HISTORIC DUBLIN:
EXISTING ZONING REVISIONS
RECOMMENDATIONS

MEMORANDUM DECEMBER 31, 2016

CODAMETRICS

Intent

This memorandum outlines the recommendations for revisions to the city's existing zoning for the Historic Dublin area as a result of the community workshop held on October 4, 2016.

This document is organized into the following general recommendations.

New Historic Core II District

The establishment of a new zoning district for areas along High Street south of Bridge Street will allow for regulations based upon the unique context of the area. Regulations will include building form and a uses list appropriate to the scale of the area, close to single family residential.

Permitted Building Type

Of the building type options shown, the community overwhelming preferred a series of the Historic Cottage Commercial building type, with some potential additional allowances and requirements. (The Civic Building would also continue to be permitted, with the same limitations on uses.)

Multiple cottages could be located on larger lots; however, the lot coverage would be regulated. Landscape spaces between the buildings will soften the spaces, defining each building as a separate cottage even if linked, in contrast to the streetwall defined by the HIstoric Mixed Use building. Further, the heights of the buildings should step down to 1.5 stories at the lanes on either side of High Street, towards the residential properties.

PREFERRED OPTION FOR NEW DISTRICT BUILDING FORM

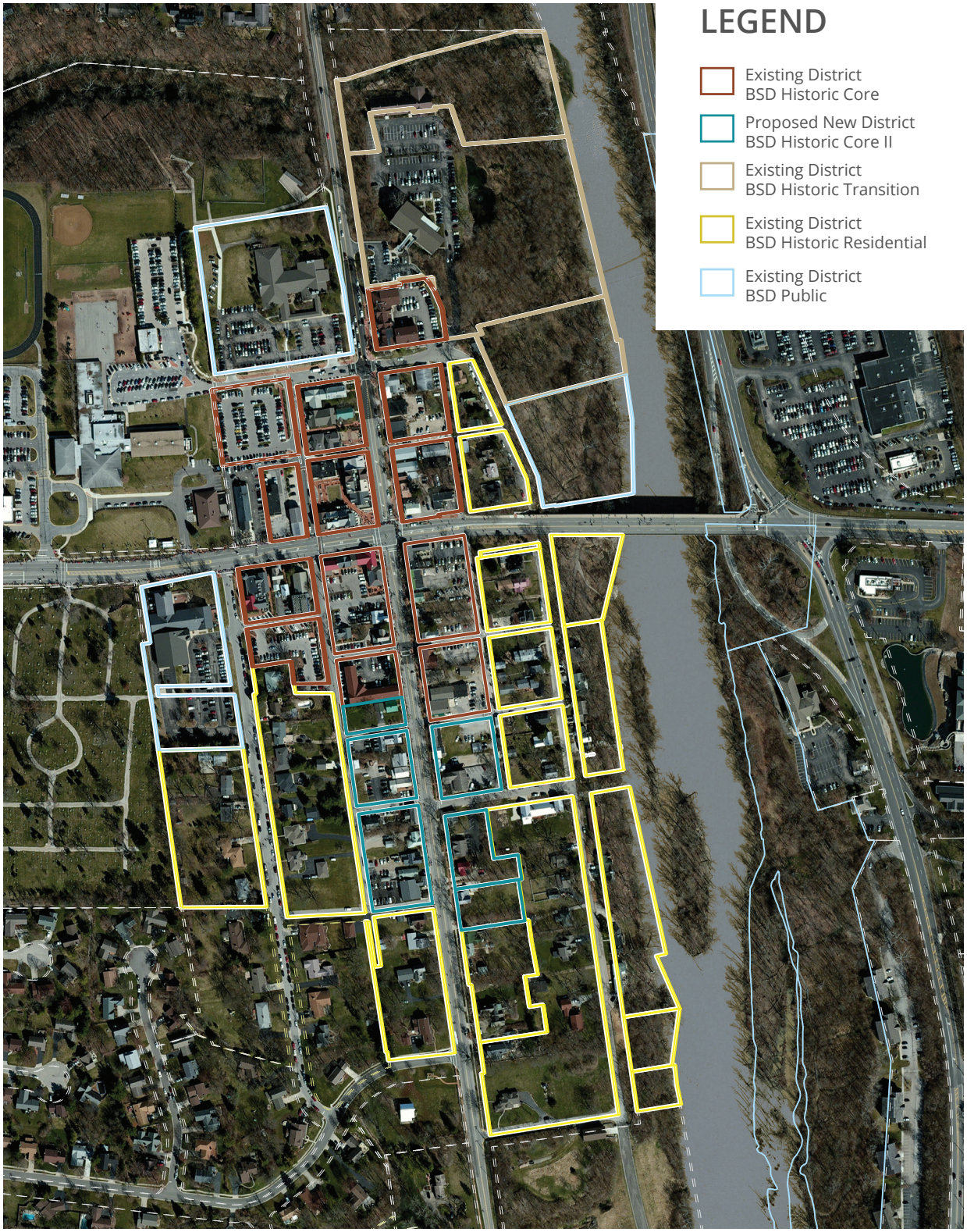
Plan of Cottage Commercial layout with multiple buildings and spaces along street.

