

HISTORIC DUBLIN: **EXISTING ZONING CODE**

SUMMARY & EXPLANATION OF PROPOSED REVISIONS

MAY 9, 2017 revised July 17, 2017



CODAMETRICS

STATION 4 SITE DEVELOPMENT: SCALE & MASSING

Study 3 of the generic site study includes a mixed use building along the main street and a series of cottage-like office or residential buildings in the rear of the site. Along the main street storefronts occupy the ground floor of the building with residences or commercial space above. Residential or office units in the rear face the side street and the interior of the lot. The building varies more than any of the other studies. A small garage for parking is shown in the rear for the residential or office units.

GENERIC
SITE STUDY
3



STATION 4 SITE DEVELOPMENT: SCALE & MASSING

The following site sections illustrate potential outcomes of heights and scale in the rear of a significantly sloped lot.

Study 1 illustrates measuring the maximum height from the front lot line at the High Street. This study also illustrates the ground story as a large blank wall out of scale with pedestrians and the context of the area.

GENERIC
SITE STUDY
1



Study 2 illustrates measuring the maximum height across the whole site, never exceeding 2.5 stories. This study also illustrates stepping the ground story so that the buildings relate to the street they front on.

GENERIC
SITE STUDY
2



Study 3 illustrates stepping the heights down further in relation to the residential buildings across the lane. This study also illustrates stepping the ground story so that the buildings relate to the street they front on.

GENERIC
SITE STUDY
3



HISTORIC DUBLIN ZONING DISTRICTS



HISTORIC DUBLIN ZONING DISTRICTS



Illustration Boards from the Public Workshop 1. The board on the left illustrates option 3, the most widely preferred design option for the rear of lots. The board on the right illustrates the impacts of height on adjacent residential on well-sloped lots. Measuring heights will be addressed in the overall revision to the BSD code, defining the measurement from the average grade of the building.

PURPOSE

Over the last year, the Historic District in Dublin's downtown has experienced significant development pressure. Due to the charm and character of the area, the value of the land is increasing and surface parking lots and some buildings are now seen as opportunities for infill development.

Residents have expressed concerns regarding the scale and impacts of this potential development along with additional commercial uses in the Historic District. Based upon these concerns, in May of 2016, City Council directed staff to take a closer look at the existing districts and design regulations to address these concerns, while

balancing the redevelopment potential sought by the development community.

The following document outlines the revisions recommended to the Bridge Street District (BSD) code related to the Historic Core. No revisions are currently proposed to the Historic Transition and Historic Residential districts.

COMMUNITY WORKSHOPS

An initial public input phase was completed at the end of 2016, identifying potential modifications to the BSD code sections related to the Historic District. The results and comments from these workshops are posted on the City's website.

Public Workshop 1

The first workshop, held October 4, 2016, put forth some proposals for addressing the concerns. The workshop was well attended by approximately 50 people including residents, business owners and land owners. The interactive workshop included four stations each addressing a different topic. Each participant was able to rotate through all four stations.

- The first station introduced the potential for a new transitional zoning district between the Bridge and High Street intersection and the residential buildings on neighboring streets and the south end of High Street.
- The second station addressed the current code requirements for materials and design details such as massing, windows, and roofs.
- The third station provided a discussion format for parking provisions in the area, focusing on the difference between the areas north and south of Bridge Street.
- The fourth station presented some design

options addressing potential infill development in the rear of lots along Blacksmith and Mill Lanes.

Public Workshop 2

The results of the first workshop were presented at a second workshop, held December 8, 2016. A survey was provided to gain additional comments and more detailed recommendations for potential Code changes. The discussion focused on future development and zoning requirements including architectural character, design, building materials and uses within the Historic District.

Architectural Review Board Work Session

An informal work session was held for the Architectural Review Board on March 8, 2017, to review the results of the two public input sessions. The Board reviewed the materials presented to the public and the public input that was provided at these meetings. The consultant presented the initial recommendations for the zoning code amendments within the Historic District, which was based on the input from these public input sessions. The Board discussed the proposed recommendations and provided feedback to the consultant to consider as the recommended code language is developed.

SUMMARY AND INTENT OF THE CODE REVISIONS

The following provides a summary of the major revisions along with the intent of those changes.

