

PURPOSE & SCOPE OF CODE REVISIONS

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

- Zoning map amendment to create a new Historic Core II District
- Identification of the intent of and permitted uses for the Historic Core II District
- Revisions to the building type standards for the Historic Mixed Use and Historic Cottage Commercial Buildings, including:
 - A cap on building height to 2 stories for Historic Mixed Use buildings along High Street
 - For Historic Mixed Use and Historic Cottage Commercial buildings, heights must be reduced to 1.5 stories on the adjacent rear lanes
 - A reduction in the footprint of any Historic Cottage Commercial building and buildings in the rear of the lot of any Historic Mixed Use building to 1,800 square feet to ensure scale is consistent with the existing character of the sub-district (maximum building coverage has also been reduced to 50% of a site)
 - On-site parking cannot be visible from High Street; it must be located behind buildings
- Definition of uses permitted in the new Historic Core II District:
 - Eating and drinking establishes can only operate between 7 am and 10 pm
 - Commercial deliveries and refuse collection can only occur between 8 am and 5 pm