View from High Street. Per community response, buildings along High Street should also be cottages, in lieu of Mixed Use buildings shown.

View from lane. Community responded favorably to builidngs extending to lane, but stepping down in height.

OPTION WITH FEWER REAR BUILDINGS

OPTION: View from lane. Community feedback suggested it is not necessary to limit building coverage on the lot as shown.



Proposed new district location along High Street, south of Bridge.

Permitted Uses

Uses within the new district would match the Historic Core district, with a few exceptions. Eating and drinking establishments may be limited to a maximum square footage, limited to certain hours of operation, or limited by what types of food they can serve. Hotels would not be permitted, but bed and breakfast establishments, limited by the number of rooms, could be permitted. And, finally, parking structures and princIpal-use surface parking lots would not be permitted.

	Residential	Office-Residential	Office	Commercial	HISTORIC CORE	[NEW] HISTORIC CORE II	HISTORIC TRANSITION	HISTORIC RESIDENTIAL	Indian Run	Sawmill Center	Vertical Mixed Use	Public	Use Specific Standards See §153.059 (C)
PRINCIPAL USES													
RESIDENTIAL													
Dwelling, Single-family	P							P					(1)(a)
Dwelling, Two-family	P												
Dwelling, Townhouse	P	P					P		P		U		(1)(b)
Dwelling, Live-work	C	P	P		P	P	P		P	P	P		(1)(c)
Dwelling, Multiple-family	P	P			U	U	U		P	P	P		
Group Residence	S	P									U		(1)(d)
CIVIC/PUBLIC/INSTITUTIONAL													
Adult or Child Day Care		P	P	P	P	P	P		P	P	P		(2)(a)
Community Center	C	C					P		P	P	P		(2)(b)
Community Garden	P	P	P	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)
Education Facility		P	P	P	P	P	P		P	P	P	P	
Elementary or Middle School								P				P	
Hospital		C,S	C, S						C, S	C, S		C	(2)(e)
Library, Museum, Gallery		P	P		P	P	P		P	P	P	P	(2)(f)
Municipal Parking Lot					P	P						P	
Religious or Public Assembly			C,S	C,S	C,S	C,S	C,S		C,S	C,S		C,S	(2)(g)
Park or Open Space	P	P	P	P	P	P	P	P	P	P	P	P	
Public Safety Facility	C	C	C	C			C		C	C	C	P	
Transit Station			C	C					C	C	C	C	
COMMERCIAL													
Animal Care			P	P	P		P		P	P	P		(3)(a)
Bed and Breakfast					P	P							(3)(b)
Conference Center			C				P		P	P	U		
Eating and Drinking			P, S	P	P		P		P	P	P		(3)(c)
Entertainment / Recreation, Indoor				P, S			P,S		P	P	P	C	(3)(d)
Fueling / Service Station				C									(3)(e)
Hotel		P	P	P	P		P		P	P	U		
Office, General		P	P	P	P	P	P		P	P	U		
Office, Medical		P	P	P	P	P	P		P	P	P		
Parking Structure		P, C	P, C	P, C	P, C		P, C		P, C	P, C	P, C		(3)(f)
Personal, Repair, & Rental Services		P, S	P, S	P	P	P	P		P	P	P		(3)(g)
Research & Development		P	P	P	P	P	P		P	P	U		
Retail, General				P	P, S	S	P, S		P	P	P		(3)(h)
Sexually-oriented Businesses				C									(3)(i)
Vehicle , Sales Rental, and Repair				C						C			(3)(j)
Wireless Communications	Refer to Chapter 99 of Dublin Code of Ordinances												
ACCESSORY AND TEMPORARY USES													
Accessory uses are permitted only in connection with a permitted or approved conditional use on the same property, and must be clearly subordinate and incidental to that use. No accessory use may be operated when a permitted or approved conditional use does not exist on the property.													
