

## § 153.002 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning, as determined by the Director.

### (2) *General definitions – B*

- (a) **BACKGROUND.** The status assigned to buildings and other cultural resources that do not add to the historic architectural qualities, historic associations, or archaeological values for which a property is significant. An assignment of “background” status to a resource may be because the building or resource lacks historic integrity, or the resource does not individually meet the National Register criteria.
- (b) **BANNER.** A non-rigid cloth, plastic, paper, or canvas sign, used on a temporary basis.
- (c) **BENCH SIGN.** Any sign painted on, located on, or attached to any part of the surface of a bench, seat, or chair placed on or adjacent to a public roadway.
- (d) **BICYCLE CIRCULATION PLAN.** A detailed plan showing the location of all site access points, bicycle facilities, and travel routes expected to be used by bicyclists.
- (e) **BICYCLE FACILITIES.** All amenities or elements including bicycle racks, lockers, and showers intended to assist either recreational or commuter cyclists.
- (f) **BILLBOARD.** An off-premise sign directing attention to a specific business, product, service, entertainment or other activity sold, offered, or conducted off-site a lot or parcel on which the sign is located.
- (g) **BLAND ELEVATION.** An elevation that lacks the minimum required openings and architectural features, such as windows, doors, exterior chimneys, or other similar architectural features.
- (h) **BLANK WALL.** A façade or portion of a façade with no windows or doors or other elements of transparency.
- (i) **BLOCK.** The aggregate of lots, pedestrian ways and alleys or service lanes, whether public or private, typically surrounded on all sides by public streets.
- (j) **BLOCK FACE.** The aggregate of all the building façades on one side of a block. Lots with their front property line and buildings with their front façade along the block face are referred to as “fronting” on the block or street.
- (k) **BLOCK PERIMETER.** The horizontal distance around the boundaries of the block.
- (l) **BOARD OF ZONING APPEALS, or BZA.** The Board of Zoning Appeals of the city.
- (m) **BOARD ORDER.** The official document issued by the Architectural Review Board or Board of Zoning Appeals containing the official record of a final action or recommendation on an application for a review required by the ARB or BZA in accordance with this chapter.
- (n) **BRIDGE STREET DISTRICT (BSD).** A planned area of the city generally bounded on the east by Sawmill Road, on the north and west by I-270, and including land within the Architectural Review District boundaries and along the north and south sides of SR 161.
- (o) **BUILDABLE AREA.** Portions of a site or lot where development is permitted.
- (p) **BUILDING.** A structure intended for shelter, housing or enclosure of persons, animals or chattel. When separated by dividing walls without openings, each internal portion of the structure so separated shall be deemed a separate building.
- (q) **BUILDING ACTIVITY AREA.** The area of a lot in which construction and building activities occur.
- (r) **BUILDING ENTRANCE.** An access door into the building primarily intended for pedestrian use.
- (s) **BUILDING FAÇADE.** See **FAÇADE.**
- (t) **BUILDING FOOTPRINT, MAXIMUM.** The total area on a site that is used by all buildings, both primary and accessory, attached and detached, measured to the eave line. Parking lots, landscaping, patios, decks, swimming pools, and other non-building facilities are not included in the building footprint.
- (u) **BUILDING, HEIGHT.** The vertical distance measured from the grade to the highest point of the coping of a flat roof; to the deck line of a mansard roof; or to the mean height level between the eaves and ridge of a gable, hip or gambrel roof, unless otherwise specified by this chapter.
- (v) **BUILDING IDENTIFICATION SIGN.** A type of wall sign which is physically attached to a building façade and intended to provide an identity for buildings with three or more stories and high visibility along a street. Building identification signs are typically used to communicate a general name or address for a building or associated development, or to identify a major commercial tenant within the building.

(w) **BUILDING-MOUNTED SIGN.** A sign which is physically attached to a building façade or associated appurtenance, and intended to provide visibility for either pedestrians or motorists. Building-mounted signs are typically used to identify commercial tenants within the building or to identify the general name of a residential building or associated development. Within the Bridge Street Corridor districts, building-mounted signs include wall signs, projecting signs, awning signs and window signs, but do not include other types of signs that may be attached to a building, such as building identification signs and directory signs.

(x) **BUILDING TYPE.** Required building forms for new construction and renovated structures within districts specified in this chapter.

(y) **BUS SHELTER SIGN.** Any sign painted on or affixed to any bus shelter.