Introduction of a New District

The new Historic South zoning district is intended to provide a framework for smaller-scaled buildings generally between Spring Hill Lane and John Wright Lane along South High Street. The new district as proposed permits the existing Historic Cottage Commercial, detached single-family homes, and the Civic building forms. The limitation on the building forms ensures smaller-scaled buildings and more open space on the lots, instead of the more continuous “streetwall” established by the Historic Mixed Use Building. (See revisions to zoning map and section 153.058.)

Uses in the New District

The new Historic South district allows for a mix of uses similar to the Historic Core to occur within the buildings, but does apply some limitations. Parking structures and principal-use parking lots (parcels with surface

parking similar to the public lots on the north side of Bridge Street) are not permitted. Eating and drinking establishments, desired by most workshop attendees, are limited to specific hours of operation to address noise concerns. (See section V. Uses in this document.)

Building Type Revisions

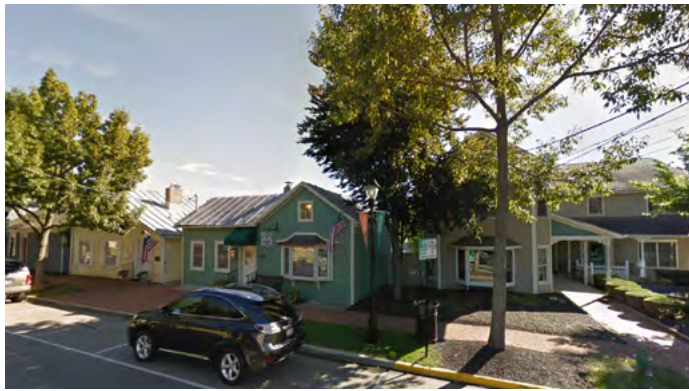
A series of revisions to the Historic Cottage Commercial building type is provided to address the scale of infill development within the Historic South district. (See revisions to 153.062.) The following is the key revision:

Rear Infill Requirements

The Historic Cottage Commercial Building has been revised and re-illustrated to address development in the rear portion of lots, especially adjacent to the historic single family district. The intent of these new regulations is to allow infill within the character of the existing area, specifically stepping the buildings down to 1.5 stories at the rear lanes among other requirements.



Illustration of the scale of development proposed in the code revisions for the rear of the Historic Mixed Use and Historic Cottage Commercial Building Types.



Existing Historic Cottage Commercial: the scale of existing “cottage” buildings provides the guidance for the Historic Cottage Commercial building.



Historic Cottage Commercial: new construction similar in scale, not located in Dublin.

INTRODUCTION TO REVISIONS

The following outlines revisions proposed to the Bridge Street Districts code regarding the Historic District only.

I. Districts Intent

Section 153.058 is revised to establish the new Historic South District and add intent language for the new district.

II. District Map

The Bridge Street Districts zoning map is revised to define the parcels to which the new Historic South District will be applied.

III. Building Types by Districts Table

Table 153.062-A. Building Types by Districts is revised to add the new district and define which building types will be permitted within it.

IV. Building Types

The Historic Cottage Commercial building type is revised to define the type of development that can occur, especially in the rear portion of the lots. The table of regulations is revised and the drawings have been updated. Some line items in the table have been struck-through; those line items will be addressed in subsequent revisions to the overall code.

Additionally, Table 153.062-C. Building Type Table Legend is deleted as the keyed numbering system between the building type tables and the illustrations is different for each building type.

An appendix is included at the end of this document to provide some explanation for revisions to the building regulations.

V. Uses

In section 153.059, the use table is revised to incorporate the new district. A revision to uses previously permitted only in the upper floors, now permits those uses in the rear of the upper floors and in the basement. New language is also defined for limitations on eating and drinking establishments in the new district.

The revisions outlined in the above-listed sections address the structural changes made to the key

components of the Bridge Street District (BSD) zoning code in order to update the Historic District area. Future revisions to the BSD code will address parking, landscape, and building design elements, among other BSD-wide regulations.