Adult or Child Care	P	P	P	P	P	P	P		P	P	P	P	(3)(a)
Alternative Energy Equipment	P	P	P	P	P	P	P	P	P	P	P	P	(4)(a)
Bicycle Facilities	P	P	P	P	P	P	P	P	P	P	P	P	
Community Activity	T	T	T	T	T	T	T	T	T	T	T	T	
Construction Trailer/Office	T	T	T	T	T	T	T		T	T	T	T	(4)(b)
Drive-in/Drive-through				P									(4)(c)
Dwelling Rental or Sales Office	T	T	T	T	T	T	T		T	T	T		(4)(d)
Eating & Drinking		P	P	P	P		P		P	P	P	P	(4)(e)
Essential Utility Services	P	P	P	P	P	P	P	P	P	P	P	P	
Exercise and Fitness	P	P	P	P	P, S	P, S	P, S		P	P	P	P	(4)(f)
Farmers Market			P	P	P	P	P		P	P	P	P	
Gardening	P	P	P	P	C	C	C	P	C	C	P		(4)(g)
Home Occupation	P	P	P		P	P	P		P	P	P		(4)(h)
Outdoor Display or Seasonal Sales	T	T	T	T	T	T	T		T	T	T	T	(4)(i)
Parking, Structure	P,C	P,C	P,C	P,C	P,C	P,C	P,C		P,C	P,C	P,C	P,C	(3)(f)
Parking, Surface	P	P	P	P	P	P	P		P	P	P	P	(4)(j)
Residence	P	P	P	P	P	P	P		P	P	P		(4)(k)
Retail or Personal Services		P, S	P, S	P, S	P, S	P, S	P, S		P	P	P, S		(4)(l)
Transit Stop	P	P	P	P	P	P	P		P	P	P	P	
Vehicle Charging Station	P	P	P	P	P	P	P		P	P	P	P	
Wireless Communications	Refer to Chapter 99 of Dublin Code of Ordinances												

Even though the exhibit illustrated not permitting eating and drinking establishments and hotels in the new district, the community felt this was too limiting.

Existing Historic Core District

Revisions to the historic core districts (and potentially other BSD districts) based upon review of results and processes from previous years of implementation as well as community feedback during the recent workshop.

One of the main revisions noted is the allowance of ground story residential on non-primary street frontages. Currently, the code requires storefronts on all streets, with associated uses. Definition of primary street frontage is needed with a revision to remove the requirement for storefronts on non-primary will allow for residential uses and frontages on side streets.

General Design Standards

Re-examination of the building materials and other requirements of section 153.062 of the existing code is needed. The community workshop suggested further limitation on materials, especially in the new Historic Core II districts, and rejected the introduction of some potential materials into the palette for the historic core. A clearer set of allowable primary materials, secondary materials, and materials used with conditions can be established. Also, material requirements should be clearer in addressing rear and side facades visible from adjacent properties with the same quality as the street facades.

Additionally, further study may be warranted to potentially codify some easily quantified design standards suggested by the Historic Dublin Design Guidelines. Some standards for the new district could be further defined, such as the scale of shop windows in lieu of larger storefronts in keeping with the existing character.

Side street treatment to be more flexible: allow for storefronts and commercial uses as well as general frontage and residential uses on the ground story as well as.

