/or adjacent to an open space type	

Notes:

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

Note: Graphic figures are intended to illustrate one result of one or more of the general requirements and do not represent all requirements or actual development.

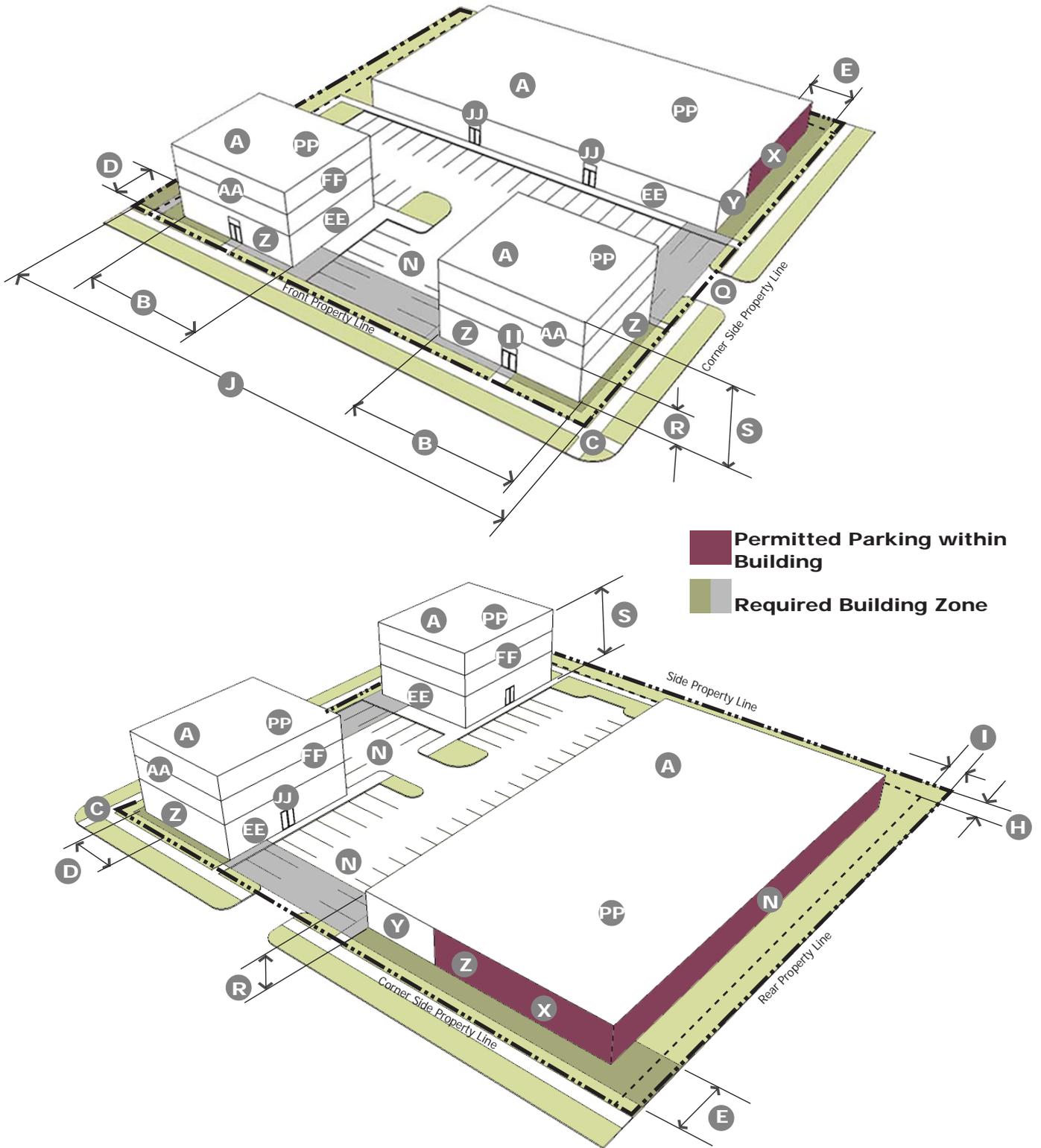


FIGURE 153.062-T: COMMERCIAL CENTER BUILDING TYPE DIAGRAM.

(8) Large Format Commercial

(a) Building Siting

1. Street Frontage	
Multiple Principal Buildings	Permitted
Front Property Line Coverage	Minimum 95% (B)
Occupation of Corner	Required (C)
Front RBZ	0-10 ft. with up to 25% of the front façade permitted between 10-20 ft. (D)
Corner Side RBZ	0-10 ft. (E)
RBZ Treatment	Patio or Streetscape
Right-of-Way Encroachment	Projecting signs, eaves, awnings, patios, & canopies
2. Buildable Area	
Minimum Side Yard Setback	0 ft.
Minimum Rear Yard Setback	5 ft. (I)
Minimum Lot Width	250 ft. (J)
Maximum Lot Width	None
Maximum Impervious Coverage	85%
Additional Semi-Pervious Coverage	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 façade on non-principal frontage streets (P)

(b) Height

Minimum Height	2 stories ¹ (R)
Maximum Height	5 stories
Ground Story: Minimum Height	15 ft.
Maximum Height	24 ft. ¹ ; Additional height may be permitted with Site Plan approval for theaters and other special indoor entertainment/recreation uses
Upper Stories: Minimum Height	10 ft.
Maximum Height	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 (X)
Occupied Space	Minimum 30 ft. depth from the front and/or corner side façades (Y)

(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% (Z)
Upper Story Transparency	Minimum 20% (AA)
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: Number of Entrances	Minimum of 1 per 75 ft. of façade (II)
Parking Lot Façades: Number of Entrances	Minimum of 1 per 150 ft.
Mid-Building Pedestrianway	Not required
4. Façade Divisions	
Vertical Increments	No greater than 45 ft. (MM)
Horizontal Façade Divisions	On buildings 3 stories or taller, or where the maximum ground floor height is used, required within 3 feet of the top of the ground story (NN)
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 permitted with approval (refer to §153.062(D)) (PP)
Tower	Permitted on façades only at terminal vistas, corners at two principal frontage streets, adjacent to an open space type, and/or with a theater use

Note:

¹ Any ground story height of 20 feet or taller counts as two stories.

Note: Graphic figures are intended to illustrate one result of one or more of the general requirements and do not represent all requirements or actual development.

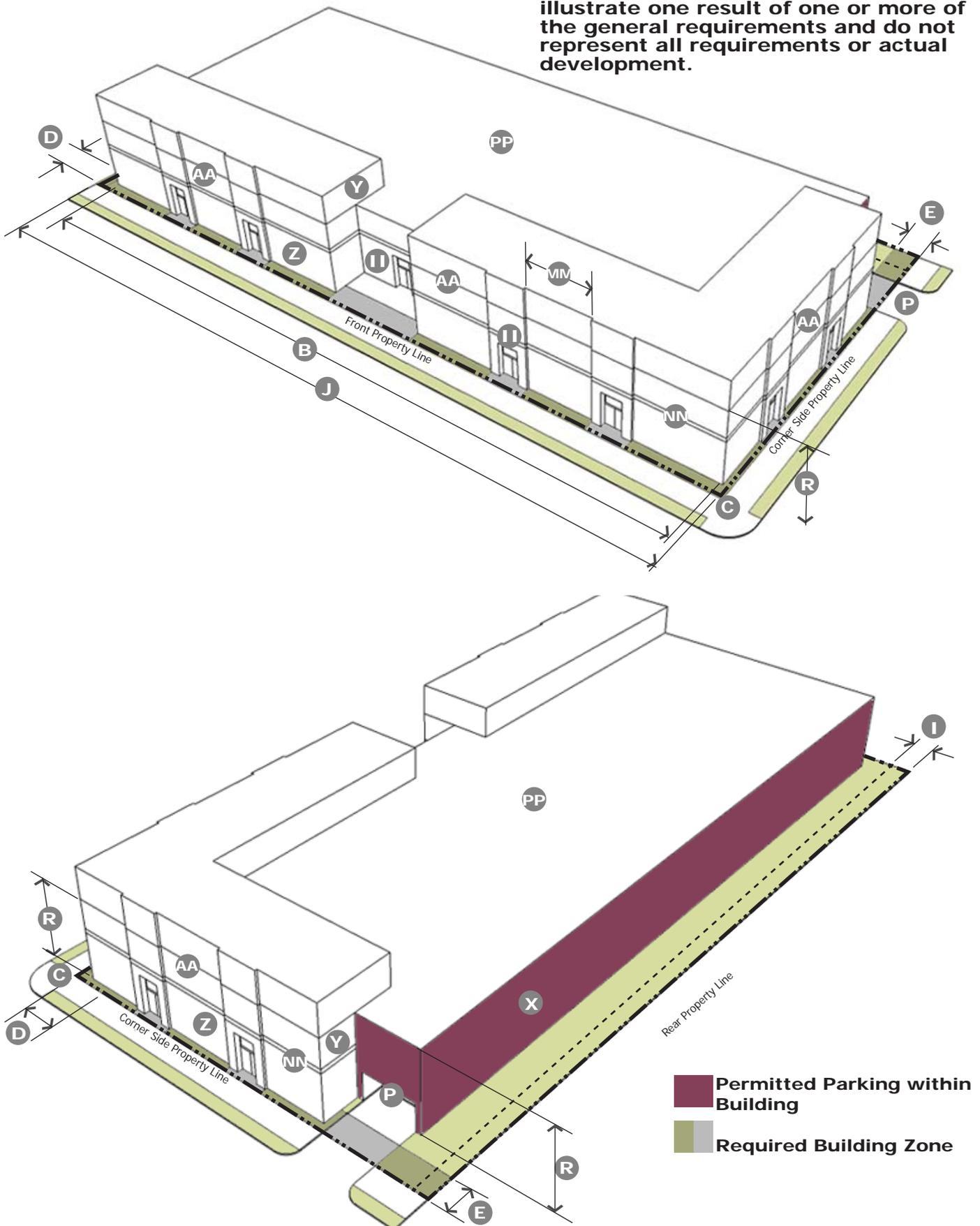


FIGURE 153.062-U: LARGE FORMAT COMMERCIAL BUILDING TYPE DIAGRAM.

(9) Historic Mixed Use

(a) Building Siting

1. Street Frontage

Multiple Principal Buildings	Permitted	
Front Property Line Coverage	Minimum 80%	B
Occupation of Corner	Required	C
Front RBZ	0-20 ft. ¹	D
Corner Side RBZ	0-10 ft. ¹	E

RBZ Treatment	Patio or Streetscape; Porches, stoops, and balconies are permitted in the RBZ
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Right-of-Way Encroachment	Projecting signs, awnings, eaves, patios, & canopies
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2. Buildable Area

Minimum Side Yard Setback	0 ft.	H
Minimum Rear Yard Setback	0 ft.	I
Minimum Lot Width	30 ft.	J
Maximum Lot Width	None	
Maximum Impervious Coverage	85%	
Additional Semi-Pervious Coverage	5%	

3. Parking Location & Loading

Parking Location	Rear	N
Loading Facility Location	Not applicable	
Entry for Parking within Building	Not applicable	

(b) Height

Minimum Height	1.5 stories	R
Maximum Height	2.5 stories	S
Ground Story: Minimum Height	10 ft.	
Maximum Height	12 ft.	
Upper Stories: Minimum Height	9 ft.	
Maximum Height	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%	Z
Upper Story Transparency	Minimum 20%	AA

Blank Wall Limitations	Required
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2. Non-Street Façade Transparency

Transparency	Minimum 15%	FF
Blank Wall Limitations	Required	

3. Building Entrance

Principal Entrance Location	Principal frontage street façade of building	HH
Street Façades: Number of Entrances	1 per 40 ft. of façade for buildings over 60 ft. minimum	II
Parking Lot Façades: Number of Entrances	Minimum of 1	JJ
Mid-Building Pedestrianway	1 required for buildings greater than 150 ft. in length	

4. Façade Divisions

Vertical Increments	No greater than 30 ft.	MM
Horizontal Façade Divisions	N/A	
Required Change in Roof Plane or Type	At every vertical division	

5. Façade Materials

Permitted Primary Materials	Stone, Brick, Wood Siding
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6. Roof Types

Permitted Types	Pitched roof; other types permitted with approval (refer to §153.062(D))	PP
Tower	Permitted on façades only at terminal vistas, corners at two principal frontage streets, and/or adjacent to an open space type	

Note:

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

Note: Graphic figures are intended to illustrate one result of one or more of the general requirements and do not represent all requirements or actual development.

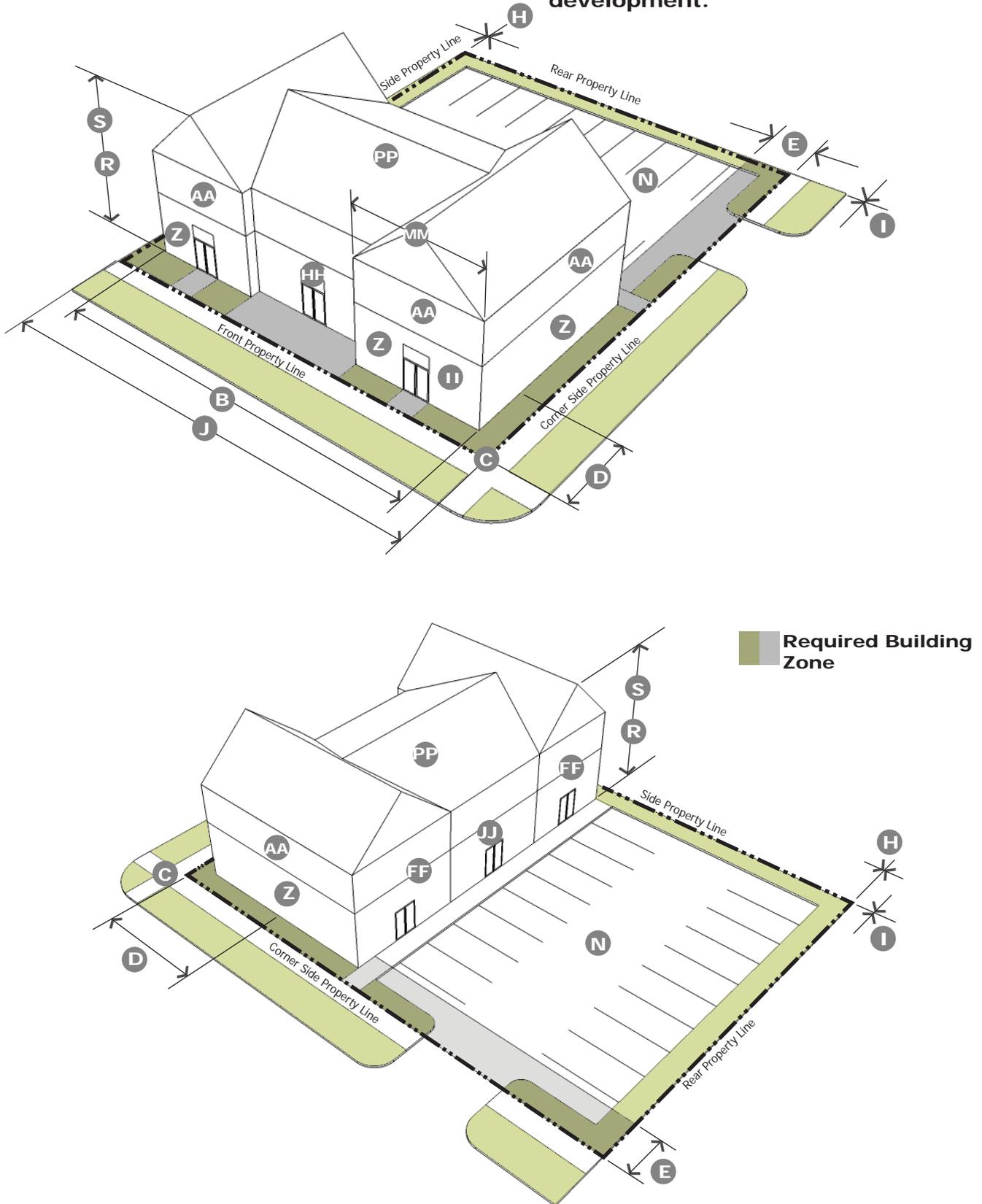


FIGURE 153.062-V: HISTORIC MIXED USE BUILDING TYPE DIAGRAM.

