

Approved Development Text

Perimeter Center

Subarea E - Services Zone (July 18, 1994)

Subarea Development Standards:

Subarea E shall comply with the general subarea development standards contained in the original Perimeter Center zoning (general signage and graphics, lighting and Perimeter Center primary identification signage design criteria) unless otherwise indicated in this text or in the submitted site plans.

Subarea E:

Typically found between a major interchange and the first arterial intersections, this subarea contains freestanding uses on individual lots that require a highly visible orientation and immediate access. Architecture, signage and site planning/traffic elements are coordinated through various controls to assure a unified development appearance.

Permitted Uses:

The following uses shall be permitted within Subarea E:

1. Those uses listed in Section 1159.01 (Suburban Office and Institutional District) and 1175.01 (Office, Laboratory and Research District) of the Zoning Code
2. Those uses listed in Section 1163.01(a), (2), (5) (7) and (8), eating and drinking places. (Community Commercial District - Permitted Uses Only)
3. Drive-in facilities developed in association with a permitted use.
4. Ancillary commercial uses within a structure primarily devoted to office uses.
5. Gas station.

General:

The Services Zone will function as a transition zone between the shopping center to the east and Avery Road, a primary entrance point to north Dublin on the west. The orientation and the face of the out parcels in the zone will be to the east and at the corners toward the intersecting streets and to what would normally be considered the rear of those parcels, (i.e. the portion abutting Avery Road will be employed as an entrance feature to the residential areas to the north). Avery Road will be employed as an entrance feature to the residential areas to the north). Buildings will have a common architectural theme with good aesthetic quality, the same or compatible building materials and a common lighting, signage and landscaping ethic. Within this mold the east and intersecting streets face may identify the separate users and their products with appropriate expressions of individuality. However, the west face must appear as a unified, single expression. Structures, be they buildings or walls;

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roof lines and types; building spacing; signage, lighting and landscaping should present an almost non-commercial approach with low level signage employed solely to identify users with structures and landscaping effectively shielding the street from the impact of activity on the site. The following additional standards are deemed appropriate to produce such a function.

Yard and Setback Requirements:

1. Along Avery Road, pavement setbacks shall be equal to 30', building setback equal to 50'. Signage setback shall be equal to 10' from the R.O.W.
2. Along Perimeter Drive, the south entry drive and the loop road, pavement setbacks shall be equal to 30' and building setbacks equal to 50'.
3. All area between the right-of-way of Avery Road and the parking setback shall be landscaped per approved plan.
4. All other local street pavement setbacks shall be 25' and building setback 50'.
5. At all public road intersections with Avery Road including Perimeter Drive and the south entry drive, a corner building and parking setback measured along a line bisecting the angle formed by the intersection of the required building setback lines shall be 50' for a 25' parking setback, 60' for a 30' parking setback and 100' for a 50' building setback (See Exhibit A).
6. Along S.R. 161, the setback shall be 50' for buildings and pavement.
7. Total ground covered by all buildings, excluding parking garages and lots, shall not exceed 25% of the total lot area.

Utilities:

1. All utility lines including water supply, sanitary sewer service, electricity, telephone and gas, and their connections or feeder lines should be placed underground.
2. All utility connections should be kept to the rear or the side of the building, out of view or screened.
3. All mechanical equipment and related structures should be effectively screened from grade level view as well as on the site views from within the development.
4. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building.

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Circulation:

1. Avery Road R.O.W. width and pavement section will be per approved engineering plan.
2. The Perimeter Drive shall have a 100' foot right-of-way and a 56' pavement width.
3. The south entry drive shall have an 80' foot right-of-way, and a 56' pavement width and taper to a 60' right-of-way beginning directly south of the intersecting north-south service road.
4. The loop road shall have a 60' right-of-way, and a 36' pavement width.
5. All other local public access streets shall have a 60' right-of-way and a 32' pavement width.
6. Opposing curb cuts on Perimeter Drive and the Loop Road shall be offset no less than 100' (as measured from the driveway's centerline) or directly aligned wherever possible, consistent with prudent traffic engineering principles and practice.

