

HISTORIC DUBLIN: **EXISTING ZONING CODE**

SUMMARY & EXPLANATION OF PROPOSED REVISIONS

May 9, 2017, revised June 1, 2017, revised July 17, 2017, revised July 31, 2017,
revised October 3, 2017



CODAMETRICS

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.

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



OPTION WITH FEWER REAR BUILDINGS

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.

GENERIC
SITE STUDY
1

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
2

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
3

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.



HISTORIC DUBLIN ZONING DISTRICTS



EVERYTHING GROWS HERE.

HISTORIC DUBLIN ZONING DISTRICTS



EVERYTHING GROWS HERE.

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.

PROJECT TIMELINE

The following outlines the key meetings and results from those meetings related to the new district and revisions to the BSD in the historic core.

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.

- Station 1 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.
- Station 2 addressed the current code requirements for materials and design details such as massing, windows, and roofs.
- Station 3 provided a discussion format for parking provisions in the area, focusing on the difference between the areas north and south of Bridge Street.
- Station 4 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 (ARB) 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.

Open House/ARB Special Meeting

On June 14, 2017, an open house was held prior to a special meeting of the ARB. At the open house, large-scale boards were displayed outlining the key components of the proposed code for the historic core. Staff and the consultant were available for one-on-one discussions with participants.

During the presentation to the ARB after the open house, several potential revisions were discussed. The resulting revisions included clarification of the roof height measuring process, reduced building coverage, reduced impervious lot coverage, revisions to uses including the addition of a size-limited exercise and fitness facilities, adding overall maximum height dimension.

Administrative Review Team Meeting

On July 20, 2017, the administrative review team met and discussed the revised code.

ARB Meeting

On July 26, 2017, staff presented the revised code and discussed potential revisions. Accessory parking structures were removed from the uses table as a result of this meeting (consultant's error).

Planning and Zoning Commission Meeting

On August 10, 2017, staff presented the revised code to the PZC and discussed potential revisions. As a result, an increased rear building setback was included with a separate parking setback.

Historic Dublin Neighborhood Association Key Stakeholder Meeting

On September 8, 2017, a meeting was held with neighborhood stakeholders to discuss potential revisions. Based upon this meeting, the civic building type was eliminated from the new district.

Council Work Session

On October 16, 2017, the new district and code revisions will be discussed in a council work session.

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 and detached single-family home 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 are 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 Limitations

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 Cottage Commercial Building Types.



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



Historic Cottage Commercial in other communities: 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 (Historic Cottage Commercial and Single-Family Detached House only - Civic Building is not permitted).

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.

It is important to note that the Historic Dublin Design Guidelines still apply to all properties in Historic District. The Architectural Review Board reviews all cases and has purview over all details.

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	
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	
Side Yard Setback	3 ft.
Rear Yard Building Setback	25 ft.
Rear Yard Parking 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%
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)

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.

Minimum rear setbacks for buildings and parking areas have been set separately to address neighborhood concerns about the location of the buildings close to the residential garages.

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.

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.

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.

Parking is limited to the rear of the lot, as very few parking lots are located along the principal frontage street (High St).

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.

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
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(c) Uses (Refer to §153.059)

Ground Story on Principal Frontage Street	Residential uses prohibited All uses except residential
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Upper All Other Stories	All permitted uses
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Parking within Building	Not permitted
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Occupied Space	Required on principal frontage
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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%
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Blank Wall Limitations	Required on ground story of street facades
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2. ~~NON-STREET FACADE TRANSPARENCY~~

General Transparency	Minimum 15%
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General Blank Wall Limitations	Not required.
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3. BUILDING ENTRANCE

Principal Entrance Location	Street facade of each building
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Street Facades: Number of Entrances	1 per every 30 ft. for buildings over 50 ft.
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Parking Lot Facades: Number of Entrances	Not applicable
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4. FACADE DIVISIONS

Vertical Increments	No greater than 30 ft.
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Horizontal Facade Divisions	Required within 3 ft. of the top of the ground story.
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Required Change in Roof Plane or Type	At every vertical division
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5. FACADE MATERIALS

Permitted Primary Materials	Stone, brick, wood siding
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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.
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Tower	Not Permitted
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APPENDIX: Development Scenarios

The following scenarios utilize the existing parking and open space requirements in the BSD to calculate the potential for development on a typical site in the new BSD Historic South district.

