

INDIVIDUAL BUILDING TYPE REQUIREMENT TABLE

BUILDING TYPE REQUIREMENT (Refer to 153.062(O) for Building Types)	CODE REQUIREMENT	PROVIDED	MET, N.A., OR DEPARTURE/ WAIVER NEEDED
Proposed Building Type (Example: Mixed Use Building):	PARKING STRUCTURE		
Example: Front Property Line Coverage (%)	Min. 95%	75%	Waiver
Number of Principal Buildings Provided (per lot)			
Front Property Line Coverage (%)			
Occupation of Corner Required (Yes/No)			
Front Required Building Zone Required (range, ft)			
Corner Side RBZ Required (range, ft)			
Front Setback Required (if no RBZ) (ft)			
Corner Side Setback Required (if no RBZ) (ft)			
Side Yard Setback Required (ft)			
Rear Yard Setback Required (ft)			
Minimum Lot Width Required (ft)			
Maximum Lot Width Required (ft)			
Maximum Building Length or Depth Required (ft)			
Minimum Lot Depth (Single Family Detached Building Types only) (ft)			
Maximum Impervious Lot Coverage (%)			
Semi-Pervious Lot Coverage (%)			
Parking Permitted (location relative to principal structure)			
Loading Facility Permitted (location relative to principal structure)			
Entry for Parking Within Building (relative to principal structure)			
Permitted Vehicular Access Location (relative to principal structure)			
Minimum Building Height Permitted (ft)			
Maximum Building Height Permitted (ft)	5 STORIES	4 STORIES	MET
Accessory Structure Height (number of stories)			
Minimum Finished Floor Elevation Permitted (ft)			
Minimum Occupied Space Required (ft)			
Ground Story Street Façade Transparency Required (%)	65%	NO	NEEDED
Upper Story Street Façade Transparency Required (%)	N.A.	N.A.	N.A.
Ground Story Non-Street Façade Transparency (%)	N.A.	N.A.	N.A.
Upper Story Non-Street Façade Transparency (%)	N.A.	N.A.	N.A.
Parking Lot Ground Story Transparency Requirement (%)	-	N.A.	N.A.
Blank Wall Limitations (Yes/No)	REQUIRED	MOSTLY	NEEDED
Principal Entrance Location Required (relative to principal structure)	ALL ST. FAÇADES	NO	NEEDED
Number of Street Façade Entrances Required (per ft of façade)	1/75 FT	NO	NEEDED
Number of Parking Lot Entrances Required (per ft of façade)	N.A.	N.A.	N.A.
Mid-Building Pedestrianways Required (# per ft of façade)	NOT REQUIRED	N.A.	N.A.
Vertical Increments Required (location on principal structure)	≤ 30 FT	NO	NEEDED
Horizontal Façade Divisions Required (per ft of façade)	TOP OF GRND. STORY	YES	MET
Permitted Primary Materials (types)	BRICK, STONE, GLASS	SEE SUMMARY	NEEDED
Changes in Roof Plane/Type Required (per ft of façade)	NONE	N.A.	N.A.
Roof Type(s) Permitted (types)	FLAT, PARAPET	FLAT, PARAPET	MET
Tower(s) Permitted (Y/N)	Y	YES	MET

For questions or more information, please contact Land Use and Long Range Planning at (614) 410-4600 | www.dublin.oh.us

DUBLIN GARAGE – WAIVER SUMMARY

-Ground Story Street Facing Transparency: For purposes of transparency calculations, we are considering the modular trellis panels and planting 100% opaque. The actual trellis panels are virtually open (they are a wire grid), but once vines and other planting is installed, calculating a percentage of transparency or openness is very difficult, as plants are never in a state of stasis. Storefront is not provided, as there is no retail in the program for this structure. Therefore, a ground story street facing transparency waiver is requested at the north, east and south elevations. Ground story street facing transparency along the west elevation is not applicable, since the first floor is mostly under grade.

-Blank Wall Limitations: For purposes of blank wall calculations, we are considering the modular trellis panels and planting 100% opaque. The actual trellis panels are virtually open (they are a wire grid), but once vines and other planting is installed, calculating a percentage of transparency or openness is very difficult, as plants are never in a state of stasis. Therefore, blank wall requirement waiver is requested at east elevation (level 1), west elevation (levels 1 and 2), north elevation (level 1) or south elevation (level 1).

-Principal Pedestrian Entrance Location: Waiver requested. Pedestrian entrances are provided at all street facades, except for along Franklin Street.

-Number of Street Façade Entrances Required: Waiver requested. Two of three entrances provided on North Street, one out of four on Franklin Street, and one out of three on Rock Cress Parkway. Entries have been provided at key locations and no additional ones, in order to maintain the integrity of the living green façade at ground level.

-Vertical Increments Required: Waiver requested. This is intended by design, to create a building with clean lines, and is by nature continuous in its relationship to the site and the neighboring proposed library. The exterior facades are modulated by the rhythm of the modular trellis panels at the ground level, and by the pattern of horizontal terracotta at the upper levels. The stair towers punctuate and further articulate the facades at key locations.

-Permitted Primary Materials: Waiver requested. Modular trellis panels + planting, terracotta and calcium silicate masonry units are proposed as primary materials. Secondary materials (specifically architectural cast-in-place concrete) exceed requirement on all facades. The architectural cast-in-place concrete is an integral element to the design of the exterior.