(3) *General definitions - C*

- (a) **CALIPER.** The diameter of a tree trunk six inches above the existing grade or proposed planted grade. This measurement is used for nursery-grown trees.
- (b) **CANOPY.** A freestanding or connected roof-like structure designed to offer protection from the weather.
- (c) **CHANGE.** Any new construction, alteration, demolition, or removal or other construction involving any property subject to the provisions of this chapter including signs, landscaping, and tree removal. **CHANGE** shall not include ordinary maintenance or repair of any property if no change in material, design, color, or outward appearance is undertaken.
- (d) **CHANGEABLE COPY SIGN.** A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged by mechanical, electronic or manual means without altering the face or surface of the sign.
- (e) **CHANNEL LETTERS.** The outline of a letter, border, or similar object with a vertical side wall to confine the lighting on the face either to restrict vision at an angle or to prevent light spillage over adjacent areas.
- (f) **CHAPTER.** Chapter 153 of the Codified Ordinances of Dublin, unless otherwise specified.
- (g) **CHIMNEY.** A structure projecting from the exterior wall of a house and enclosing or appearing to enclose a flue that carries off smoke. It may or may not extend vertically to the eaves line or have a foundation/connection to ground.
  - 1. **CANTILEVERED CHIMNEY.** A chimney that projects from the exterior wall and does not have a foundation or extension to the ground.
  - 2. **SHED-TYPE CHIMNEY.** A chimney that does not extend full height vertically to the eaves line. A shed chimney typically includes a direct vent outlet in the chimney wall.
- (h) **CISTERN.** An underground storage component of a rainwater harvesting system typically larger than 80 gallons.
- (i) **CITY.** The City of Dublin, Ohio.
- (j) **CITY COUNCIL, or COUNCIL.** The legislative body of the city.
- (k) **COMMERCIAL VEHICLE.** Any vehicle used or designed to be used for business or commercial purposes including but not limited to: bus, cement truck, commercial tree trimming equipment, construction equipment, dump truck, garbage truck, panel truck, semi-tractor, semitrailer, or any other non-recreational trailer used for commercial purposes, stage bed truck, step van, tank truck, tar truck, or other commercial type vehicle licensed by the Ohio State Bureau of Motor Vehicles as a commercial vehicle or commercial truck.
- (l) **COMMISSION.** The Planning and Zoning Commission of the city.
- (m) **COMMUNITY ACTIVITY.** An activity that is open to the general public and non-discriminatory, and that is sponsored by a public, private nonprofit or religious organization that is educational, cultural, or recreational in function. Charitable events sponsored by for-profit organizations are also considered community activities. Free admission is not a requirement.
- (n) **COMMUNITY PLAN.** The current adopted Community Plan of the city and any amendments thereto.
- (o) **COMPACT PARKING SPACE.** A vehicle parking space, with dimensions smaller than a standard vehicle parking space, that is intended to be occupied by smaller vehicles. (See § 153.065(B)(4)).
- (p) **CONCEPT PLAN.** A plan that generally indicates the overall design of a proposed PUD or BSD project with sufficient information to enable the applicant and the city to discuss the concept for the proposed development and to determine if the proposal is generally consistent with the Community Plan and other applicable plans of the city.
- (q) **CONDITIONAL USE.** A use allowed in a zoning district after approval is granted by the Commission according to the provisions of § 153.236.
- (r) **CONSTRUCTION FENCE SIGN.** Decorative inserts or wraps affixed to construction or site fencing.
- (s) **CONSTRUCTION TRAILER SIGN.** Signs painted on or affixed to construction trailers, vans, or other vehicles temporarily in use on a construction site.

- ~~(t) **CONTRIBUTING.** The status assigned to buildings and other cultural resources that add to the historic associations, historic architectural qualities, or archaeological values for which the district is significant. The resource itself may be individually eligible for listing in the National Register; or it may fall short of the requirements for individual listing, but retains sufficient integrity to add to the significance of the property, the resource is classified as contributing. The resource may also be capable of yielding important information about the period of significance.~~
- (t) **CORBEL.** A build out of one or more courses of brick or stone from the face of a wall, traditionally to form a support for timbers.
- (u) **CORNER FAÇADE.** Any building face generally oriented along a corner side property line, either within the corner required building zone or behind the corner setback.
- (v) **CORNER SIDE PROPERTY LINE.** For corner lots occupied by a single building, the corner side property line is the lot line abutting the street right-of-way from which the corner required building zone (RBZ) or corner side setback, as applicable, is measured.
- (w) **CORNICE.** Overhang of a pitched roof at the eaves line, usually consisting of a fascia board, a soffit for a closed cornice, and appropriate moldings. Molded projections which crown or finish the part of the roof to which they are affixed are included in the definition of cornice.
- (x) **COURTYARD.** An outdoor area enclosed by a building on at least three sides.
- (y) **CRITICAL ROOT ZONE.** The area inscribed by an imaginary line on the ground beneath a tree having its center point at the center of the trunk of the tree and having a radius equal to one foot for every inch of diameter breast height.
- (z) **CROSSWALK.** Designated paths intended for pedestrians to use for crossing the street right-of-way, typically at intersections and sometimes at mid-block.
- (aa) **CULTURAL RESOURCES.** Tangible remains of past human activity that include architectural and archeological resources specifically buildings, structures, sites, objects, and districts. Includes prehistoric sites; historic or prehistoric objects or collection; rock inscription; earthworks, canals, or landscapes; monuments and infrastructure.
- (bb) **CURB LINE.** The face of a curb along a curbed public or private street.