Note that meeting the current requirements eliminates one building shown on the original historic cottage commercial building type illustration, mainly due to parking.

Also, the open space requirements allow for the utilization of a fee-in-lieu of development of new open space and the use of existing open space within 660 feet of the property. Most parcels in the BSD Historic South district are within 660 feet of an existing park, plaza, or historic open space parcel. Smaller private green spaces will likely develop versus large public open spaces.

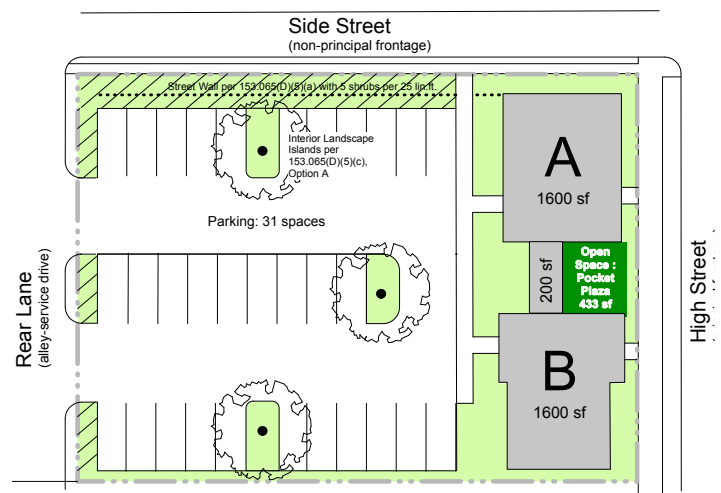
The goal of the open space for the Historic Cottage Commercial building type is more site specific, with the intent of limiting building coverage and creating green spaces along the street. The required space between the buildings accomplishes this. The elimination of this fifth building reduces the overall building coverage shown from 43% to 34%, not including parking lot area.

Finally, note that landscape requirements for the interior parking have not been met. Further, the landscape code is currently difficult to interpret. With the overall code revisions, the perimeter landscape requirements should be defined and the interior parking lot landscape studied to apply to smaller lots.

Scenario I: RESTAURANT & OFFICE

This scenario includes ground story restaurant and upper story office in the corner building and a story office building along High Street. Restaurant parking requirements are the highest, met here by reducing the number of buildings on site and incorporating office in the ground story of one building. Retail requires just slightly more spaces than office and could easily be accommodated in this scenario. Interior parking lot landscaping could be utilized in the extra parking spaces.

Conversely, this scenario requires the least amount of open space with all commercial space.



Building		Uses	Parking Spaces	Open Space (sq. ft.)
A	groundfloor	restaurant	18	36
	upper floor	office	5	32
B	groundfloor	office	4	32
	upper floor	office	4	32
REQUIRED			31	132
PROVIDED			31	433

*200 sf Connection between A and B is included in the sf of ground story A.

Parking Units

Retail: 3 spaces/1000sf

Restaurant: 10 spaces/1000sf

Office: 2.5 spaces/1000sf

Residential: 1.5 spaces/unit
(assumed 2 bedroom
units, 1000sf each)

