

Subarea 3: Multi-Family

Permitted Uses:

The following uses shall be permitted within Subarea 3:

1. Multi-family dwellings at a density of 8.6 units per acre and not to exceed 120 units.

Yard and Setback Requirements:

1. Front yard setback off the main/west collector shall be 35' for buildings and pavement.
2. Side and rear property line setbacks shall be 25' for pavement and building.

Height Requirements:

1. Maximum height for structures within Subarea 3 shall be 35' as defined by Dublin Zoning Code.

Parking and Loading:

1. Size, ratio and type of parking shall be regulated by Dublin Zoning Code, Chapter 1193.

Circulation:

1. The main east/west artery shall have a minimum right-of-way of 66' with 40' of pavement back to back with a separate bike path in addition to the 40' pavement.
2. All other internal streets shall be private.
3. Access shall be provided through Subarea 3 to the proposed ten acre elementary school to the west.

Waste and Refuse:

1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence made of materials compatible with the buildings.

Landscaping:

1. Landscaping shall be according to Dublin Landscape Code, Chapter 1187. In addition, perimeter buffering shall be provided along north, west and south side

when abutting single family or school property containing a mixture of evergreen and deciduous plant material at a summer opacity of 75% taken 6' above ground level.

2. Landscape entry features shall be provided along the main east/west collector at the northeast corner of the site.

Lighting:

1. External light fixtures may be pole or wall mounted, dark in color and of similar type and style.
2. All parking lot lighting shall be limited to 28' in height.
3. Lighting program shall be designed to minimize glare and light trespass onto adjacent properties.

Architecture:

1. The architectural style and materials will be consistent with those as indicated on Figure 18.
2. Colors of materials shall be coordinated with surrounding architecture.