(10) Historic Cottage Commercial

(a) Building Siting	
1. Street Frontage	
Multiple Principal Buildings	Permitted
Front Property Line Coverage	Minimum 50% (B)
Occupation of Corner	Required (C)
Front RBZ	0-25 ft. ¹ (D)
Corner Side RBZ	0-15 ft. ¹ (E)
RBZ Treatment	Landscape, Patio, or Streetscape
Right-of-Way Encroachment	Projecting signs, eaves, awnings, patios, & canopies

2. Buildable Area	
Minimum Side Yard Setback	3 ft. (H)
Minimum Rear Yard Setback	5 ft. (I)
Minimum Lot Width	30 ft. (J)
Maximum Lot Width	None
Maximum Building Length or Depth	70 ft. (L)
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 (N)
Loading Facility Location	Not applicable
Entry for Parking within Building	Not applicable
Access	Refer to §153.062(N)(1)(c) (Q)

(b) Height	
Minimum Height	1 story (R)
Maximum Height	2 stories
Ground Story: Minimum Height	8 ft.
Maximum Height	11 ft.
Upper Stories: Minimum Height	7.5 ft.
Maximum Height	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% (BB)
Blank Wall Limitations	Required on ground story only
2. Non-Street Façade Transparency	
Transparency	Minimum 15% (FF)
Blank Wall Limitations	Not required
3. Building Entrance	
Principal Entrance Location	Principal frontage street façade of building (HH)
Street Façades: Number of Entrances	1 per every 30 ft. for buildings over 50 ft. minimum
Parking Lot Façades: Number of Entrances	Not applicable
4. Façade Divisions	
Vertical Increments	No greater than 30 ft. (MM)
Horizontal Façade Divisions	Not applicable
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 permitted with approval (refer to §153.062(D)) (PP)
Tower	Not permitted

Note:

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

Note: Graphic figures are intended to illustrate one result of one or more of the general requirements and do not represent all requirements or actual development.

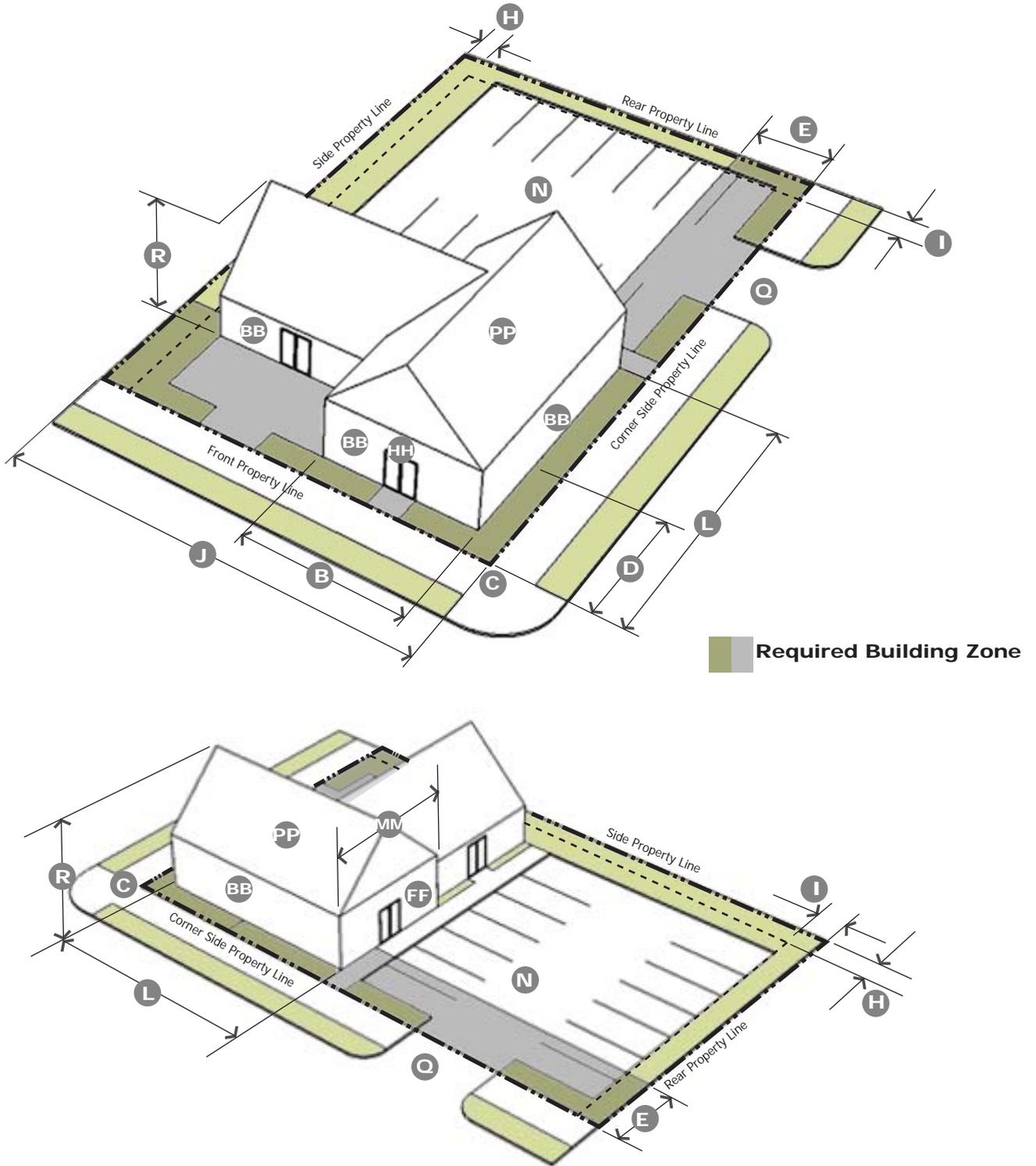


FIGURE 153.062-W: HISTORIC COTTAGE COMMERCIAL BUILDING TYPE DIAGRAM.

(11) Civic Building

(a) Building Siting

1. Street Frontage

Multiple Principal Buildings	Permitted	
Occupation of Corner	Not required	
Minimum Front Setback	15 ft.	F
Minimum Corner Side Setback	15 ft.	G
Setback Treatment	Landscape, Patio, or Streetscape	
Right-of-Way Encroachment	None	

2. Buildable Area

Minimum Side Yard Setback	10 ft.	H
Minimum Rear Yard Setback	20 ft.	I
Minimum Lot Width	50 ft.	J
Maximum Lot Width	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)	N
Loading Facility Location	Rear	
Entry for Parking within Building	Rear, side, corner side façades on non-principal frontage streets	
Access	Refer to §153.062(N)(1)(c)	Q

(b) Height

Minimum Height	1.5 stories	R
Maximum Height	5 stories; 3 stories in BSD Historic Core District	S
Ground Story: Minimum Height	12 ft. ¹	
Ground Story: Maximum Height	24 ft. ¹	
Upper Stories: Minimum Height	9 ft.	
Upper Stories: Maximum Height	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)	X
Occupied Space	Minimum 30 ft. depth from the front and/or corner side façades	Y

(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%	BB
Blank Wall Limitations	Required	

2. Non-Street Façade Transparency

Transparency	Minimum 20%	FF
Blank Wall Limitations	Required	

3. Building Entrance

Principal Entrance Location	Principal frontage street façade of building	HH
Street Façades: Number of Entrances	1 per 75 ft. of façade minimum	
Parking Lot Façades: Number of Entrances	1 per 100 ft. of facade minimum	
Mid-Building Pedestrianway	Not required	

4. Façade Divisions

Vertical Increments	No greater than 60 ft.	MM
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	NN
Required Change in Roof Plane or Type	None	

5. Façade Materials

Permitted Primary Materials	Brick, Stone, Glass	
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6. Roof Types

Permitted Types	Parapet, pitched roof, flat roof; other types permitted with approval (refer to §153.062(D))	PP
Tower	Permitted	QQ

Note:

¹ Any ground story height of 20 feet or taller counts as two stories.

Note: Graphic figures are intended to illustrate one result of one or more of the general requirements and do not represent all requirements or actual development.

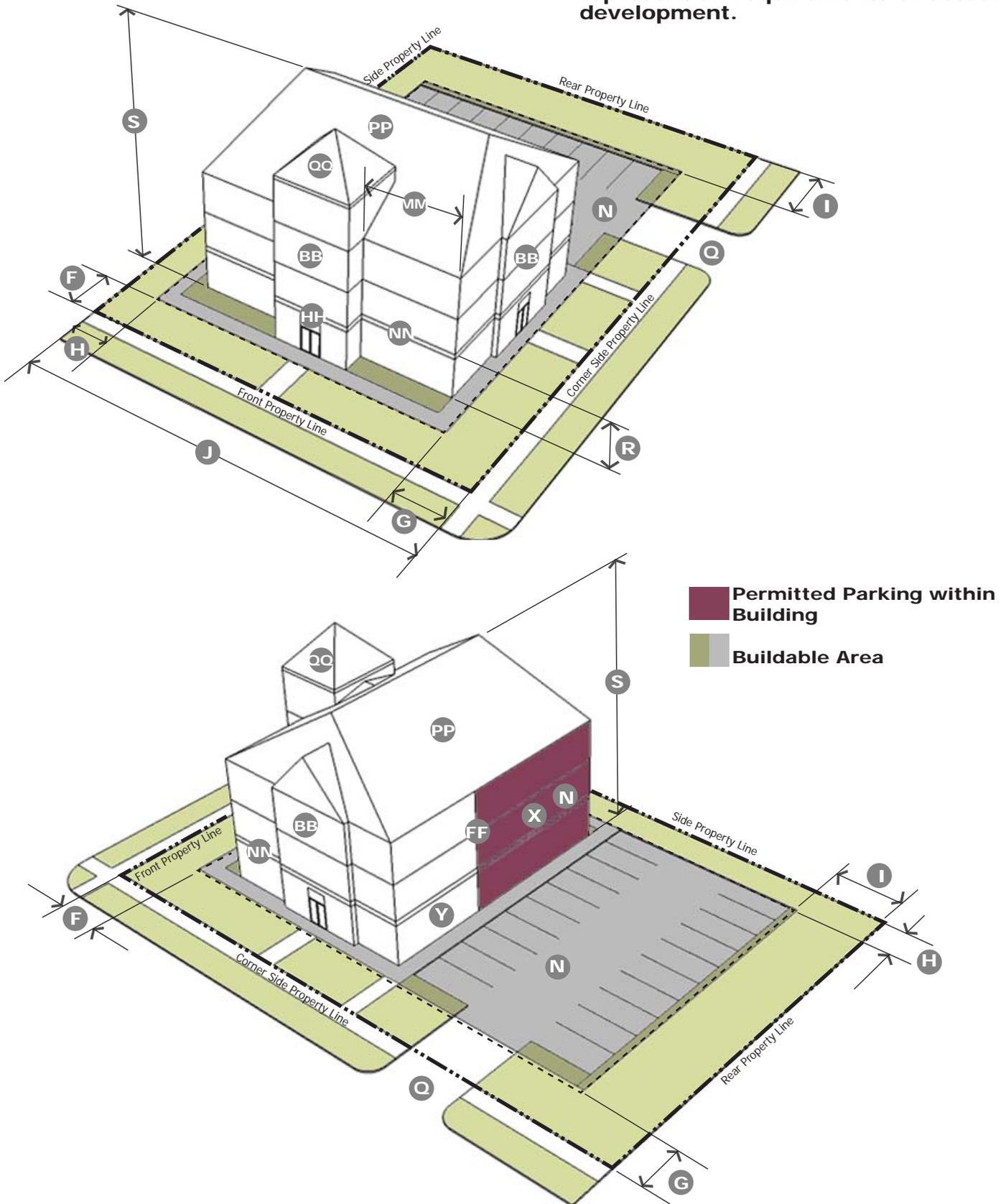


FIGURE 153.062-X: CIVIC BUILDING TYPE DIAGRAM.

(12) Parking Structure¹

(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	
Minimum Front Property Line Coverage	90%	B
Occupation of Corner	Required	C
Front RBZ	5-25 ft.	D
Corner Side RBZ	5-25 ft.	E
RBZ Treatment	Landscape, Patio, or Streetscape	
Right-of-Way Encroachment	None	

2. Buildable Area

Minimum Side Yard Setback	5 ft.	H
Minimum Rear Yard Setback	5 ft.	I
Minimum Lot Width	80 ft.	J
Maximum Lot Width	None	
Maximum Building Length	300 ft.	L
Maximum Impervious Coverage	80%	
Additional Semi-Pervious Coverage	10%	

3. Parking Location & Loading

Parking Location	Within building only (refer to (c) Uses & Occupancy Requirements)	N
Entry for Parking within Building	Rear, side, corner side façades on non-principal frontage streets ²	P
Access	Refer to §153.062(N)(1)(c)	

(b) Height

Minimum Height	2 stories	R
Maximum Height	5 stories ^{3,4}	
Ground Story:	Minimum Height Maximum Height	8 ft. / 12 ft. ¹ 18 ft.
Upper Stories:	Minimum Height Maximum Height	8.5 ft. ¹ 12 ft.

(c) Uses & Occupancy Requirements

Ground Story	Commercial uses are required only when fronting a principal frontage street, a shopping corridor or a greenway	V
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	Minimum 20 ft. depth where the ground story fronts on a principal frontage street, a shopping corridor, or a greenway	Y

(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 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	Z
Blank Wall Limitations	Required ⁵	
Garage Openings	Parked cars shall be screened from the street	DD

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	HH
Street Façades: Number of Entrances	1 per 75 ft. of façade minimum	
Parking Lot Façades: 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.	MM
Horizontal Façade Divisions	Required within 3 ft. of the top of the ground story	NN
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
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6. Roof Type

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

Notes:

- The requirements of §153.065(B)(5) Parking Structure Design shall be met.
- Vehicular entrance openings shall not exceed 30 feet in width.
- Height may not exceed overall height in feet of any adjacent building or any conforming building immediately across the street.
- Parking is permitted on roof level.
- No open area greater than 30% of a story's façade, as measured from floor to floor, shall be windowless on the ground story and solid on the upper stories.
- No rectangular area greater than 30% of a story's façade, as measured from floor to floor shall be solid.

Note: Graphic figures are intended to illustrate one result of one or more of the general requirements and do not represent all requirements or actual development.