Open Space Units

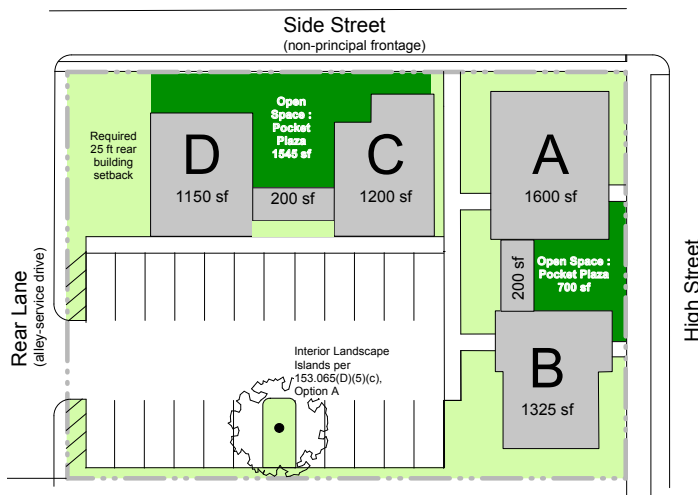
Commercial: 1 sf/50 sf

Residential: 200 sf/unit

Scenario II: RETAIL & RESIDENTIAL

This scenario includes retail space in the ground story of both buildings along High Street and residential in the upper stories plus another 2-story and one 1.5-story building on the side street. Retail requires slightly less parking required than restaurant spaces. Residential has the fewest number of parking spaces required, so the site can accommodate up to 4 buildings.

Residential requires the most open space on the site. The requirements are easily met with two of the smallest open space type: the pocket plaza. No other open space type can be accommodated on this site reasonably as the site is just under half an acre, but these sites are generally within range of public open space.



Building	Uses	Parking	Open Space
A	groundfloor	retail	6
	upper floor	residential	3
B	groundfloor	retail	4
	upper floor	residential	2
C	groundfloor	residential	3
	upper floor	residential	2
D	groundfloor	residential	2
	upper floor	residential	1
REQUIRED		23	1553
PROVIDED		23	2245

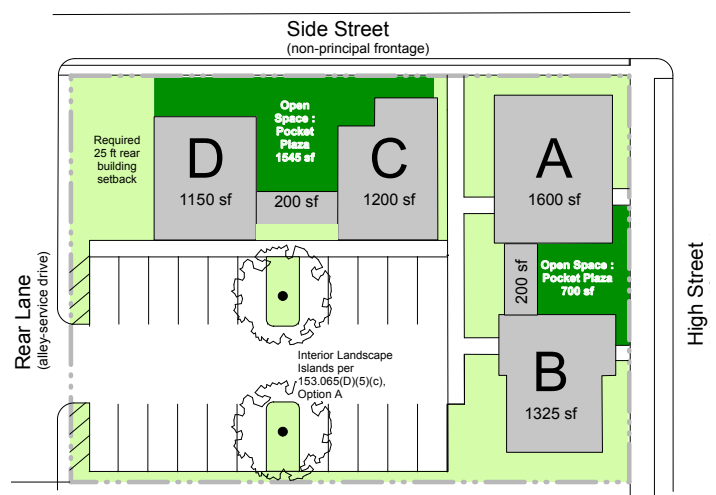
*200 sf Connection between A and B is included in the sf of ground story A.

*200 sf Connection between C and D is included in the sf of ground story C.

Scenario III: OFFICE & RESIDENTIAL

This scenario is very similar to Scenario II, with office uses instead of retail uses in the ground story of buildings A and B on High Street. Building C is 2-story all residential and Building D is 1.5-story all residential, the same as Scenario II. The parking required is just one space less than Scenario II, as fractional required spaces count as a whole space.

The open space is the same as in Scenario II.



Building	Uses	Parking	Open Space
A	groundfloor	office	5
	upper floor	residential	3
B	groundfloor	office	4
	upper floor	residential	2
C	groundfloor	residential	3
	upper floor	residential	2
D	groundfloor	residential	2
	upper floor	residential	1
REQUIRED		22	1553
PROVIDED		22	2245

*200 sf Connection between A and B is included in the sf of ground story A.

*200 sf Connection between C and D is included in the sf of ground story C.