

I. APPLICABILITY

Development in the Amlin Crossing PD District will comply with the development standards contained in this text. Unless otherwise specified in the submitted drawings or in this text, the development standards of relevant and applicable provisions of the Dublin Zoning Code shall apply. If there is a conflict between the development standards contained in the Dublin Zoning Code and this text, the standards contained in this text shall govern.

The proposed development will include five subareas. Development standards shall apply to all subareas except where specifically identified and limited within this text.

II. PERMITTED USES

A. Subarea A:

1. Attached residential townhomes,
2. Publicly or privately owned parks and open spaces,
3. Accessory structures for residential uses as defined in Section 153.074 of the Code,
4. Accessory uses for residential uses as defined in Section 153.074 of the Code,
5. Temporary sales offices and model homes.

B. Subarea B:

1. Detached single-family homes,
2. Publicly or privately owned parks and open spaces,
3. Accessory structures for residential uses as defined in Section 153.074 of the Code,
4. Accessory uses for residential uses as defined in Section 153.074 of the Code,
5. Temporary sales offices and model homes.

C. Subarea C

1. Public thoroughfares,
2. Publicly or privately owned parks and open spaces,

D. Subarea D

1. Detached single-family patio homes. A “patio home” shall be defined to mean a single-family detached home that is one or one and one-half stories in height and which includes a rear loaded garage.
2. Publicly or privately owned parks and open spaces,
3. Accessory structures for residential uses as defined in Section 153.074 of the Code,
4. Accessory uses for residential uses as defined in Section 153.074 of the Code,
5. Temporary sales offices and model homes.

E. Subarea E

1. Attached residential townhomes,
2. Publicly or privately owned parks and open spaces,
3. Accessory structures for residential uses as defined in Section 153.074 of the Code,
4. Accessory uses for residential uses as defined in Section 153.074 of the Code,
5. Temporary sales offices and model homes.

F. Temporary Sales Offices and Model Homes

Temporary sales offices shall be permitted to be located within any subarea and shall be permitted to be operated until at least one model home is open for use in every subarea. These offices shall consist of a temporary structure used by a homebuilder or developer to display home styles and lot availability in the subdivision to promote the sale of new housing units. The model homes and temporary sales office may be staffed and furnished. Model homes and temporary sales offices shall be identified for approval as part of a final development plan. Notwithstanding anything to the contrary in the City’s Codified Ordinances, upon approval of a final plat by the City the developer may commence construction of model homes. Construction of model homes may occur in advance of, or in conjunction with, installation of public infrastructure for the subdivision, provided that no certificate of occupancy for any model home shall be issued by the City until such time as public infrastructure serving the model home has been constructed by the developer and has been accepted for ownership by the City.

III. DENSITY

A. A maximum of 371 residential dwelling units are permitted within the boundary of this PUD.

B. **Subareas:** Each individual subarea is limited to a maximum number of dwelling units as follows:

- a. Subarea A 90
- b. Subarea B 58
- c. Subarea C 0
- d. Subarea D 43
- e. Subarea E 180

C. **Density Transfer:** Transfer of units between subareas A, B, D and E is permitted. The maximum number of residential dwelling units for these subareas may be increased by 10%, provided that the maximum permitted total of 371 residential dwelling units within the PUD is maintained by reducing the unit count in other subareas.

IV. LOT STANDARDS

A. Subarea A:

1. Lot Size

- a. Lot Width: Twenty-two (22) feet minimum.
- b. Lot Depth: Seventy (70) feet minimum.

2. Lot Setbacks

- a. Cosgray Road: There shall be a scenic setback along Cosgray Road. This shall be a building and pavement setback of seventy (70) feet from the proposed Cosgray Road right-of-way. Streets, utilities, storm water management, landscaping, shared-use paths, open space, park amenities and entry features may be located within this setback.
- b. Northern Property Boundary: There shall be a minimum building and pavement setback of twenty (20) feet from the northern property boundary.
- c. Public Streets: There shall be a minimum building setback of eight (8) feet from public street rights-of-way.
- d. Public Service Streets: There shall be a minimum building setback of zero (0) feet from public service street rights-of-way. Garage doors shall be setback a minimum of eighteen (18) feet from the back of curb of any public service street it faces.