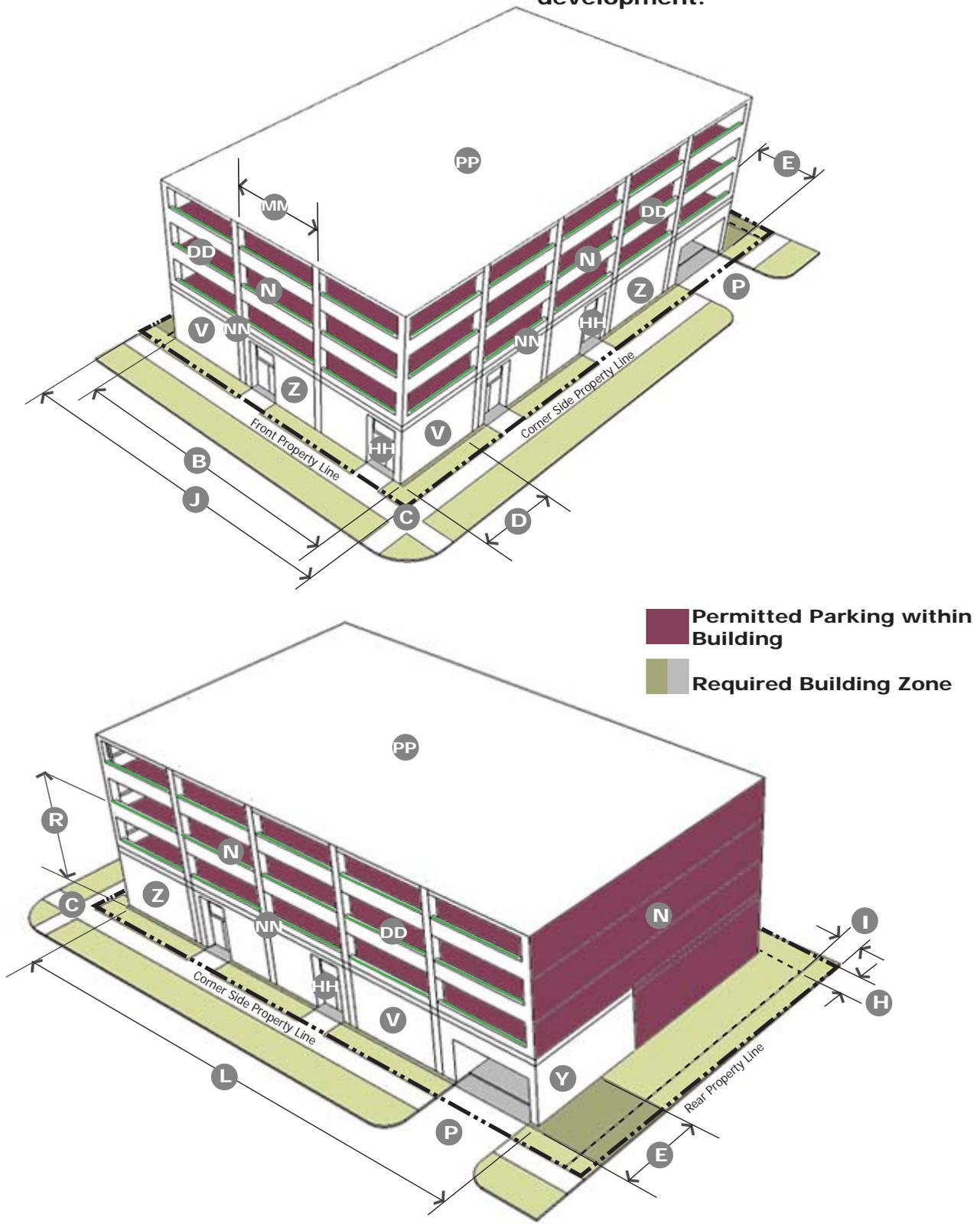


FIGURE 153.062-Y: STRUCTURED PARKING BUILDING TYPE DIAGRAM.

(13) Podium Apartment Building

(a) Building Siting

1. Street Frontage		
Multiple Principal Buildings	Permitted	
Front Property Line Coverage	Minimum 75% ¹	B
Occupation of Corner	Required	C
Front RBZ	5-20 ft.	D
Corner Side RBZ	5-20 ft.	E
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.	H
Minimum Rear Yard Setback	5 ft.	I
Minimum Lot Width	50 ft.	J
Maximum Lot Width	None	
Maximum Impervious Coverage	70%	
Additional Semi-Pervious Coverage	20%	

3. Parking Location & Loading		
Parking Location	Ground floor of residential building (subject to applicable screening requirements) ^{2,3}	N
Loading Facility Location	Rear	
Entry for Parking within Building	Rear & side façade	
Access	Refer to §153.062(N)(1)(c)	P

(b) Height		
Minimum Height	3 stories	R
Maximum Height	4.5 stories	S
Stories:	Minimum Height Maximum Height	10 ft. 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	Permitted; podium garage parking shall be screened to at least 90% opacity through the use of building materials that are compatible with and integrated into the remainder of the facade that is located above parking area	X
Occupied Space	None required in ground story, except as provided in footnote 8.	Y

(d) Façade Requirements

Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.

1. Street Façade Transparency ⁴		
Transparency	Minimum 90% opacity on portion of ground floor or visible basement occupied by podium garage parking; minimum 20% transparency otherwise and for all other portions of the building.	BB
Blank Wall Limitations	Required	

2. Non-Street Façade Transparency ⁴		
Transparency	Minimum 90% opacity on portion of ground floor or visible basement occupied by podium garage parking; minimum 15% transparency otherwise and for all other portions of the building	FF
Blank Wall Limitations	Required	

3. Building Entrance		
Principal Entrance Location	Primary street façade(s) of building	HH
Street Façades: Number of Entrances ⁶	1 per 75 ft. of façade minimum	II
Parking Lot Façades: 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.	MM
Horizontal Façade Divisions	On buildings 3 stories or taller; required within 3 ft. of the top of the ground story	NN
Required Change in Roof Plane or Type	No greater than every 80 ft.	

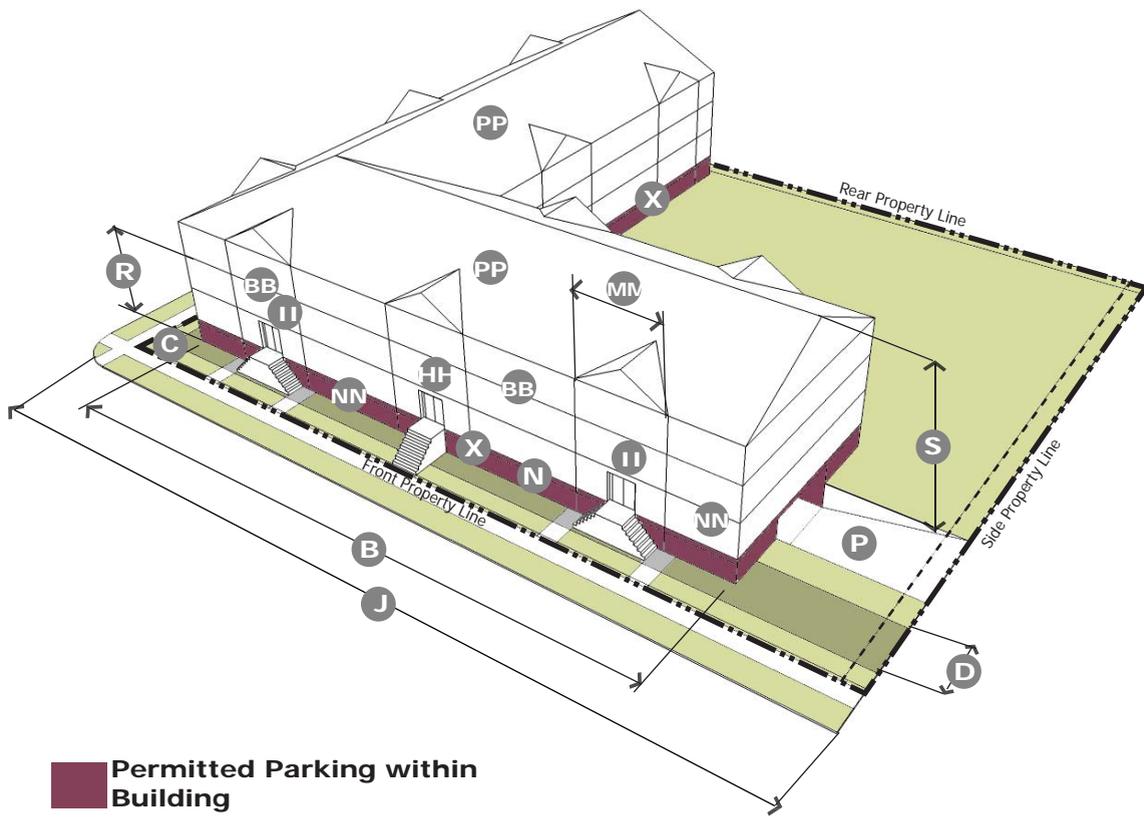
5. Façade Materials		
Permitted Primary Materials	Stone, Brick, Glass ⁶	

6. Roof Types		
Permitted Types	Parapet, pitched roof, flat roof; other types may be permitted with approval (refer to §153.062(D)).	PP
Tower	Permitted on façades only at terminal vistas, corners at two principal frontage streets, and/or adjacent to plaza open space type.	

Notes:

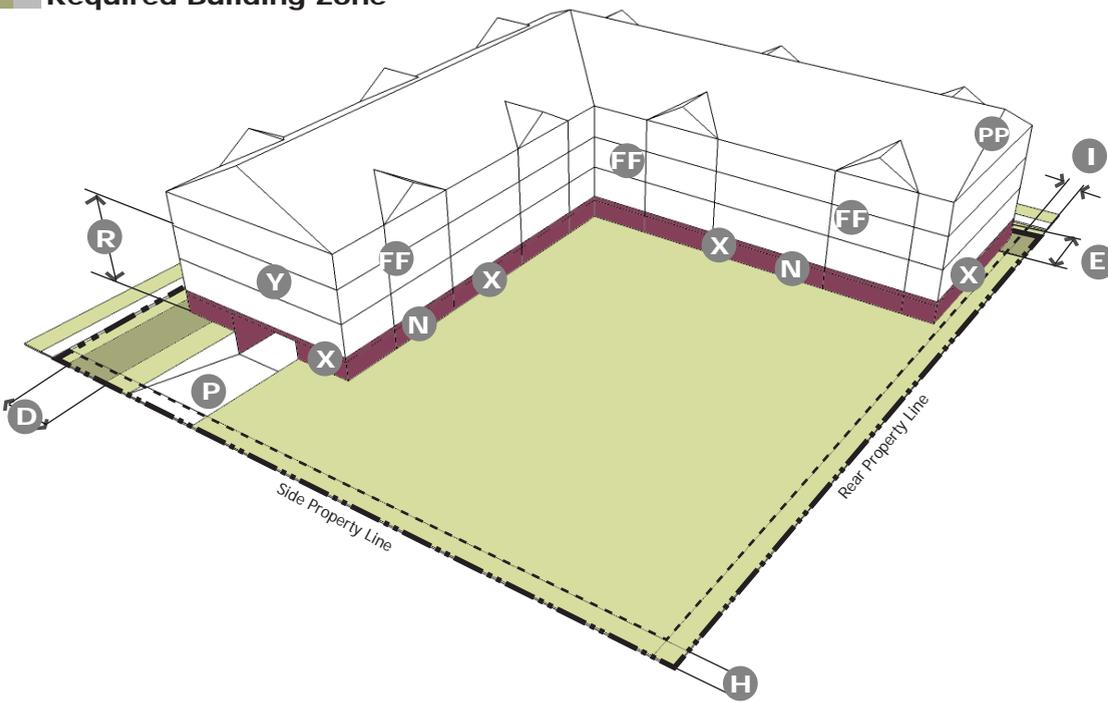
¹ An open and unenclosed landscaped courtyard meeting the open space type requirements of §153.064 may contribute up to 35% of the front property line coverage requirement.

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 exposed basement level parking facade.



Permitted Parking within Building

Required Building Zone



Notes, Continued:

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 ft. 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 exposed basement facade 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 façades 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 facades.

⁸ The incorporation of active, occupied spaces along street facades 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.

Note: Graphic figures are intended to illustrate one result of one or more of the general requirements and do not represent all requirements or actual development.

FIGURE 153.062-P: PODIUM APARTMENT BUILDING TYPE DIAGRAM.

§ 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.

(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

TABLE 153.063-A. MINIMUM YARD REQUIREMENTS FOR BSD HISTORIC RESIDENTIAL DISTRICT				
For properties fronting onto:	Front Yard (feet)	Side Yard (feet)	Total Side Yard (feet)	Rear Yard (feet)
Dublin Road	15	4	16	15
Franklin Street	25	4	12	25
High Street (north & south)	15	4	16	15
South Riverview Street (east side)	0	3	12	15
South Riverview Street (west side)	20	3	12	15
North Riverview Street (east side)	0	3	6	15
North Riverview Street (west side)	20	3	6	15
Short Street	20	3	12	15
Streets not listed above	20	3	12	15

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-

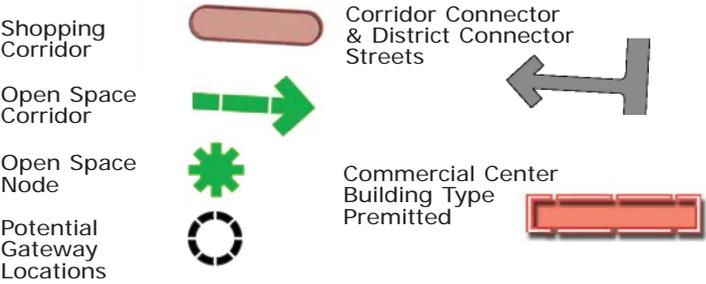
oriented portions of Village Parkway and Sawmill Road as depicted on Figure 153-063(A).

(5) Placemaking Elements

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	1,200 linear feet minimum

FIGURE 153.063-A. ILLUSTRATION OF SAWMILL CENTER DEVELOPMENT STANDARDS



Note: Graphic figures are intended to illustrate one result of one or more of the general requirements and do not represent all requirements or actual development. The Development Standards illustration is intended to be representative of a general development pattern. It is not intended to show the precise locations for approved street types, use areas, open spaces or other required elements of this Code. Actual locations and standards will be provided with the approval of the Development Plan and Site Plan as required in §153.066 for individual neighborhood areas.

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 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 as required by §153.066(J). 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 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.