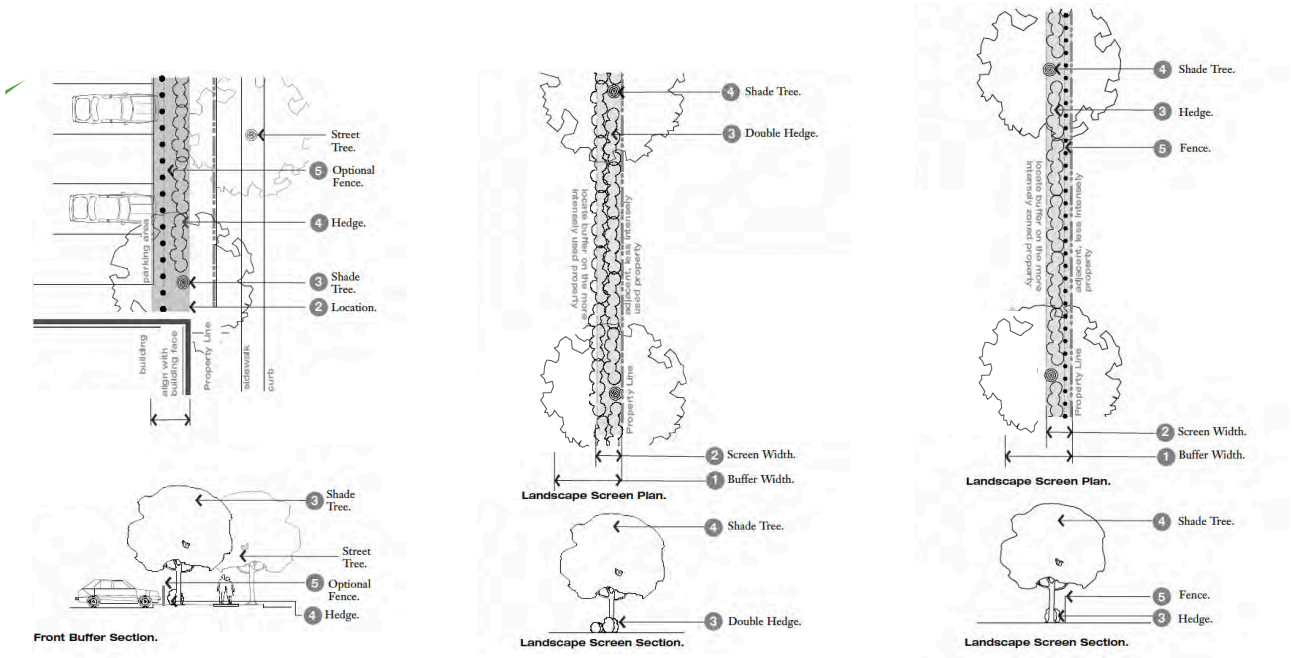
Ground story storefront to be treated as a shopfront with smaller display windows in the historic core..

Transitions to Residential

Transitions to the historic residential properties adjacent to the core are needed. Some of these transitions may be handled in the revisions to the Historic Cottage Commercial building type. The new requirements would include shallower rear landscape areas, but would require stepping the heights down towards the lane.

In other locations where the Historic Core abuts or is across a lane/alley from historic residential, a flexible system of transitions can be established. Either a stepping down with shallower setback similar to the requirement for the Historic Cottage Commercial, or a deeper rear setback with less stepping down.

In general, a set of more detailed landscape requirements will be established for all of these rear areas, especially when parking areas, trash receptacles, and other unsightly elements are located in the rear. It is important that landscape developed not be typical of suburban office park, but incorporate the character of the historic area.



ILandscape requirements at parking lots and transitions..

Illustration of buildings stepping at slope..

Parking & Access

For the Historic Core II, it will be necessary to address parking locations. We recommend that the zoning be revised based upon the parking study currently underway under a separate contract. Zoning could allow for exchanges of required on-site spaces with existing on-street spaces on High Street, parking on other lots available for employees/visitors, and other potential exchanges. Based upon the study, it may also be necessary to limit certain uses due to lack of available parking; for example, restaurant uses, even when limited, generate a significant amount of parking demand. That use, then, may not be appropriate on the southern end of the High Street mixed-use corridor.