Paving:

1. Asphalt paving for roads and parking areas.
2. Concrete curbs.
3. Concrete road paving as needed in service area.
4. Paint striping in parking areas and on roads should match color of that used for Perimeter Shopping Center.
5. Sidewalks should be minimum 4'-0" wide; paving material to be broom finish concrete.

Parking:

In addition to meeting the current City of Dublin code requirements, the following guidelines should be followed in the design of parking facilities:

1. All parking and loading shall be regulated by the Dublin Code Chapter 1193.
2. Drive-thru stacking areas for fast food restaurants shall accommodate a minimum of eight spaces per exchange window.
3. Bank drive-thru stacking requirements as per the Columbus Zoning Code.
4. Parking stalls shall be laid out in the most efficient manner; 90 degree layouts are

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suggested with 9' x 19' stalls and 22' - 24' aisles.

5. All parking lots should be paved, curbed and internally drained.
6. Wheel stops should be used where sidewalks abut parking spaces, to prevent car bumpers overhang from blocking the sidewalks.
7. No parking shall be permitted on Perimeter Drive or Perimeter Loop Road.
8. One curb cut shall be permitted for each parcel. An additional combined curb cut shall also be permitted creating a maximum of three curb cuts for every two parcels.
9. Where slopes occur that exceed 3:1, the area shall be terraced or treated with erosion control materials, shrubs or ground cover. Materials which will roll, wash or float away are to be avoided on these slopes.
10. Full, compact, handicap and motorcycle parking spaces shall be provided.
11. If compact parking spaces are provided, they shall be grouped in rows as illustrated, rather than a few spaces spotted at several locations around the site. All compact spaces shall be 16' long x 8' wide.
12. Handicap parking spaces shall be 19' long x 12' wide. Handicap ramp access shall be included in conjunction with these parking spaces.

Waste and Refuse:

1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence.

Service:

1. All loading activity shall occur within a building.
2. All refuse, trash and garbage collection shall be enclosed or not visible from the street or adjoining property.
3. No noises, smoke, odors, vibrations or other nuisances shall be permitted.
4. No area of the site will be used for outdoor storage.
5. Service courts and loading docks shall be screened from all streets by landscaping, mounding or walls.
6. All waste and refuse shall be containerized and fully screened from view by a solid wall

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or fence.

7. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.

Landscaping:

1. All landscaping shall conform to the Dublin Landscaping Code Chapter 1187.
2. In addition, landscaping within the Perimeter Loop Road setback shall include a continuous three-foot hedge with stone pilaster sixty feet on center with street trees planted 50' on center within the R.O.W. and planted +1 from the R.O.W.

General Conditions:

1. As many existing trees as possible shall be preserved.
2. Any portion of a lot upon which a building or parking area is not constructed shall be landscaped.
3. Street trees on each side of an entry drive shall be set back twenty (20) feet from the curb to accentuate the entry/exit points.
4. A minimum green belt of ten (10) feet shall be maintained along each adjoining property line.
5. Shrub plantings are recommended massed or clustered in beds rather than singular shrub plantings.
6. Site unity can be maintained by specifying the same species of major landscape elements (shade trees, evergreen trees and ornamental trees). New compatible species of shrubs and ground cover will be introduced to the plant palette as needed to provide interest, focal points and screening around new development.

Fence/Walls:

1. No chain link or wire fencing shall be permitted.

Signs and Graphics:

Signs and graphics play an important role in the Perimeter Center Mall. In past years in the development of cities, little attention has been paid to signs and graphics or their impact on the environment. We do not want this to happen in the Perimeter Center area.