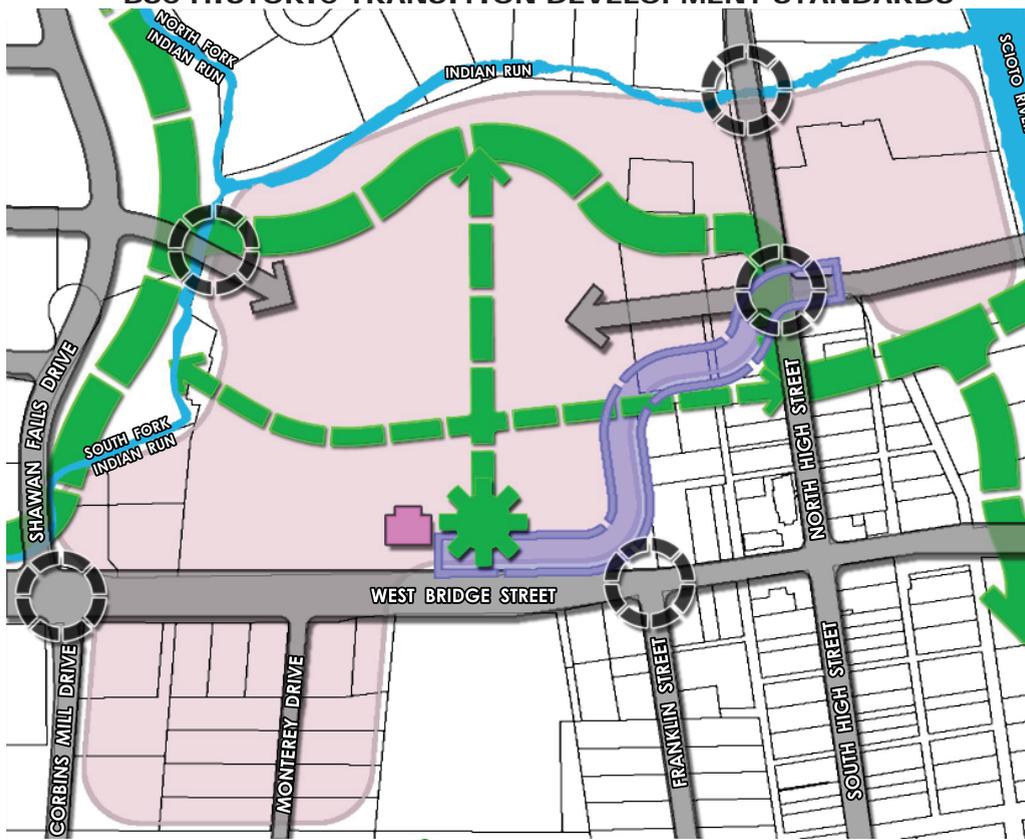
(c) Required Open Space

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

FIGURE 153.063-B. ILLUSTRATION OF BSC HISTORIC TRANSITION DEVELOPMENT STANDARDS

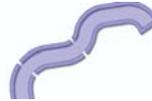


Note: Graphic figures are intended to illustrate one result of one or more of the general requirements and do not represent all requirements or actual development. The Development Standards illustration is intended to be representative of a general development pattern. It is not intended to show the precise locations for approved street types, use areas, open spaces or other required elements of this Code. Actual locations and standards will be provided with the approval of the Development Plan and Site Plan as required in §153.066 for individual neighborhood areas.

Open Space Corridor



Limited Building Height Boundary



Corridor Connector & District Connector Streets



Open Space Node



1919 Building



Potential Gateway Locations



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

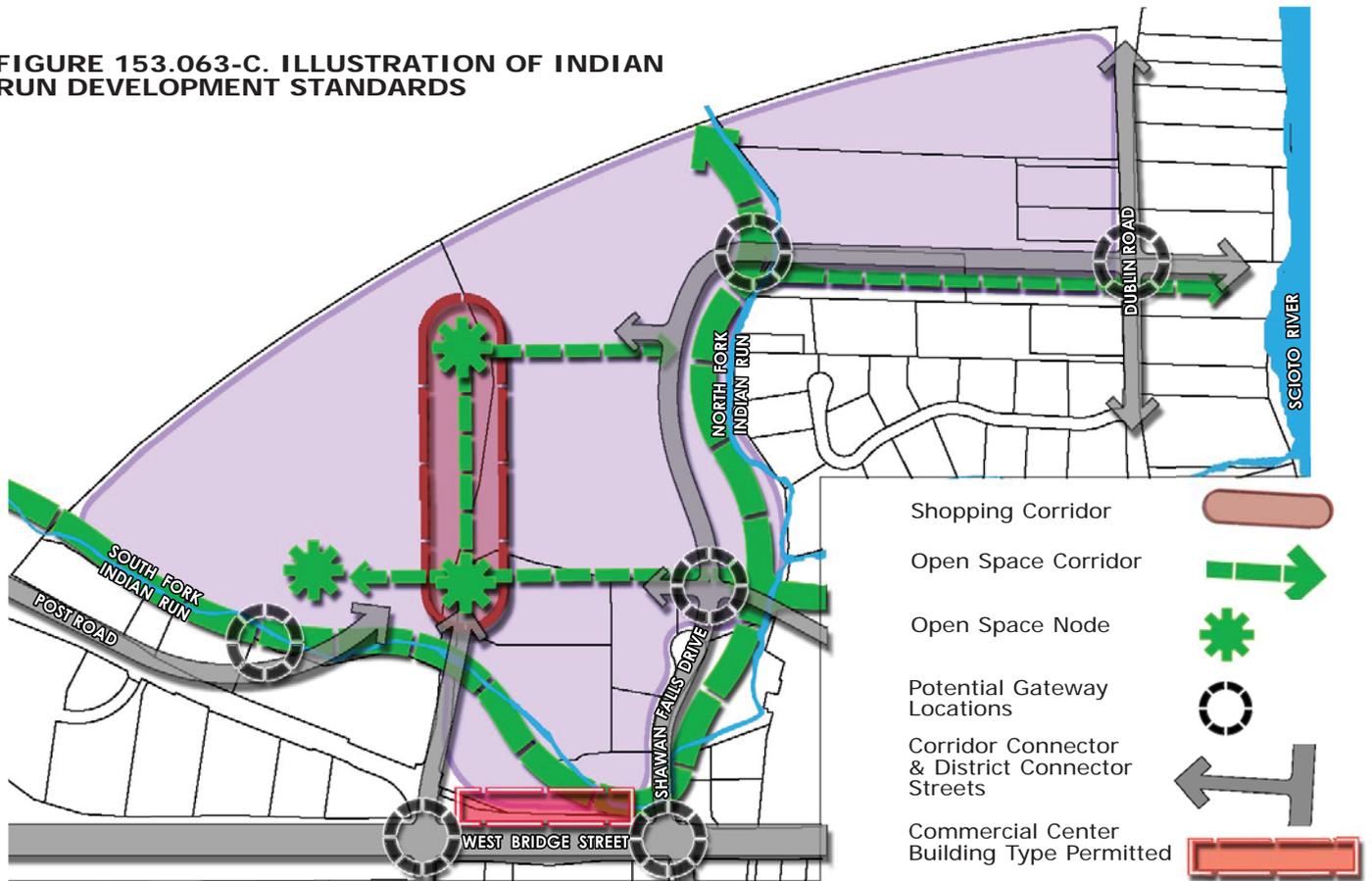
(a) Shopping Corridor

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.

FIGURE 153.063-C. ILLUSTRATION OF INDIAN RUN DEVELOPMENT STANDARDS



Note: Graphic figures are intended to illustrate one result of one or more of the general requirements and do not represent all requirements or actual development. The Development Standards illustration is intended to be representative of a general development pattern. It is not intended to show the precise locations for approved street types, use areas, open spaces or other required elements of this Code. Actual locations and standards will be provided with the approval of the Development Plan and Site Plan as required in §153.066 for individual neighborhood areas.

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) 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 BSD 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.

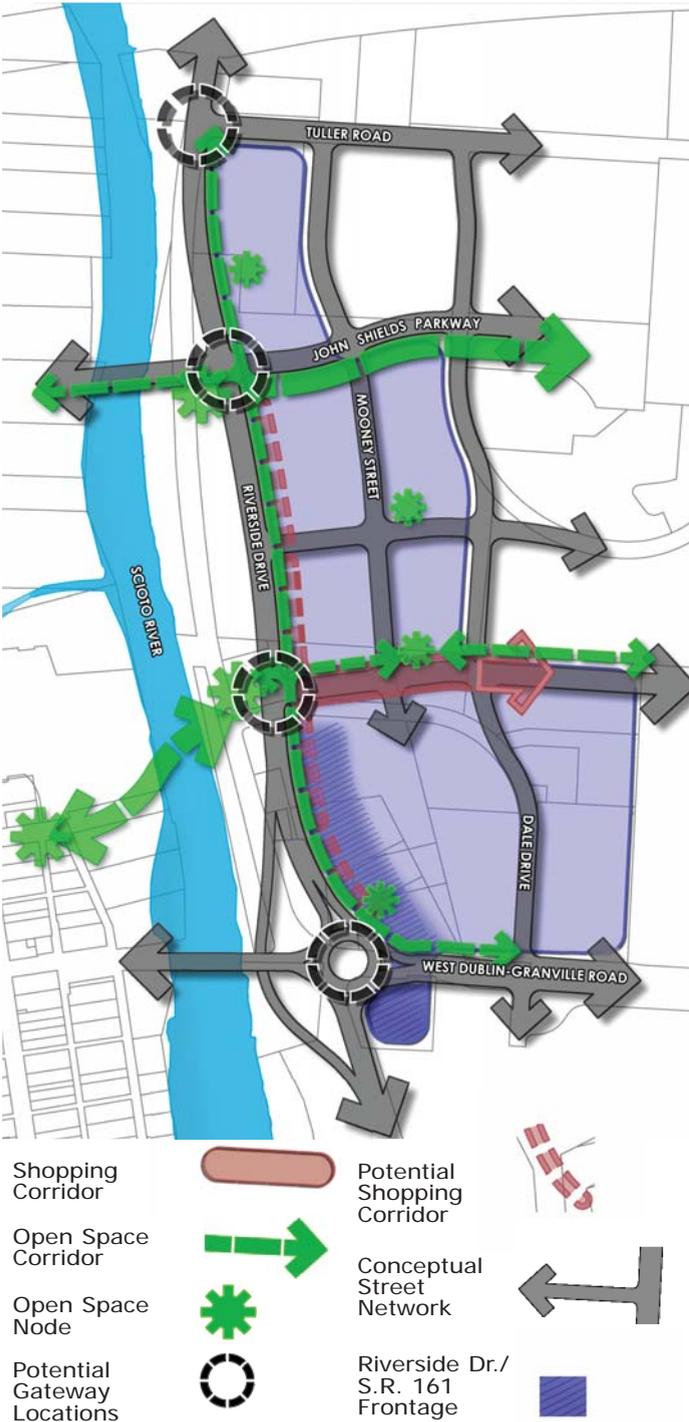
Residential, Office and all related support spaces including lobbies, common areas, mechanical and service uses are permitted on the ground floor. Mechanical rooms, service uses, and other related areas shall not front a shopping corridor.

(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

FIGURE 153.063-D. ILLUSTRATION OF SCIOTO RIVER DEVELOPMENT STANDARDS



Note: Graphic figures are intended to illustrate one result of one or more of the general requirements and do not represent all requirements or actual development. The Development Standards illustration is intended to be representative of a general development pattern. It is not intended to show the precise locations for approved street types, use areas, open spaces or other required elements of this Code. Actual locations and standards will be provided with the approval of the Development Plan and Site Plan as required in §153.066 for individual neighborhood areas.

development site as noted in Table 153.063-D.

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.

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§ 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

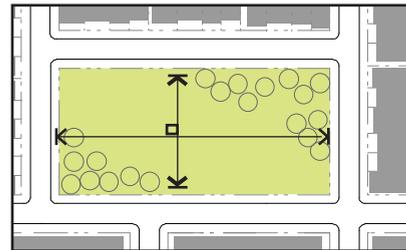
Fence opacity shall not exceed 60%. Walls may be 100% opaque.

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).

**FIGURE 153.064-A.
EXAMPLES OF MEASURING THE MINIMUM
LENGTH AND WIDTH OF OPEN SPACE TYPES.**



Note: Graphic figures on this page and the following on Table 153.064-A, Summary of Open Space Type Requirements, are intended to illustrate one result of one or more of the general requirements and do not represent all requirements or actual development.

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

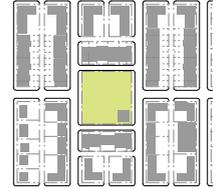
Open Space Type	Size			Minimum % Perimeter Along Street/ Building
	Minimum (Acres)	Maximum (Acres)	Minimum Dimension (Feet)	
 Pocket Plaza	300 sq. ft.	1200 sq. ft.	10	30% of perimeter along street / building
 Pocket Park	.10	.50	None	30%
 Green	.5	3	45	100%; 50% for over 1.25 acres
 Square	.25	2	80	100%
 Plaza	.25	1	60	30% of perimeter along street / building
 Park	2	None	100	30% up to 5 acres; 20% over 5 acres
 Greenway^{3,4}	1	None	30; average of 60	50%

Table Notes (Continued on following page)

¹ Small scale recreation courts and activity areas such as bocce, shuffleboard, or game tables are permitted.

² Ponds and lakes are not permitted.

TABLE 153.064-A. SUMMARY OF OPEN SPACE TYPE REQUIREMENTS (CONTINUED)

Districts Permitted	Frontage Orientation Buildings/ Parcels	Permitted Uses/Structures			Impervious + Semi-Pervious Surface (%)	Maximum Open Water (%)
		Designated Sports Fields	Playgrounds	Fully Enclosed Structures		
All, except BSD Residential, BSD Office Residential	Front or Corner	No	No	No	Minimum: 40%; Maximum: 80% + 10%	20% ²
All	Any	No ¹	Yes	No	30% + 10%	20% ²
All	Front or Corner	No	Yes	No	20% + 15%	30%
All	Front or Corner	No	No	Maximum 5% of area	40% + 20%	20%
All, except BSD Residential	Front or Corner	No	No	Maximum 5% of area	Minimum: 40%; Maximum: 80% + 10%	30% ²
All, except BSD Historic Transition Neighborhood	Any	Yes	Yes	If 3 acres or greater; maximum 2% of area	25% + 10%	20%
All	Any	No	Yes	No	20% + 10%	30%

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).

(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

- 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

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.	125% of minimum
	Museum or Gallery: 1 per 1,000 sq. ft.	
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 and 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	

TABLE 153.065-A: REQUIRED VEHICLE PARKING.

USE	MINIMUM REQUIRED	MAXIMUM PERMITTED
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.
	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 Sales, Rental 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		
Day Care, Adult or Child	2 per 1,000 sq. ft.	125% of minimum
Dwelling Administration, Rental or Sales Office	2 spaces	N/A
Residential Model Home	1 space plus 1 per employee on largest shift	N/A
Swimming Pool	Per approved parking plan	

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:

(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.

(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.

FIGURE 153.065-A: OFF-STREET PARKING SPACE AND AISLE DIMENSIONS.

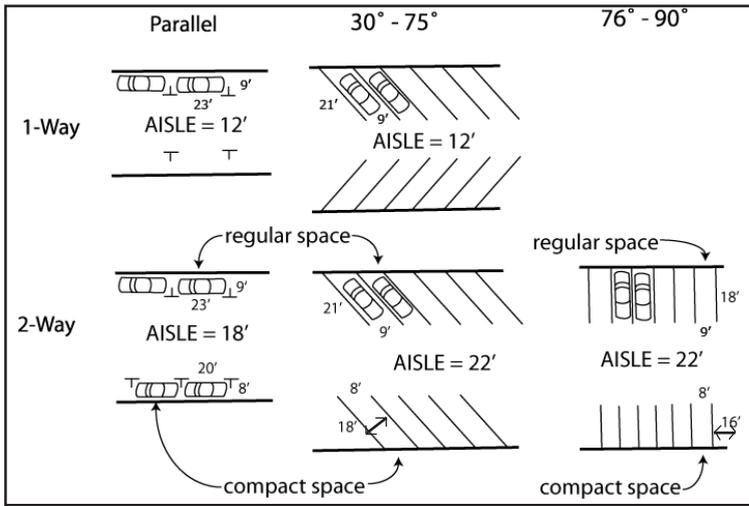


TABLE 153.065-B: OFF-STREET PARKING SPACE AND AISLE DIMENSIONS.