APPENDIX: Intent for Building Type Revisions

The following appendix explains the intent behind the revisions made to the building type tables. The Historic Cottage Commercial table is used for illustration.

| (a) Building Siting | |
|---|--|
| <p>The tables now separate property line coverage requirements between principal frontage streets (defined on the street types map) and side streets. Principal frontage streets are intended to be fronted by buildings along the sidewalk. For the Cottage Commercial, a minimum of 50% coverage provides for significant openings between buildings for landscape and patio areas.</p> | 1. STREET FRONTAGE |
| | Multiple Principal Buildings Permitted |
| | Front-Principal Frontage Property Line Coverage 50% <u>minimum</u> |
| | Occupation of Corner Required |
| | Non-Principal Frontage Street Property Line Coverage 60% <u>maximum</u> |
| | Front RBZ 0-25 ft. [see note 1] |
| | Corner Side RBZ 0-15 0-25 ft. [see note 1] |
| | RBZ Treatment Landscape, patio, or streetscape |
| | Right-of-Way Encroachment Projecting signs, eaves, awnings |
| | 2. BUILDABLE AREA |
| <p>Minimum and maximum lot width are removed as they simply are not necessary. In a place where small scale buildings are desirable, setting a minimum lot width is antithetical. Also, actual maximum building width is more important than a lot width, especially as multiple buildings may be developed on one lot.</p> | Side Yard Setback 3 ft. |
| | Rear Yard Setback 5 ft. |
| | Minimum Lot Width 30-ft. |
| | Maximum Lot Width None |
| | Building Footprint 1800 sq. ft. maximum |
| | Building Length 70-ft. 50 ft. maximum |
| | Building Spacing 18 ft. minimum |
| | Permitted Enclosed Connections between Buildings maximum 1 story, maximum 12-ft. depth, minimum 15-ft. setback from front facade |
| | Max. Building Coverage 50% total |
| | Max. Impervious Coverage 75% |
| <p>These new standards focus on the scale of the buildings on the lot. For the Historic Cottage Commercial, all buildings shall be small scale. Building footprint limits the overall building size, building length limits the length of the building along the street, and building spacing requires wide spaces between buildings.</p> | Add'l Semi-Pervious Coverage 10% |
| | 3. PARKING LOCATION, LOADING & ACCESS |
| | Parking Location Rear or side , provided the minimum property line coverage is met; screened from principal frontages by building |
| | Loading Facility Location Not applicable |
| | Entry for Parking within Bldg Not applicable |
| | Access Refer to 153.062(N)(1)(c) |
| | |
| | |
| | |
| | |
| <p>Enclosed connections between buildings are limited in depth and required to be setback from the front facade an additional 15 feet providing green space or courtyard in front. The connections are also limited to a single story. The connections can provide more flexibility for businesses to expand within buildings.</p> | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| <p>Parking is limited to the rear of the lot, as very few parking lots are located along the principal frontage street (High St).</p> | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| <p>Removal of requirements that are not applicable to the area simply allows for more space in the tables. Access is addressed in other locations of the code.</p> | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

This note has not been revised, but will move back under the Building Siting section once space has been created with removed table line items (lot width and loading, etc.).

In general, the ground story regulations have been clarified to apply mainly to the spaces along the principal frontage streets. This means that heights, uses, and other facade requirements (storefronts, entrances) are relaxed on the ground stories of non-principal frontage streets. Additionally, a maximum height in feet has been added to account for roof height. Note that the overall height in feet is measured to the midpoint of the pitched roof.

Here, the floor to floor heights are defined for the ground stories along the principal frontage streets, where retail and service uses are likely to occur. Buildings in the rear of the lot or along a side street then utilize the "All Other Stories" floor-to-floor minimum and maximum heights, allowing more flexibility for the wider variety of uses allowed.

The maximum height in the rear 50 feet of all lots along S. High Street steps down to a maximum of 1.5 stories.

The Cottage Commercial building is a maximum of 2 stories, but along Blacksmith and Mill Lanes and all rear lot lines, it is required to step down to 1.5 stories.

As discussed above, the ground story limitations on residential are now confined to the ground story along the principal frontage street (S. High Street and Bridge Street). All permitted uses may occur in all other stories, including the ground stories of building faces along side streets and lanes.

Occupied space is now only required along principal frontage streets, allowing service and storage areas on the interior of buildings to occur along side streets as needed.

Note that parking is not permitted within the Cottage Commercial buildings (unchanged from current code).

Accessory garages are permitted per other code sections.

Notes

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.