(8) *General definitions - H*

- (a) **HARD SURFACED OR PAVED AREA.** Includes but is not limited to patios, driveways, courtyards, tennis courts, basketball courts, volleyball courts, swimming pool decks and walkways (water area excluded), and bicycle paths. Hard surfaced or paved areas may be constructed of pervious or semi-pervious materials, which are typically not counted toward lot coverage or are counted at a reduced percentage due to water absorption capabilities.
- (b) **HIGHLY TRANSPARENT LOW REFLECTANCE.** Windows, doors, or other openings in a structure allowing light and clear views between the interior and exterior of the structure a majority of the time.
- (c) **HISTORIC DISTRICT.** The portion of the Architectural Review District generally referred to as Historic Dublin, and as defined by § 153.170.
- (d) **HISTORIC SITE.** The location, structures, features or other integral part of a city, state, or United States designated archaeological or historic site.
- ~~(e) **HISTORICAL AND CULTURAL ASSESSMENT.** A document providing a detailed inventory and evaluation of relevant historic and cultural resources including the identification of ‘contributing’ and ‘non-contributing’ cultural resources. The assessment may also provide strategies and recommendations for historic preservation.~~

(12) *General definitions - L*

- (a) **LANDMARK.** Any property or site which has special character, archaeological, historical, aesthetic or architectural value as part of the heritage, development or cultural characteristics of the city, state, or the United States designated as a landmark pursuant to the provision of this chapter, and including all property located in the city listed on the National Register of Historic Places. **In the Architectural Review District, this is the status assigned to buildings and other cultural resources that add to the historic associations, historic architectural qualities, or archaeological values for which the district is significant. The resource itself may be individually eligible for listing in the National Register, or it may fall short of the requirements for individual listing, but retains sufficient integrity to add to the significance of the district.**
- (b) **LANDSCAPED AREA.** An area that is permanently devoted and maintained to the growing of shrubbery, grass and other plant material.
- (c) **LANDSCAPING.** The planning, installation and maintenance of a combination of trees, shrubs, vines, ground covers, flowers (annuals/perennials), and turf. May include natural features (e.g. stone, ponds, naturalized areas) and structural features, including fountains, reflecting pools, sculptures/art work, walls (retaining/freestanding), fences, trellis/pergolas, and seating areas (benches/tables/chairs). Exposed soil or other non-living organic material such as mulch shall not constitute landscaping.