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.
30-75°	12 ft.	22 ft.	9 ft.	21 ft.	8 ft.	18 ft.
76-90°	N/A	22 ft.	9 ft.	18 ft.	8 ft.	16 ft.

¹A 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.

- 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.

(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.
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.

TABLE 153.065-C: MINIMUM LOADING SPACES REQUIRED PER PRINCIPAL STRUCTURE	
25,001-50,000 sq. ft. gross floor area	1 space
50,001-100,000 sq. ft. gross floor area	2 spaces
100,001 sq. ft. gross floor area or higher	3 spaces

(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.

(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.

(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.

TABLE 153.065-D: 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

(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.
- (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 (in inches)	Numbers of Trees Credited
Over 12 in.	3
8 in. to 11.9 in.	2
6 in. to 7.9 in.	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).

(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 than 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).

(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-F: FIXTURE POWER AND EFFICIENCY		
Requirement	BSD Indian Run, BSD Sawmill Center, BSD Scioto River Neighborhood Districts	All other BSD 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

(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.

(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) BSC Indian Run Neighborhood, Sawmill Center Neighborhood, Scioto River Neighborhood and Vertical Mixed Use Districts

1. Signs in these districts shall be subject to the requirements of §153.065(H)(6) through (7) as applicable, unless a master sign plan is approved by the Planning and Zoning Commission (refer to §153.065(H)(2)(b)6)).
2. A master sign plan is required for a planned shopping corridor 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.

(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.

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 Corridor. 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.

(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. Minimum setback of 8 ft. from the street right-of-way or any property line.	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.
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 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.	

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.	
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.	

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 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).

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. 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.	

(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.

(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.

(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

(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 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

TABLE 153.066-A: SUMMARY PROCEDURE TABLE

R = Recommendation D = Decision RF = Review & Feedback

Type of Application	ART	ARB	BZA	PZC	Council*	Zoning Code Reference
Zoning Code Approvals						
Zoning Map or Text Amendment	R	R		R	D	§153.234
Conditional Use **	R	R		D	D/A	§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						
Building Code Appeal			D			§153.231(I)
Bridge Street District Zoning Districts						
Pre-Application Review	RF					§153.066(C)
Basic Plan Review	Applications with Development Agreements	R			D	§153.066(D)
	Architectural Review District	R	D			§153.066(D) §153.066(J)
	Other BSD Zoning Districts	R			D	§153.066(D)
Development Plan Review**	Architectural Review District	R	D		D	§153.066(J)
	Other BSD Zoning Districts	R/D			D	§153.066(E)(2)
Site Plan Review**	Architectural Review District	R	D		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		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	§153.065(L)(8)/ §153.065(H)(2)(c)6
Parking Plans	D/R	D		D		§153.065(B)(1)(f)/ §153.066(G)
Administrative Departure	D					§153.066(H)
Open Space Fee in Lieu	R			D		§153.066(L)(1)/ §153.064(D)-(E)
Director Approval	Minor Modifications					§153.066(K)
	Certificate of Zoning Plan Approval (Building & Site Modifications)					§153.233/ §153.066(N)(3)
* See also §153.066 (L) Conditional Uses and §153.066 (M) Appeals						153.066(M)
** As determined by the required reviewing body at Basic Plan Review						§153.066(D)(3)

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. Due to the significant amount of infrastructure that will be required as part of the development of the Bridge Street District, key private development projects will require partnerships with the City to be feasible. To ensure early Council understanding and support for the proposed development, City Council shall conduct the basic plan review for proposals that will involve development agreements with the City and shall determine the required reviewing body for subsequent development plan and/or site plan review applications. For purposes of this section, “development agreement” shall mean an agreement between an individual or other private entity and the City Council to develop a parcel of land for a use permitted by the City. The development agreement may set out responsibilities of the parties for items such as development time frame, property limits, infrastructure development terms, public and private contributions, development restrictions and other related terms.
2. All other basic plan applications not requiring a development agreement shall be reviewed by the Planning and Zoning Commission, or the Architectural Review Board as provided in §153.066(D)(1)(b)(3).
3. For applications not requiring a development agreement, a Basic Plan Review is at the option of the applicant for any proposal that requires Development Plan and/or Site Plan Review by the Architectural Review Board under the provisions of §153.066(J). Provided that a Basic Plan Review 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 prior to submitting an application for a Development Plan and/or Site Plan Review involving the same site.

(3) Required Reviewing Body Determination

- (a) For Basic Plan Review applications submitted in accordance with the provisions of §153.066(D)(1)(b)(1) the City Council shall determine the required reviewing body for the subsequent Development Plan and/or Site Plan Review applications.
- (b) For Basic Plan Reviews 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.
- (c) The Council or Commission’s determination of the required reviewing body shall be forwarded in writing to the applicant not less than five days following the determination.
- (d) An application for Development Plan Review and/or Site Plan Review may be submitted as provided in §153.066(N).
 - 1. The required reviewing body shall review applications 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).
- (e) Applications for which the Architectural Review Board is the required reviewing body shall be reviewed in accordance with §153.066(J).

- 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 if at least one of the following conditions is satisfied:
 - 1. The application involves the construction of more than one principal structure on one or more parcels;
 - 2. The application includes five or more gross acres of land;
 - 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;
 - 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) Required Reviewing Body Review Procedures
 - 1. Administrative Review Team Recommendation
 - A. The ART make a recommendation to the required reviewing body 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.

(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.

2. The required reviewing body 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 required reviewing body'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 ART and 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) Required Reviewing Body Review Procedures
 1. The ART shall provide a recommendation to the required reviewing body 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 required reviewing body 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 required reviewing body'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

The 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 ART and 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.

- (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.

(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 required reviewing body 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 required reviewing body 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 required reviewing body 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
The 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;

(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 for which the ARB is the required reviewing body 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 for which the ARB is the required reviewing body 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. For those projects requiring a development agreement, City Council shall determine the required reviewing body for any conditional use. A recommendation from the ART and the ARB, as applicable, shall be submitted for consideration by the Council or 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

(a) 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 required reviewing body for consideration.

(b) For those projects requiring a development agreement, City Council may determine the required reviewing body for a master sign plan.

(M) APPEALS

(1) An appeal may be taken by any applicant where it is alleged by the applicant that there is error or misinterpretation in any order, requirement, decision, grant or refusal made by the required reviewing body or official for any decision required by this Chapter in the BSD zoning districts.

(2) Appeals shall be taken within 20 days after the decision of the required reviewing body by filing with the Clerk of City Council of a notice of appeal, specifying the grounds. The Clerk shall transmit to City Council all the materials constituting the record upon which the action was taken.

(3) 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

(4) 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 required reviewing body 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, if approved by the Director.

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

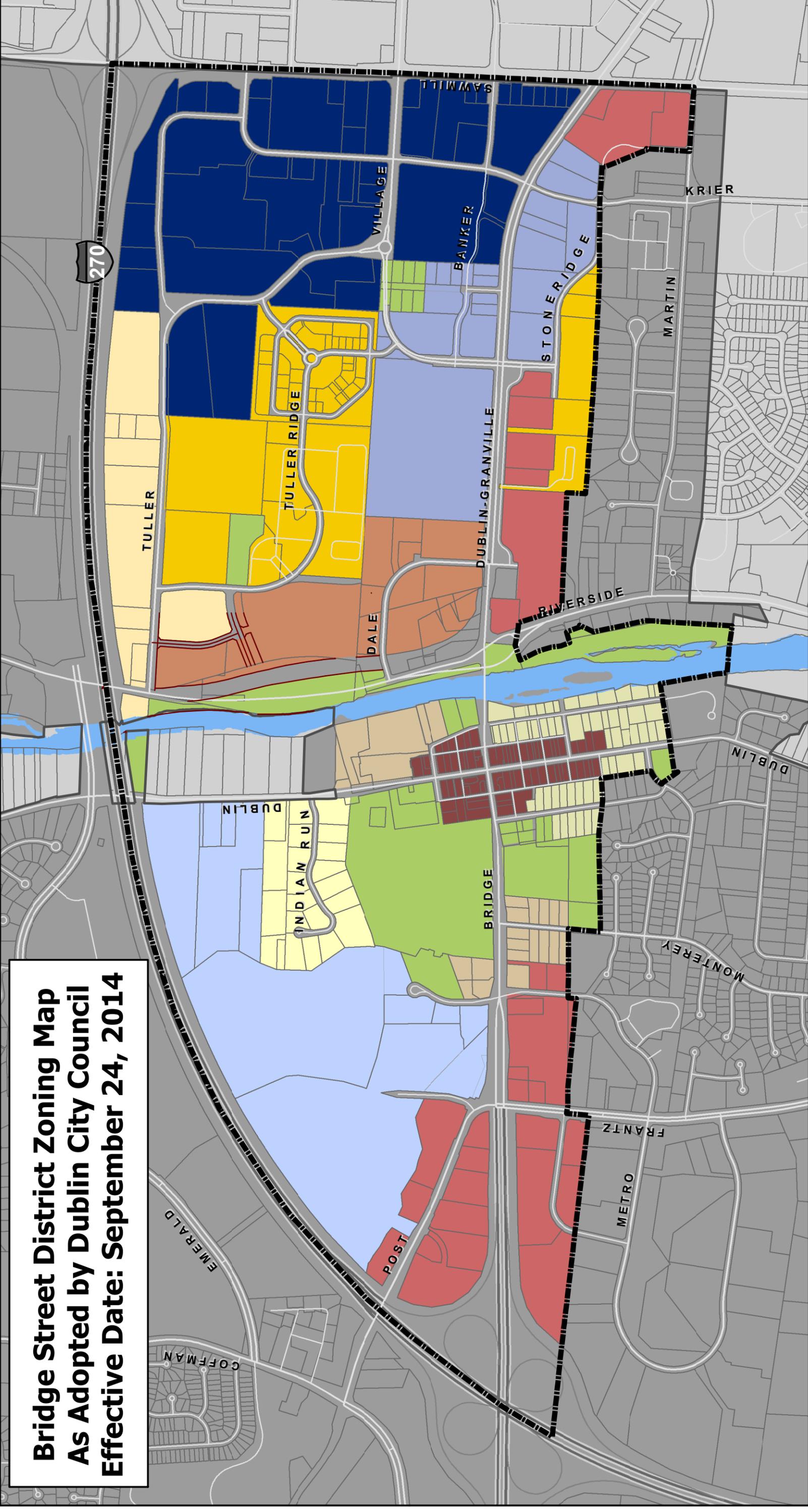
- (a) An application shall be filed for a Development Plan and/or Site Plan Review within one year following the completion of the Basic Plan Review. If a Development Plan and/or Site Plan Review application is not filed within this period a new Basic Plan Review shall be required in accordance with 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 City Council, 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.

**Bridge Street District Zoning Map
As Adopted by Dublin City Council
Effective Date: September 24, 2014**



Legend

Proposed Road Alignment

Bridge Street Corridor (BSC)