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Graphics:

There shall be main identification signs for the out parcels on Perimeter Loop Road, Avery Road on Perimeter Drive:

1. Dimensions of Signs:

- a. Maximum area of sign face: 50 square feet per face. The sign will be internally illuminated with an opaque background and the color will be selected from the approved Perimeter Center palette of colors being dark blue, dark green, dark red and black, with a limit of no more than two faces per sign.
- b. Area of sign base (if any) shall not exceed area of sign face. The base shall not be included in the overall area permitted for the sign face.
- c. Maximum overall height: 9' above top of adjacent street curb. Signs will be located on stone bases and shall not exceed 5 feet.
- d. Logos shall be limited to 20 percent of each sign face.
- e. A maximum of three colors per sign, excluding the background colors, are permitted.
- f. No more than one ground sign shall be permitted on any one lot or multiple lots if devoted to one specific use or user, except that, for buildings or use having frontage on each of two public rights-of-way, two ground signs are permitted. Maximum height above grade shall be 9 feet. When two (2) ground signs are permitted for a corner lot the total maximum area of such sign faces shall not exceed 66.5 square feet. Neither ground sign shall, by itself, exceed the maximum allowable area of 50 square feet for each face.
- g. Where more than one tenant occupies the building, there should be one sign identifying the name of the building only.
- h. All building identification signs shall be freestanding, ground mounted, double faced and set perpendicular to the street frontage.
- i. No major building identification signage shall be attached to the building.

2. Information Signage:

- a. This category includes all information and directional signage other than identification which occurs on site. On site permanent direction signs, e.g. employee and visitor parking, deliveries, etc. will be of a common design material and size and must meet signage standards.

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- b. The height of the signage is designed such that the viewing panel is always visible for a person seated in an automobile for a maximum height of 3-1/2' above grade.
 - c. All copy for informational/directional signage shall be kept flushed to the left without indentation.
 - d. In addition to signage, traffic control may be indicated via painted markings on pavements.
3. Menu Board signs for 6830 Perimeter Loop Road are permitted per case 18-035AFDP in lieu of the requirements previously listed and general sign requirements of Zoning Code Sections 153.150-153.164. Any changes to the menu board sign requires review and approval by the Planning and Zoning Commission.

Architectural:

1. Height:
 - a. No out parcel structure shall be more than 28' in height. For structures with pitched roofs, this height limit will be measured to the roof peak.
 - b. Building facade height, as measured from the base of the eave to the ground elevation, shall not vary by more than 2' between buildings.
2. Color Palette:
 - a. Earth tones, muted and natural tones are preferred. Accent colors in brighter hues are permitted for building accent features only such as awnings, doors, limited trim, etc. A mixed palette on a single building should be carefully selected so all colors harmonize with each other.
3. Materials:
 - a. Warm-tone brick.
 - b. Stone veneer with limestone trim. (Limestone rubble in a coarse ashlar pattern.)
 - c. Cedar shakes/shingles with not less than 325 lb per square weight.
 - d. Split-face concrete block used as an accent with brick only.
4. Roof:
 - a. Pitched roofs with gabled or hipped ends are required with a slope equal to 8/12.

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- b. Minimum 8" overhangs are required.
 - c. Glass roofs are acceptable in portions of a structure.
 - d. Mansard roofs are not permitted.
 - e. Flat roofs are not permitted.
5. Scale:
- a. The scale of the structures should be sympathetic to a residential character.
 - b. Structures should be designed to harmonize with the landscape.
 - c. The scale of each building can be aided through the use of articulated building elements, such as porticoes, dormers, recesses and other such elements which help break up the mass and bring it into a more residential character.
6. Wall Articulation/Fenestrations:
- a. In addition to using building elements to articulate the building mass, individual walls must be articulated with fenestration, pattern, or structural expression equally on all sides of each structure.
 - b. Blank facades on the "rear" of the building will not be permitted, however, articulating such facades with recesses, fenestration, fences, pilasters, etc. is encouraged.
 - c. The amount of fenestration should be balanced with the amount of solid facade.
 - d. With the exception of enclosed service corridors, the buildings shall have the same degree of exterior finish on all sides.