- (d) **LARGE FORMAT RETAIL.** A retail or wholesale use of 20,000 square feet or more of GFA.
- (e) **LARGE TREE.** Any tree species which normally attains a full-grown height equal to or greater than 50 feet.
- (f) **LIGHTING TRESPASS.** A condition in which light is cast in a location that is not permitted or at a level that is higher than permitted by this chapter.
- (g) **LIVABLE AREA.** The total square footage of the livable area of a residential principal use or structure for all rooms meeting Council of American Building Officials (CABO) requirements for sleeping, living, cooking, or dining purposes, but excluding such places as attics, basements (unless finished and meeting the aforementioned CABO requirements), garages, and similar spaces.
- (h) **LIVING WALL.** A hedge, hedgerow, or wall that is partially or completely covered with vegetation.
- (i) **LOADING FACILITY.** The portion of the building, structure, or site where access is permitted for loading and unloading activities related to building uses.
- (j) **LOADING SPACE.** A space dedicated for use by vehicles loading and unloading within or adjacent to a building as required by this chapter.
- (k) **LOGO.** A non-text graphic representation on a permanent sign of a corporate trademark, or symbol of a company name, trademark, emblem, figure, element, abbreviation, etc., uniquely designed for recognition. See **PRIMARY IMAGES** and **SECONDARY IMAGES**.
- (l) **LOT.** Includes the words "plot" and "parcel." A lot may or may not be specifically designated as such on public records. A lot may also include a condominium unit and any limited common element under and surrounding the condominium unit, which together meet the minimum yard and area requirements of this chapter.
- (m) **LOT, CORNER.** A lot where the interior angle of two adjacent sides at the intersection of two streets is less than 135 degrees. A lot abutting on a curved street shall be considered a corner lot for the purposes of this chapter if the arc has a radius of less than 150 feet and the tangents to the curve form an interior angle of less than 135 degrees. The tangents are measured at the two points where the lot lines meet the curve, or the straight street line is extended.
- (n) **LOT COVERAGE.** The part or percentage of the lot occupied by impervious surfaces and semi-pervious surfaces.
- (o) **LOT DEPTH.** The average horizontal distance between front and rear lot lines.
- (p) **LOT LINE.**
  1. **GENERAL.** A line bounding or demarcating a plot of land or ground as established by a plat of record. Includes the words "property line."
  2. **FRONT LOT LINE.** In the case of an interior lot, the front lot line separating the lot from the street right-of-way. In the case of a corner lot, or double frontage lot, the front lot line is the line separating the lot from either street, unless otherwise designated by a plat, PUD or other lot line requirements of this chapter. (See also, **FRONT PROPERTY LINE**).
  3. **REAR LOT LINE.** Typically, the rear lot line is the lot line opposite the front lot line that separates the lot from an alley, rear lane, or from the rear of another lot. In the case of a lot pointed at the rear, the rear lot line, for purposes of measuring the rear yard setback, shall be an imaginary line parallel to the front lot line that is not less than ten feet long and lies farthest from the front lot line and wholly within the lot.
  4. **SIDE LOT LINE.** Any lot line other than the front lot line or rear lot line. A side lot line separating a lot from another lot is an interior side lot line. (See also, **CORNER SIDE PROPERTY LINE**).
- (q) **LOT, MINIMUM.** A parcel of land occupied or to be occupied by a principal structure or group of structures and accessory structures together with any yards, open spaces, lot width and lot area required by this chapter.
- (r) **LOT WIDTH.** In BSC districts only, the horizontal distance between side lot lines as measured along the front property line. Lot widths meet the minimum distance required by the building type(s) located on the lot. In all other districts, the horizontal distance between side lot lines as measured at the two points where the building line or setback line intersects the side lot lines. The lot widths meet the minimum distance required by the district in which the lot is located, excluding easements for public or private streets.
- (s) **LUMEN.** The amount of light equal to one footcandle of light falling on one square foot of area.

(14) *General definitions - N*

- (a) **NATIONAL REGISTER OF HISTORIC PLACES.** A list of properties by the National Park Service that includes districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture.
- (b) **NATIONAL TRUST FOR HISTORIC PRESERVATION.** A private, nonprofit membership organization dedicated to saving historic places and revitalizing America's communities.
- (c) **NO-BUILD ZONE (NBZ).** An open area where construction is prohibited. All structures including, but not limited to buildings, parking, driveways, sidewalks, sheds, swimming pools, patios, decks or other accessory structures,

fences, antennae and basketball courts or other sport courts are prohibited in order to preserve open space.

- (d) **NO DISTURB ZONE (NDZ).** An area designated on a subdivision plat required to remain free of any structures including, but not limited to, drives, walks, buildings and outbuildings, sheds, fences, swimming pools, decks, swing sets/play structures, satellite dish antennae, basketball courts, etc., and an area with existing natural features that cannot be disturbed, removed, or physically altered.
- (e) **NONCONFORMING STRUCTURE.** A structure or portion thereof lawfully existing at the effective date of this chapter or amendments thereto, which does not conform to the provisions of this chapter for the district in which it is located.
- (f) **NONCONFORMING SIGN.** A pre-existing legal sign, which does not conform to the standards set forth in this code.
- (g) **NONCONFORMING USE.** A use of land or a structure lawfully existing at the effective date of this chapter or amendments thereto which does not conform to the use requirements set forth in this chapter for the district in which it is located of a building.
- ~~(h) **NONCONTRIBUTING.** The status assigned to buildings and other cultural resources that do not add to the historic architectural qualities, historic associations, or archaeological values for which a property is significant. An assignment of "noncontributing" status to a resource may be because the building or resource lacks historic integrity, or the resource does not individually meet the National Register criteria.~~
- (h) **NON-STREET FAÇADE.** Any building face not fronted along a street or open space type.