City of Dublin

Bridge Street District Zoning Districts

BSC Historic Core

BSC Historic Residential

BSC Historic Transition Neighborhood

BSC Indian Run Neighborhood

BSC Sawmill Center Neighborhood

BSC Scioto River Neighborhood

BSC Residential

BSC Commercial

BSC Office

BSC Office Residential

BSC Public

Restricted Suburban Residential

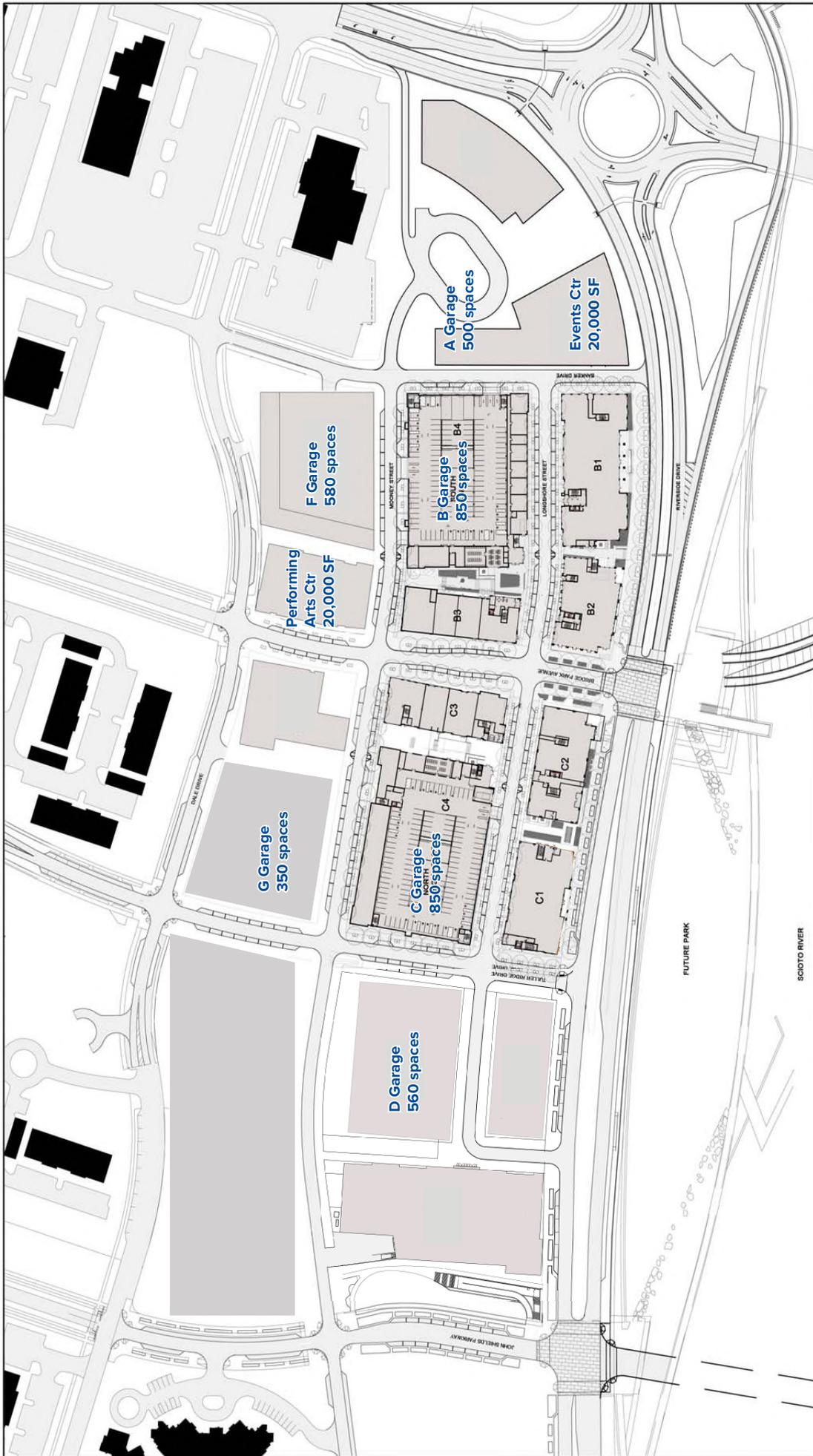


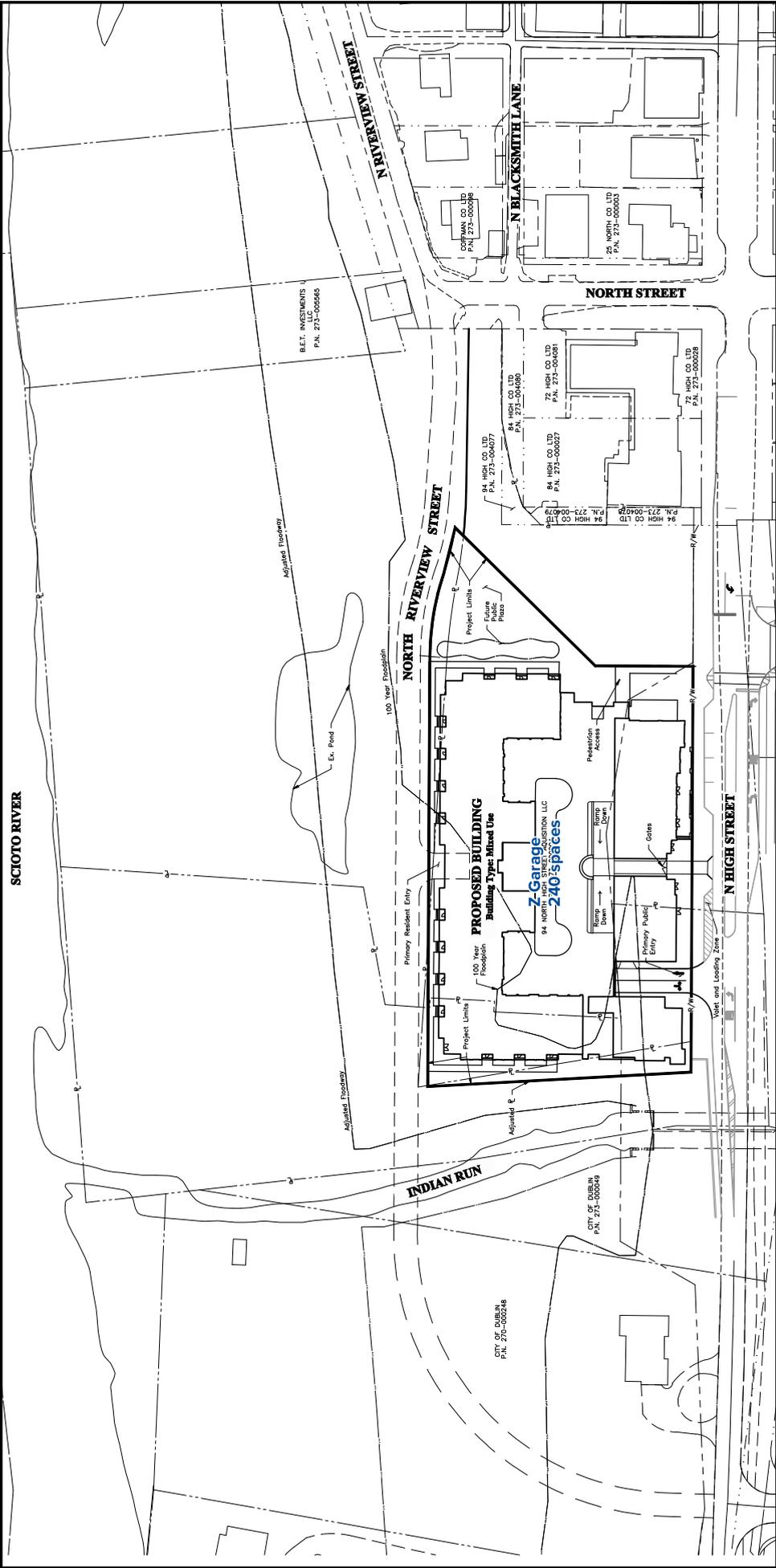
September 2014

EXHIBIT D

PROPOSED COMMUNITY FACILITIES

1. Block “B” Parking Garage – approximately 850 parking spaces.
2. Block “C” Parking Garage – approximately 850 parking spaces.
3. West Side, Block “Z” Parking Garage – approximately 240 parking spaces.
4. Block “A” Parking Garage – approximately 500 parking spaces.
5. Block “D” Parking Garage – approximately 560 parking spaces.
6. Block “F”- Parking Garage – approximately 580 parking spaces.
7. Block “G” Parking Garage – approximately 350 spaces
8. Block “F” Performing Arts Center, located at the southwest corner of Dale Drive and Bridge Park Avenue will be approximately 20,000 square feet, and will contain approximately 500 seats.
9. Block “A” Events Center, located at the northeast corner of State Route 161 and Riverside Drive will be approximately 20,000 square feet and will seat approximately 500 patrons for an event.





Bridge Park West | West of the Scioto River



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EXHIBIT E

PRELIMINARY ECONOMIC FEASIBILITY ANALYSIS

Overview

The Developer seeks to utilize the Act to facilitate the creation of the Authority, in order to finance, construct, operate and maintain the Community Facilities, which will support approximately 625,000 square feet of commercial properties, 975,000 square feet of for-rent residential properties, and 400,000 square feet of for-sale residential properties (the “Private Development”) subject to final City development review and approval, market adjustments, and other normal development feasibility considerations. Over the past 2 years, the Developer has conducted extensive financial analysis of the Private Development, utilizing multiple sources, including a residential feasibility analysis conducted by Danter Company, the Developer’s history with similar projects in other Central Ohio communities, local and national commercial real estate broker input and market data provided by the Developer’s commercial mortgage banker. As a result of this analysis, the Developer has completed a development plan for the Private Development that is generating strong interest from both private equity and the construction lending community. This, coupled with the proposed public investment by the City of Dublin, has driven negotiations with various prospective tenants, including hotel, restaurant, office, and retail users.

The Developer has obtained signed letters of intent from a hotel flag and many commercial tenants and for-sale residential buyers at the rates needed to support the development costs under the proposed financing structure. The project’s proforma is utilizing for-rent residential rates which are based on the Danter Company Study. The market preferences that have informed the development plan are projected to remain strong for many years to come. In summary, the current and expected future market conditions influencing the District are likely to remain strong. Additional economic considerations are described below.

Area Development Pattern and Demand

The subject property is located in Dublin, Franklin County, Ohio. Franklin County is part of the Columbus Metropolitan Statistical Area (MSA). Dublin is a northwest suburb of Columbus, Ohio, and geographically includes portions of Franklin, Delaware, and Union Counties.

More specifically the property is located with the Bridge Street District. The Bridge Street District encompasses 1,100 acres that stretches from I-270/US33 to Sawmill Drive and I-270 to southern properties on Bridge Street. The Bridge Street District is an entertainment, dining and retail destination with civic spaces, riverside park amenities and appealing housing options. The current phase is situated primarily along the banks of the Scioto River. This urban, walkable district is poised to be our next economic development driver attracting new businesses, jobs and a talented, young workforce.

The Bridge Street District is Dublin’s response to the substantial demographic shifts that are shaping new development patterns. Specifically, there is a renewed interest in urbanism and

more densely developed, walkable neighborhoods (“New Urbanism”) ~ driven by young professionals’ desire for single-person households and empty nesters seeking an active lifestyle in vibrant environment. This dynamic vision will define and differentiate Dublin, provide more choices for our residents and corporate citizens and add value to our existing homes. Unlike past demographic and housing trends, over 80% of the region’s projected growth in households will consist of singles and couples without children, and analysts project many of these households will seek to live in a dense, walkable mixed-use, urban environment. This type of development pattern provides less reliance on automobile and instead on other forms of transportation, including walking, biking, and public transit. Such a development would be unique to the current City area market place, and the District’s location relative to the City’s Historic Core and River, as well as the high visibility provided by the adjacent roadway system, further reinforce the expectations for extremely strong market demand for the proposed development.

Present and Future Socio-Economic Conditions

a. Employment Centers

Major employment concentrations in the Dublin area include the areas in and around the I-270/US 33 interchange and environs to the west. Major employers in the area include Cardinal Health, IGS Energy, Express Scripts, Dublin City Schools, Ohio Health, Fiserv, Careworks, OCLC, Ashland Chemical, and Wendy’s International among others. New employment growth in Dublin is expected with the growing area to the west of the City near the West Innovation District, led by the expansion of Ohio University. Total employment throughout Dublin is nearly 70,000 jobs.

Dublin residents also are employed throughout Central Ohio and Downtown, with other major employers such as the State of Ohio, The Ohio State University, Honda, Scotts, Nationwide Insurance, JP Morgan Chase, and Express Brands, and Huntington Bank among others.

b. Area Amenities

Located in the heart of the Bridge Street District, the residents of the Bridge Park New Community Authority will have easy access to activities and attractions through the Columbus Metropolitan Area. The District is in close proximity to the Columbus Zoo, Downtown Columbus, and The Ohio State University. Additionally, the District provides easy access to the significant park system within Dublin, in addition to the Glacier Ridge Metro Park. The District is adjacent to the City’s Historic District, the Scioto River and the City’s planned park improvements in the immediate area, which will provide an extraordinary array of amenities in the vicinity of the District.

c. Economic Patterns

Insight 2050, a study recently led by Calthorpe and Associates, and was sponsored by Columbus 2020, MORPC, and the Urban Land Institute, projects that total population growth in Central Ohio will total over 500,000 people and will create nearly 300,000 new jobs by

2040. This study further projects that a significant portion of the individuals creating the demand for new housing and jobs associated with this Private Development will be seeking the types of mixed-use, walkable environments planned for the District. The current unemployment rate for Central Ohio was 4.6% at year end, the lowest rate since October 2001, compared to the rate of Ohio (5.0%), and the United States (5.6%). These trends are expected to continue in the near future.

d. Economic Patterns

Census data for the City, as of 2010, is also attached hereto.

6496 Riverside Dr, Dublin, Ohio, 43017 2
 6496 Riverside Dr, Dublin, Ohio, 43017
 Ring: 1 mile radius

Latitude: 40.10055
 Longitude: -83.11035

	2000	2010	2000-2010 Annual Rate
Population	6,035	6,272	0.39%
Households	2,774	2,760	-0.05%
Housing Units	2,914	2,924	0.03%

Population by Race	Number	Percent
Total	6,272	100.0%
Population Reporting One Race	6,089	97.1%
White	4,737	75.5%
Black	302	4.8%
American Indian	9	0.1%
Asian	839	13.4%
Pacific Islander	5	0.1%
Some Other Race	197	3.1%
Population Reporting Two or More Races	183	2.9%
Total Hispanic Population	428	6.8%

Population by Sex	Number	Percent
Male	3,123	49.8%
Female	3,149	50.2%

Population by Age	Number	Percent
Total	6,273	100.0%
Age 0 - 4	487	7.8%
Age 5 - 9	430	6.9%
Age 10 - 14	387	6.2%
Age 15 - 19	320	5.1%
Age 20 - 24	380	6.1%
Age 25 - 29	762	12.1%
Age 30 - 34	616	9.8%
Age 35 - 39	493	7.9%
Age 40 - 44	419	6.7%
Age 45 - 49	365	5.8%
Age 50 - 54	379	6.0%
Age 55 - 59	356	5.7%
Age 60 - 64	318	5.1%
Age 65 - 69	161	2.6%
Age 70 - 74	130	2.1%
Age 75 - 79	100	1.6%
Age 80 - 84	74	1.2%
Age 85+	94	1.5%
Age 18+	4,761	75.9%
Age 65+	559	8.9%

Median Age by Sex and Race/Hispanic Origin	Median Age
Total Population	33.0
Male	32.2
Female	33.8
White Alone	34.7
Black Alone	27.8
American Indian Alone	15.0
Asian Alone	30.9
Pacific Islander Alone	12.5
Some Other Race Alone	27.3
Two or More Races	16.9
Hispanic Population	25.6

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.

6496 Riverside Dr, Dublin, Ohio, 43017 2
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Households by Type

Total	2,760	100.0%
Households with 1 Person	937	33.9%
Households with 2+ People	1,823	66.1%
Family Households	1,589	57.6%
Husband-wife Families	1,199	43.4%
With Own Children	579	21.0%
Other Family (No Spouse Present)	390	14.1%
With Own Children	244	8.8%
Nonfamily Households	234	8.5%
All Households with Children	859	31.1%
Multigenerational Households	49	1.8%
Unmarried Partner Households	210	7.6%
Male-female	188	6.8%
Same-sex	22	0.8%
Average Household Size	2.27	

Family Households by Size

Total	1,590	100.0%
2 People	678	42.6%
3 People	383	24.1%
4 People	322	20.3%
5 People	142	8.9%
6 People	44	2.8%
7+ People	21	1.3%
Average Family Size	2.96	

Nonfamily Households by Size

Total	1,171	100.0%
1 Person	937	80.0%
2 People	200	17.1%
3 People	29	2.5%
4 People	4	0.3%
5 People	1	0.1%
6 People	0	0.0%
7+ People	0	0.0%
Average Nonfamily Size	1.23	

Population by Relationship and Household Type

Total	6,272	100.0%
In Households	6,272	100.0%
In Family Households	4,836	77.1%
Householder	1,565	25.0%
Spouse	1,180	18.8%
Child	1,773	28.3%
Other relative	188	3.0%
Nonrelative	130	2.1%
In Nonfamily Households	1,436	22.9%
In Group Quarters	0	0.0%
Institutionalized Population	0	0.0%
Noninstitutionalized Population	0	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.