(b) Height

| | | |
|-----------------|----------------|-------------------|
| Overall Height: | Minimum Height | 1 stories |
| | Maximum Height | 2 stories, 24 ft. |

| | | |
|--|----------------|--------|
| Ground Story Principal Frontage Floor to Floor Heights: | Minimum Height | 8 ft. |
| | Maximum Height | 11 ft. |

| | | |
|---|----------------|---------|
| All Other Stories Floor to Floor Heights: | Minimum Height | 7.5 ft. |
| | Maximum Height | 11 ft. |

| | |
|--|-------------|
| Maximum Height within 50 ft of the Rear Lot Line: | 1.5 stories |
|--|-------------|

(c) Uses (Refer to §153.059)

| | |
|--|---|
| Ground Story on Principal Frontage Street | Residential uses prohibited All uses except residential |
|--|---|

| | |
|--------------------------------|--------------------|
| Upper All Other Stories | All permitted uses |
|--------------------------------|--------------------|

| | |
|-------------------------|---------------|
| Parking within Building | Not permitted |
|-------------------------|---------------|

| | |
|----------------|--------------------------------|
| Occupied Space | Required on principal frontage |
|----------------|--------------------------------|

As discussed above related to Heights and Uses, the ground story regulations have been clarified to apply mainly to the spaces along the principal frontage streets. For the Historic Cottage Commercial, this does not affect to transparency; however, for other building types, storefront transparency will be required only along principal frontages, where retail uses are more likely to occur.

Transparency requirements and blank wall limitations are now only required for street facades. This allows more flexibility for the incorporation of kitchens and storage areas on the building facades interior to the lot. For the S. High Street area, the lanes in the rear are considered streets, so street facade transparency is still required.

The requirement for multiple entrances along streets is now simplified. Because of the limitation in building width for the Historic Cottage Commercial, this same requirement is met simply by requiring one entrance per building on a street facade.

The removal of parking lot facade requirements allows more flexibility on those facades.

The regulations for the whole of BSD are currently being revised to move some of the building type regulations to a more flexible design guideline document. Facade divisions and building variety guidelines will be included in that process; therefore, these line items are removed from the table.

Although facade materials and roof types will likely move to the proposed design guideline document in the overall BSD revision, those two requirements are integral to the definition of the Cottage Commercial building type. The limitation on primary materials and the requirement for a pitched roof are characteristic to these districts. Details will still be reviewed by the ARB during the project review process.

(d) Facade Requirements

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

1. STREET FACADE TRANSPARENCY

| | |
|--------------|----------------------------|
| Transparency | Minimum 25% 20% |
|--------------|----------------------------|

| | |
|------------------------|---|
| Blank Wall Limitations | Required on ground story of street facades |
|------------------------|---|

2. ~~NON-STREET FACADE TRANSPARENCY~~

| | |
|---------------------------------|------------------------|
| General Transparency | Minimum 15% |
|---------------------------------|------------------------|

| | |
|---|--------------------------|
| General Blank Wall Limitations | Not required. |
|---|--------------------------|

3. BUILDING ENTRANCE

| | |
|-----------------------------|---|
| Principal Entrance Location | Street facade of each building |
|-----------------------------|---|

| | |
|--|---|
| Street Facades: Number of Entrances | 1 per every 30 ft. for buildings over 50 ft. |
|--|---|

| | |
|---|---------------------------|
| Parking Lot Facades: Number of Entrances | Not applicable |
|---|---------------------------|

4. FACADE DIVISIONS

| | |
|--------------------------------|-----------------------------------|
| Vertical Increments | No greater than 30 ft. |
|--------------------------------|-----------------------------------|

| | |
|--|--|
| Horizontal Facade Divisions | Required within 3 ft. of the top of the ground story. |
|--|--|

| | |
|--|---------------------------------------|
| Required Change in Roof Plane or Type | At every vertical division |
|--|---------------------------------------|

5. FACADE MATERIALS

| | |
|-----------------------------|---------------------------|
| Permitted Primary Materials | Stone, brick, wood siding |
|-----------------------------|---------------------------|

5. ROOF TYPES

| | |
|-----------------|--|
| Permitted Types | Pitched roof, other types permitted with approval (refer to §153.062(C). Flat Roof and Parapet Roof limited to entranceways and bays. |
|-----------------|--|

| | |
|-------|---------------|
| Tower | Not Permitted |
|-------|---------------|