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Family Households by Age of Householder

Total	1,589	100.0%
Householder Age 15 - 44	838	52.7%
Householder Age 45 - 54	325	20.5%
Householder Age 55 - 64	247	15.5%
Householder Age 65 - 74	102	6.4%
Householder Age 75+	77	4.8%

Nonfamily Households by Age of Householder

Total	1,171	100.0%
Householder Age 15 - 44	616	52.6%
Householder Age 45 - 54	162	13.8%
Householder Age 55 - 64	185	15.8%
Householder Age 65 - 74	94	8.0%
Householder Age 75+	114	9.7%

Households by Race of Householder

Total	2,759	100.0%
Householder is White Alone	2,247	81.4%
Householder is Black Alone	103	3.7%
Householder is American Indian Alone	1	0.0%
Householder is Asian Alone	311	11.3%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	53	1.9%
Householder is Two or More Races	43	1.6%
Households with Hispanic Householder	119	4.3%

Husband-wife Families by Race of Householder

Total	1,199	100.0%
Householder is White Alone	925	77.1%
Householder is Black Alone	41	3.4%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	188	15.7%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	28	2.3%
Householder is Two or More Races	17	1.4%
Husband-wife Families with Hispanic Householder	54	4.5%

Other Families (No Spouse) by Race of Householder

Total	390	100.0%
Householder is White Alone	306	78.5%
Householder is Black Alone	31	7.9%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	27	6.9%
Householder is Pacific Islander Alone	1	0.3%
Householder is Some Other Race Alone	16	4.1%
Householder is Two or More Races	9	2.3%
Other Families with Hispanic Householder	36	9.2%

Nonfamily Households by Race of Householder

Total	1,171	100.0%
Householder is White Alone	1,016	86.8%
Householder is Black Alone	31	2.6%
Householder is American Indian Alone	1	0.1%
Householder is Asian Alone	96	8.2%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	9	0.8%
Householder is Two or More Races	18	1.5%
Nonfamily Households with Hispanic Householder	29	2.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

6496 Riverside Dr, Dublin, Ohio, 43017 2
 6496 Riverside Dr, Dublin, Ohio, 43017
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Latitude: 40.10055
 Longitude: -83.11035

Total Housing Units by Occupancy

Total	2,950	100.0%
Occupied Housing Units	2,760	93.6%
Vacant Housing Units		
For Rent	116	3.9%
Rented, not Occupied	5	0.2%
For Sale Only	23	0.8%
Sold, not Occupied	6	0.2%
For Seasonal/Recreational/Occasional Use	19	0.6%
For Migrant Workers	0	0.0%
Other Vacant	21	0.7%
Total Vacancy Rate	5.6%	

Households by Tenure and Mortgage Status

Total	2,760	100.0%
Owner Occupied	1,276	46.2%
Owned with a Mortgage/Loan	1,028	37.2%
Owned Free and Clear	248	9.0%
Average Household Size	2.44	
Renter Occupied	1,484	53.8%
Average Household Size	2.13	

Owner-occupied Housing Units by Race of Householder

Total	1,276	100.0%
Householder is White Alone	1,152	90.3%
Householder is Black Alone	24	1.9%
Householder is American Indian Alone	1	0.1%
Householder is Asian Alone	76	6.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	8	0.6%
Householder is Two or More Races	15	1.2%
Owner-occupied Housing Units with Hispanic Householder	22	1.7%

Renter-occupied Housing Units by Race of Householder

Total	1,484	100.0%
Householder is White Alone	1,095	73.8%
Householder is Black Alone	79	5.3%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	235	15.8%
Householder is Pacific Islander Alone	1	0.1%
Householder is Some Other Race Alone	46	3.1%
Householder is Two or More Races	28	1.9%
Renter-occupied Housing Units with Hispanic Householder	96	6.5%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.14
Householder is Black Alone	2.88
Householder is American Indian Alone	1.00
Householder is Asian Alone	2.68
Householder is Pacific Islander Alone	4.00
Householder is Some Other Race Alone	3.62
Householder is Two or More Races	3.07
Householder is Hispanic	3.22

Source: U.S. Census Bureau, Census 2010 Summary File 1.

6496 Riverside Dr, Dublin, Ohio, 43017 2
 6496 Riverside Dr, Dublin, Ohio, 43017
 Ring: 3 mile radius

Latitude: 40.10055
 Longitude: -83.11035

	2000	2010	2000-2010 Annual Rate
Population	73,909	81,080	0.93%
Households	30,003	33,601	1.14%
Housing Units	31,728	35,701	1.19%

Population by Race	Number	Percent
Total	81,081	100.0%
Population Reporting One Race	79,052	97.5%
White	64,399	79.4%
Black	3,321	4.1%
American Indian	108	0.1%
Asian	9,637	11.9%
Pacific Islander	32	0.0%
Some Other Race	1,555	1.9%
Population Reporting Two or More Races	2,029	2.5%
Total Hispanic Population	3,643	4.5%

Population by Sex	Number	Percent
Male	40,101	49.5%
Female	40,979	50.5%

Population by Age	Number	Percent
Total	81,081	100.0%
Age 0 - 4	5,559	6.9%
Age 5 - 9	5,551	6.8%
Age 10 - 14	5,690	7.0%
Age 15 - 19	4,962	6.1%
Age 20 - 24	5,129	6.3%
Age 25 - 29	8,421	10.4%
Age 30 - 34	7,005	8.6%
Age 35 - 39	6,207	7.7%
Age 40 - 44	5,960	7.4%
Age 45 - 49	6,138	7.6%
Age 50 - 54	6,028	7.4%
Age 55 - 59	4,892	6.0%
Age 60 - 64	3,573	4.4%
Age 65 - 69	1,961	2.4%
Age 70 - 74	1,280	1.6%
Age 75 - 79	971	1.2%
Age 80 - 84	813	1.0%
Age 85+	940	1.2%
Age 18+	60,850	75.0%
Age 65+	5,965	7.4%

Median Age by Sex and Race/Hispanic Origin	Median Age
Total Population	33.7
Male	32.9
Female	34.6
White Alone	35.3
Black Alone	29.2
American Indian Alone	23.9
Asian Alone	32.2
Pacific Islander Alone	30.0
Some Other Race Alone	25.9
Two or More Races	16.3
Hispanic Population	25.8

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.

6496 Riverside Dr, Dublin, Ohio, 43017 2
 6496 Riverside Dr, Dublin, Ohio, 43017
 Ring: 3 mile radius

Latitude: 40.10055
 Longitude: -83.11035

Households by Type

Total	33,601	100.0%
Households with 1 Person	9,905	29.5%
Households with 2+ People	23,696	70.5%
Family Households	20,689	61.6%
Husband-wife Families	16,644	49.5%
With Own Children	8,427	25.1%
Other Family (No Spouse Present)	4,045	12.0%
With Own Children	2,472	7.4%
Nonfamily Households	3,007	8.9%
All Households with Children	11,297	33.6%
Multigenerational Households	558	1.7%
Unmarried Partner Households	2,278	6.8%
Male-female	2,033	6.1%
Same-sex	245	0.7%
Average Household Size	2.41	

Family Households by Size

Total	20,688	100.0%
2 People	8,378	40.5%
3 People	5,172	25.0%
4 People	4,614	22.3%
5 People	1,791	8.7%
6 People	512	2.5%
7+ People	221	1.1%
Average Family Size	3.06	

Nonfamily Households by Size

Total	12,912	100.0%
1 Person	9,905	76.7%
2 People	2,583	20.0%
3 People	336	2.6%
4 People	63	0.5%
5 People	14	0.1%
6 People	9	0.1%
7+ People	2	0.0%
Average Nonfamily Size	1.27	

Population by Relationship and Household Type

Total	81,080	100.0%
In Households	80,904	99.8%
In Family Households	64,446	79.5%
Householder	20,691	25.5%
Spouse	16,649	20.5%
Child	24,033	29.6%
Other relative	1,904	2.3%
Nonrelative	1,169	1.4%
In Nonfamily Households	16,457	20.3%
In Group Quarters	176	0.2%
Institutionalized Population	158	0.2%
Noninstitutionalized Population	18	0.0%

Data Note: **Households with children** include any households with people under age 18, related or not. **Multigenerational households** are families with 3 or more parent-child relationships. **Unmarried partner households** are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. **Average family size** excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.

6496 Riverside Dr, Dublin, Ohio, 43017 2
 6496 Riverside Dr, Dublin, Ohio, 43017
 Ring: 3 mile radius

Latitude: 40.10055
 Longitude: -83.11035

Family Households by Age of Householder

Total	20,690	100.0%
Householder Age 15 - 44	9,813	47.4%
Householder Age 45 - 54	5,446	26.3%
Householder Age 55 - 64	3,484	16.8%
Householder Age 65 - 74	1,220	5.9%
Householder Age 75+	727	3.5%

Nonfamily Households by Age of Householder

Total	12,912	100.0%
Householder Age 15 - 44	7,384	57.2%
Householder Age 45 - 54	1,833	14.2%
Householder Age 55 - 64	1,789	13.9%
Householder Age 65 - 74	789	6.1%
Householder Age 75+	1,117	8.7%

Households by Race of Householder

Total	33,601	100.0%
Householder is White Alone	27,985	83.3%
Householder is Black Alone	1,274	3.8%
Householder is American Indian Alone	34	0.1%
Householder is Asian Alone	3,430	10.2%
Householder is Pacific Islander Alone	8	0.0%
Householder is Some Other Race Alone	413	1.2%
Householder is Two or More Races	457	1.4%
Households with Hispanic Householder	985	2.9%

Husband-wife Families by Race of Householder

Total	16,643	100.0%
Householder is White Alone	13,458	80.9%
Householder is Black Alone	455	2.7%
Householder is American Indian Alone	11	0.1%
Householder is Asian Alone	2,323	14.0%
Householder is Pacific Islander Alone	6	0.0%
Householder is Some Other Race Alone	191	1.1%
Householder is Two or More Races	199	1.2%
Husband-wife Families with Hispanic Householder	420	2.5%

Other Families (No Spouse) by Race of Householder

Total	4,044	100.0%
Householder is White Alone	3,247	80.3%
Householder is Black Alone	353	8.7%
Householder is American Indian Alone	11	0.3%
Householder is Asian Alone	236	5.8%
Householder is Pacific Islander Alone	2	0.0%
Householder is Some Other Race Alone	115	2.8%
Householder is Two or More Races	80	2.0%
Other Families with Hispanic Householder	273	6.7%

Nonfamily Households by Race of Householder

Total	12,912	100.0%
Householder is White Alone	11,280	87.4%
Householder is Black Alone	465	3.6%
Householder is American Indian Alone	11	0.1%
Householder is Asian Alone	871	6.7%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	107	0.8%
Householder is Two or More Races	178	1.4%
Nonfamily Households with Hispanic Householder	293	2.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

6496 Riverside Dr, Dublin, Ohio, 43017 2
 6496 Riverside Dr, Dublin, Ohio, 43017
 Ring: 3 mile radius

Latitude: 40.10055
 Longitude: -83.11035

Total Housing Units by Occupancy

Total	35,724	100.0%
Occupied Housing Units	33,601	94.1%
Vacant Housing Units		
For Rent	1,209	3.4%
Rented, not Occupied	68	0.2%
For Sale Only	355	1.0%
Sold, not Occupied	70	0.2%
For Seasonal/Recreational/Occasional Use	226	0.6%
For Migrant Workers	4	0.0%
Other Vacant	191	0.5%
Total Vacancy Rate	5.9%	

Households by Tenure and Mortgage Status

Total	33,601	100.0%
Owner Occupied	19,185	57.1%
Owned with a Mortgage/Loan	16,175	48.1%
Owned Free and Clear	3,009	9.0%
Average Household Size	2.64	
Renter Occupied	14,416	42.9%
Average Household Size	2.10	

Owner-occupied Housing Units by Race of Householder

Total	19,185	100.0%
Householder is White Alone	17,146	89.4%
Householder is Black Alone	365	1.9%
Householder is American Indian Alone	10	0.1%
Householder is Asian Alone	1,423	7.4%
Householder is Pacific Islander Alone	6	0.0%
Householder is Some Other Race Alone	67	0.3%
Householder is Two or More Races	168	0.9%
Owner-occupied Housing Units with Hispanic Householder	241	1.3%

Renter-occupied Housing Units by Race of Householder

Total	14,416	100.0%
Householder is White Alone	10,839	75.2%
Householder is Black Alone	908	6.3%
Householder is American Indian Alone	25	0.2%
Householder is Asian Alone	2,007	13.9%
Householder is Pacific Islander Alone	2	0.0%
Householder is Some Other Race Alone	346	2.4%
Householder is Two or More Races	289	2.0%
Renter-occupied Housing Units with Hispanic Householder	745	5.2%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.33
Householder is Black Alone	2.65
Householder is American Indian Alone	2.47
Householder is Asian Alone	2.79
Householder is Pacific Islander Alone	4.00
Householder is Some Other Race Alone	3.52
Householder is Two or More Races	2.71
Householder is Hispanic	3.28

Source: U.S. Census Bureau, Census 2010 Summary File 1.

6496 Riverside Dr, Dublin, Ohio, 43017 2
 6496 Riverside Dr, Dublin, Ohio, 43017
 Ring: 5 mile radius

Latitude: 40.10055
 Longitude: -83.11035

	2000	2010	2000-2010 Annual Rate
Population	158,724	181,046	1.33%
Households	64,160	74,077	1.45%
Housing Units	67,257	78,635	1.58%

Population by Race	Number	Percent
Total	181,046	100.0%
Population Reporting One Race	176,987	97.8%
White	149,983	82.8%
Black	6,471	3.6%
American Indian	229	0.1%
Asian	17,711	9.8%
Pacific Islander	59	0.0%
Some Other Race	2,534	1.4%
Population Reporting Two or More Races	4,059	2.2%
Total Hispanic Population	6,479	3.6%

Population by Sex	Number	Percent
Male	89,055	49.2%
Female	91,991	50.8%

Population by Age	Number	Percent
Total	181,048	100.0%
Age 0 - 4	11,645	6.4%
Age 5 - 9	12,548	6.9%
Age 10 - 14	12,838	7.1%
Age 15 - 19	11,165	6.2%
Age 20 - 24	10,679	5.9%
Age 25 - 29	15,093	8.3%
Age 30 - 34	13,268	7.3%
Age 35 - 39	13,061	7.2%
Age 40 - 44	13,222	7.3%
Age 45 - 49	14,114	7.8%
Age 50 - 54	13,897	7.7%
Age 55 - 59	11,907	6.6%
Age 60 - 64	9,422	5.2%
Age 65 - 69	5,655	3.1%
Age 70 - 74	3,980	2.2%
Age 75 - 79	3,170	1.8%
Age 80 - 84	2,666	1.5%
Age 85+	2,716	1.5%
Age 18+	136,278	75.3%
Age 65+	18,187	10.0%

Median Age by Sex and Race/Hispanic Origin	Median Age
Total Population	36.3
Male	35.1
Female	37.4
White Alone	38.3
Black Alone	29.2
American Indian Alone	26.9
Asian Alone	33.0
Pacific Islander Alone	30.0
Some Other Race Alone	25.6
Two or More Races	16.8
Hispanic Population	26.0

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.

6496 Riverside Dr, Dublin, Ohio, 43017 2
 6496 Riverside Dr, Dublin, Ohio, 43017
 Ring: 5 mile radius

Latitude: 40.10055
 Longitude: -83.11035

Households by Type

Total	74,077	100.0%
Households with 1 Person	20,564	27.8%
Households with 2+ People	53,513	72.2%
Family Households	47,598	64.3%
Husband-wife Families	39,798	53.7%
With Own Children	19,084	25.8%
Other Family (No Spouse Present)	7,799	10.5%
With Own Children	4,556	6.2%
Nonfamily Households	5,915	8.0%
All Households with Children	24,499	33.1%
Multigenerational Households	1,196	1.6%
Unmarried Partner Households	4,263	5.8%
Male-female	3,723	5.0%
Same-sex	540	0.7%
Average Household Size	2.43	

Family Households by Size

Total	47,598	100.0%
2 People	20,307	42.7%
3 People	11,071	23.3%
4 People	10,474	22.0%
5 People	4,147	8.7%
6 People	1,161	2.4%
7+ People	438	0.9%
Average Family Size	3.03	

Nonfamily Households by Size

Total	26,479	100.0%
1 Person	20,564	77.7%
2 People	5,073	19.2%
3 People	660	2.5%
4 People	137	0.5%
5 People	31	0.1%
6 People	12	0.0%
7+ People	2	0.0%
Average Nonfamily Size	1.27	

Population by Relationship and Household Type

Total	181,046	100.0%
In Households	180,135	99.5%
In Family Households	146,627	81.0%
Householder	47,571	26.3%
Spouse	39,767	22.0%
Child	53,337	29.5%
Other relative	3,781	2.1%
Nonrelative	2,170	1.2%
In Nonfamily Households	33,508	18.5%
In Group Quarters	911	0.5%
Institutionalized Population	752	0.4%
Noninstitutionalized Population	159	0.1%

Data Note: **Households with children** include any households with people under age 18, related or not. **Multigenerational households** are families with 3 or more parent-child relationships. **Unmarried partner households** are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. **Average family size** excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.

6496 Riverside Dr, Dublin, Ohio, 43017 2
 6496 Riverside Dr, Dublin, Ohio, 43017
 Ring: 5 mile radius

Latitude: 40.10055
 Longitude: -83.11035

Family Households by Age of Householder

Total	47,597	100.0%
Householder Age 15 - 44	19,952	41.9%
Householder Age 45 - 54	12,493	26.2%
Householder Age 55 - 64	8,901	18.7%
Householder Age 65 - 74	3,740	7.9%
Householder Age 75+	2,511	5.3%

Nonfamily Households by Age of Householder

Total	26,480	100.0%
Householder Age 15 - 44	13,334	50.4%
Householder Age 45 - 54	3,790	14.3%
Householder Age 55 - 64	3,978	15.0%
Householder Age 65 - 74	2,177	8.2%
Householder Age 75+	3,201	12.1%

Households by Race of Householder

Total	74,078	100.0%
Householder is White Alone	63,568	85.8%
Householder is Black Alone	2,514	3.4%
Householder is American Indian Alone	80	0.1%
Householder is Asian Alone	6,295	8.5%
Householder is Pacific Islander Alone	18	0.0%
Householder is Some Other Race Alone	678	0.9%
Householder is Two or More Races	925	1.2%
Households with Hispanic Householder	1,793	2.4%

Husband-wife Families by Race of Householder

Total	39,798	100.0%
Householder is White Alone	33,811	85.0%
Householder is Black Alone	874	2.2%
Householder is American Indian Alone	31	0.1%
Householder is Asian Alone	4,337	10.9%
Householder is Pacific Islander Alone	12	0.0%
Householder is Some Other Race Alone	311	0.8%
Householder is Two or More Races	422	1.1%
Husband-wife Families with Hispanic Householder	821	2.1%

Other Families (No Spouse) by Race of Householder

Total	7,800	100.0%
Householder is White Alone	6,404	82.1%
Householder is Black Alone	620	7.9%
Householder is American Indian Alone	21	0.3%
Householder is Asian Alone	409	5.2%
Householder is Pacific Islander Alone	3	0.0%
Householder is Some Other Race Alone	186	2.4%
Householder is Two or More Races	157	2.0%
Other Families with Hispanic Householder	448	5.7%

Nonfamily Households by Race of Householder

Total	26,479	100.0%
Householder is White Alone	23,353	88.2%
Householder is Black Alone	1,019	3.8%
Householder is American Indian Alone	28	0.1%
Householder is Asian Alone	1,548	5.8%
Householder is Pacific Islander Alone	3	0.0%
Householder is Some Other Race Alone	181	0.7%
Householder is Two or More Races	347	1.3%
Nonfamily Households with Hispanic Householder	524	2.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

6496 Riverside Dr, Dublin, Ohio, 43017 2
 6496 Riverside Dr, Dublin, Ohio, 43017
 Ring: 5 mile radius

Latitude: 40.10055
 Longitude: -83.11035

Total Housing Units by Occupancy

Total	78,653	100.0%
Occupied Housing Units	74,077	94.2%
Vacant Housing Units		
For Rent	2,168	2.8%
Rented, not Occupied	125	0.2%
For Sale Only	1,024	1.3%
Sold, not Occupied	181	0.2%
For Seasonal/Recreational/Occasional Use	563	0.7%
For Migrant Workers	9	0.0%
Other Vacant	506	0.6%
Total Vacancy Rate	5.8%	

Households by Tenure and Mortgage Status

Total	74,077	100.0%
Owner Occupied	48,638	65.7%
Owned with a Mortgage/Loan	39,103	52.8%
Owned Free and Clear	9,535	12.9%
Average Household Size	2.63	
Renter Occupied	25,439	34.3%
Average Household Size	2.05	

Owner-occupied Housing Units by Race of Householder

Total	48,638	100.0%
Householder is White Alone	44,147	90.8%
Householder is Black Alone	793	1.6%
Householder is American Indian Alone	35	0.1%
Householder is Asian Alone	3,098	6.4%
Householder is Pacific Islander Alone	11	0.0%
Householder is Some Other Race Alone	150	0.3%
Householder is Two or More Races	404	0.8%
Owner-occupied Housing Units with Hispanic Householder	594	1.2%

Renter-occupied Housing Units by Race of Householder

Total	25,440	100.0%
Householder is White Alone	19,421	76.3%
Householder is Black Alone	1,721	6.8%
Householder is American Indian Alone	45	0.2%
Householder is Asian Alone	3,197	12.6%
Householder is Pacific Islander Alone	7	0.0%
Householder is Some Other Race Alone	528	2.1%
Householder is Two or More Races	521	2.0%
Renter-occupied Housing Units with Hispanic Householder	1,200	4.7%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.38
Householder is Black Alone	2.54
Householder is American Indian Alone	2.50
Householder is Asian Alone	2.79
Householder is Pacific Islander Alone	3.17
Householder is Some Other Race Alone	3.43
Householder is Two or More Races	2.72
Householder is Hispanic	3.17

Source: U.S. Census Bureau, Census 2010 Summary File 1.

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EXHIBIT F

FINANCIAL PLAN

The Developer seeks to create the Authority to promote and coordinate the financing, construction, operation and maintenance of Community Facilities that are estimated to cost \$78 million to construct. These Community Facilities include approximately 3,930 parking spaces, a community events center, and a performing arts center. It is anticipated that the Finance Authority will issue approximately \$90 million in Bonds to finance the Community Facilities. All Bonds will be subject to the approval of the City pursuant to the terms of development and cooperative agreements among the City, the Authority and the Developer. The Developer expects to construct 3 parking garages in the first phase of the project, one in Historic Dublin (approximately 240 parking spaces), and two on the east side of the Scioto River (approximately 1,700 parking spaces). Future garages will be developed as additional development is consummated and is available to provide financial support for the issuance of additional Bonds.

The Bonds will be secured by the Community Development Charge as the primary source of repayment during the time that the Bridge Park Development will be 100% abated pursuant to the Tax Abatement. Once the Tax Abatement expires, TIF Service Payments will be the primary source of repayment for the Bonds. In the event the TIF Service Payments are not sufficient to pay the Bond Debt Service, the Community Development Charge will be levied and collected to cover the shortfall.

Determination of Community Development Charges

The Authority will impose a Community Development Charge on Chargeable Property (as defined hereinbelow), determined as generally described in this Exhibit F, which is intended to be a uniform fee. Alternatively, the Community Development Charge may be a dollar amount determined on the basis of the assessed valuation of real property or interests in real property in the District sold, leased, or otherwise conveyed by the Developer. In addition, there may be a component of the Community Development Charge that is determined on the basis of gross receipts of restaurants and other retail, excluding any use that is predominantly grocery, operating in the District, in an amount not greater than ½%, and a Community Development Charge that is determined on the basis of gross receipts of hotels operating in the District, in an amount not greater than 1%. These funds would be collected by an independent collection agent engaged by the Authority and would be used to pay the Annual Amount.

Calculation of Community Development Charge

The Community Development Charge will be collected on Chargeable Property and will be calculated on a uniform basis with respect to four property types to be developed within the District, based on the square footage of such property type, and the effective real property tax millage rate for such property type (residential vs. commercial). It is anticipated that the four classifications will be as follows:

Commercial – Properties classified as Commercial include restaurants, retail, fitness, hotels and all other development typically classified as commercial property for real

property tax purposes (i.e., not classified as “residential/agricultural” use for real property tax purposes), except for-rent housing and property classifications described below as “Apartments,” “Townhomes,” or “Condos.”

Apartments – Properties classified as Apartments include for-rent residential property that is typically classified as commercial property for real property tax purposes and exclude property classifications described below as “Townhomes” or “Condos.”

Townhomes – Properties classified a Townhomes include owner-occupied residential property that is typically classified as “residential/agricultural” use for real property tax purposes and exclude the property classification described below as “Condos.” Townhomes are typically accessed from the outside.

Condos – Properties classified as Condos are owner-occupied residential property that is typically classified as “residential/agricultural” use for real property tax purposes that are located in a building with more than 3 stories. The entry to the individual units are from interior hallways.

The formula for the Community Development Charge on each of the four classifications are expected to be determined as follows:

Community Development Charge for that classification of use multiplied by the total square footage of the building on such tax parcel. It is expected that the Community Development Charge for each classification will be determined on the basis of comparable market data for each classification for similar properties in Franklin County. The final determination of the Community Development Charge per square foot for each classification will be included in the Declaration and Development Agreement to be entered into between the Developer and the City. The effective millage rate will never be less than the current effective tax rates for property within the District (87.783604 mills for residential property and 100.254 mills for non-residential commercial property).

Allocation of Community Development Charges

The Community Development Charges shall be allocated and applied in the following order:

- (1) Bond Debt Service;
- (2) O&M;
- (3) City Contribution;
- (4) Supplemental Debt Service Reserve and a Supplemental Operating and Maintenance Reserve for maintenance and repair of Community Facilities; and
- (5) Optional redemption of Bonds.

Supplemental Community Development Charge

If the Community Development Charges as prescribed are not sufficient to pay Annual Amount in any year, an increased or supplemental Community Development Charge may be levied in the following manner:

- (a) The shortfall will be proportionately applied to all Chargeable Property (as defined hereinbelow). Proportionate application of the shortfall will be based on the valuation of each individual type of development divided by the summation of the valuation of all Chargeable Property in the District.
- (b) The proportionate allocation of the shortfall will result in an increased effective millage rate for Chargeable Property in an amount sufficient to pay the shortfall.

Timing and Collection of the Community Development Charges

The Community Development Charge will be imposed on Chargeable Property. “Chargeable Property” will be further defined in the Declaration but generally means all or any portion of a parcel in the District for which the Commencement Date has occurred. The “Commencement Date” means, with respect to a building located on a parcel, the earlier of (a) the date that a certificate of occupancy is issued for such building or (b) the date that the owner of such parcel requests, in writing, that the Authority impose the Community Development Charge at a level consistent with the development of such parcel. For the first year that the Community Development Charge is imposed on such parcel, a pro-rated Community Development Charge will be levied from the Commencement Date through the remainder of the calendar year. For example, if a certificate of occupancy is issued on March 31, nine-twelfths of the annual Community Development Charge will be levied on the property, due in the succeeding calendar year. Thereafter, the full Community Development Charge will be collected annually.

As permitted by Section 349.07 of the Ohio Revised Code, the Authority is expected to certify the Community Development Charges to the Franklin County Auditor, who will enter the Community Development Charges on the tax list and duplicate of real property and certify the Community Development Charge to the Franklin County Treasurer for collection with the tax bills.

In the event the Authority collects a Community Development Charge determined on the basis of gross receipts of restaurants and other retail, excluding any use that is predominantly grocery, and hotels operating in the District, these amounts would be collected by an independent collection agent engaged by the Authority and would be used to pay the Annual Amount.

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EXHIBIT G

THE DEVELOPER'S MANAGEMENT CAPABILITY

Crawford Hoying Development Partners, Ltd. (“Crawford Hoying”), is a regionally recognized developer whose track record already features a number of successful mixed-use projects across the State of Ohio, including The Lane in Upper Arlington, The Heights at Worthington Place in Worthington, and Water Street District in Dayton, Bridge Park will represent the next generation of quality and connected mixed-use development, as well as a vibrant and vital new investment in the future of their company’s hometown. The principals of Crawford Hoying are as follows:

Brent Crawford is a Principal and Founder in the full services real estate firm Crawford Hoying and family of companies. Brent has guided the vision of the company for the past 20 years, which he has grown from a single investment property in 1994 to one of the largest real estate firms in Columbus, Ohio. The residential and commercial real estate brokerages alone manage over 2,000,000 S.F. of commercial properties, and have closed over \$2.4 billion in transactions. Brent is currently guiding the development of \$500 million in new developments to be completed over the next three years, and manages the company’s relationships with over 100 equity investors. He has spoken at many events as a guest speaker covering topics such as current real estate trends, multi-family markets, and development growth in central Ohio. In addition, Brent taught property management and real estate trends for two years at the Fisher College of Business at Ohio State University.

Bob Hoying returned to central Ohio in 2002 after a seven-year career as a quarterback with the Philadelphia Eagles and Oakland Raiders in the National Football League. The former Ohio State Buckeye had earlier befriended Brent Crawford during a chance pairing on the golf course in 1998. Upon his return to the Columbus area, the two men partnered to purchase the 252-unit apartment community Gateway Lakes in 2002. Within ten years the pair had grown their partnership into a full service real estate company, managing over 20 apartment communities, over 1 million S.F. in commercial real estate, and becoming major contributors in Central Ohio real estate development. Like Brent Crawford, Bob takes an active role in guiding the company’s \$500 million in new developments. His role includes several facets of the development process, including land acquisition, property due diligence, closing requirements, and the obtainment of city entitlements.

Nelson Yoder has extensive and diverse experience in financial analysis, architecture and construction, which provide him with a uniquely broad understanding of all aspects of real estate development. He holds an MBA focused in Real Estate Development and Construction Management from the University of Cincinnati and a Bachelor’s Degree of Architecture from Ball State University. Nelson worked with large Columbus, Ohio firm M+A Architects for over a decade, eventually rising to the position of Partner while overseeing the master planning, zoning, design, leasing coordination, and construction of over 7,500,000 S.F. of Mixed-Use, Retail, Office, Multifamily, Hospitality, Religious and Industrial projects. Nelson is a licensed architect, earning his certification from NCARB in 2004, and LEED Accreditation in 2008. In 2010, Nelson co-founded Real Estate Development Advisors where his responsibilities included financial modeling, procurement of public subsidies, market analysis and management of

consultant teams. Nelson joined Crawford Hoying Development in 2012 to facilitate the firm's development of more Class A mixed-use projects.

Matthew Starr is the Director of Development for Crawford Hoying, joining the team in April, 2014. In that role with Crawford Hoying, Starr has involvement in all aspects of development, including acquisitions/due diligence, deal structuring, planning/design, government negotiations, leasing, financing, and construction. Prior to joining Crawford Hoying, Starr was the Director of Real Estate Equities for Nationwide Realty Investors, Ltd., for nearly ten years. While at NRI, Starr was involved in all phases of the development of Grandview Yard, a 100 acre mixed-use project in Grandview Heights, OH. Starr began his career in Real Estate Finance for National City Bank (now PNC Bank), from 1995-2004. Starr is a 1994 graduate of Saginaw Valley State University (BBA), and a 2002 graduate of The Weatherhead School of Management at Case Western University (MBA).

Russ Hunter joined Crawford Hoying Development in 2013 as Design Director, overseeing both architectural vision and interior design for all of the new developments. After earning his degree from Miami University, Russ moved to Columbus where he eventually became Senior Designer at M+A Architects for more than 8 years. At M+A Architects he played a key role in the design of more than a dozen mixed-use projects, giving him a deep understanding of mixed-use neighborhood design and planning. At Crawford Hoying Development, he works with the entire project team to create a vision for the project site's future through site planning, building programming and architectural design and works with the team to create a beautiful and financially viable project.

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