- e. Adjacent Reserves: There shall be a minimum building setback of five (5) feet from the lot line when adjacent to a reserve.
- f. Front Yard: N/A
- g. Rear yard: N/A
- h. Side yard: There shall be a zero (0) setback between individual units within a building.

3. Lot Coverage

- a. Lot Coverage: No maximum

4. Encroachments

- a. Steps may encroach up to five (5) feet into all yards and setbacks.

B. Subarea B:

1. Lot Size

- a. Lot Width: Fifty (50) feet minimum.
- b. Lot Depth: One hundred ten (110) feet minimum.

2. Lot Setbacks

- a. Cosgray Road: There shall be a scenic setback along Cosgray Road. This shall be a building and pavement setback of seventy (70) feet from the proposed Cosgray Road right-of-way. Streets, utilities, storm water management, landscaping, shared-use paths, open space, park amenities and entry features may be located within this setback.
- b. Railroad: There shall be a minimum building and pavement setback of one hundred (100) feet from the railroad right-of-way.
- c. Northern Property Boundary: There shall be a minimum building and pavement setback of twenty (20) feet from the northern property boundary.
- d. Southern Property Boundary: There shall be a minimum building and pavement setback of twenty-five (25) feet from the southern property boundary.
- e. Front Yard: Eight (8) feet minimum, eighteen (18) feet maximum. Garage doors shall be set back a minimum of twenty (20) feet from the right of way or sidewalk, whichever is closer.
- f. Rear yard: Fifteen (15) feet.

- g. Side yard: Six (6) feet.

3. Lot Coverage

- a. Lot Coverage: Sixty-five (65) percent maximum.

4. Encroachments

- a. Steps may encroach up to five (5) feet into all yards and setbacks.

C. Subarea C:

1. Lot Size

- a. Lot Width: N/A
- b. Lot Depth: N/A

2. Lot Setbacks

- a. Tuttle Crossing Boulevard: There shall be a minimum building and pavement setback of one hundred fifty (150) feet from the right-of-way.
- b. Railroad: There shall be a minimum building setback of one hundred (100) feet from the railroad right-of-way.
- c. Western Property Boundary (Miller Parcel): There shall be a minimum pavement setback of one hundred (100) feet and a minimum building setback of three hundred twenty-five (325) feet from the western property boundary.

3. Lot Coverage

- a. Lot Coverage: N/A

D. Subarea D:

1. Lot Size

- a. Lot Width: Fifty (50) feet minimum.
- b. Lot Depth: One hundred five (105) feet minimum.

2. Lot Setbacks

- a. Cosgray Road: There shall be a scenic setback along Cosgray Road. This shall be a building and pavement setback of seventy (70) feet from the proposed Cosgray Road

right-of-way. Streets, utilities, storm water management, landscaping, shared-use paths, open space, park amenities and entry features may be located within this setback.

- b. Tuttle Crossing Boulevard: There shall be a minimum building and pavement setback of fifty (50) feet from the right-of-way. Cross streets, utilities, storm water management, landscaping, shared-use paths, open space, park amenities and entry features may be located within this setback.
- c. Public Streets: There shall be a minimum building setback of eight (8) feet from public street rights-of-way.
- d. Public Service Streets: There shall be a minimum building setback of eight (8) feet from public service street rights-of-way. Garage doors shall be setback a minimum of eighteen (18) feet from any public service street it faces.
- e. Adjacent Reserves: There shall be a minimum building setback of five (5) feet from the lot line when adjacent to a reserve
- f. Front Yard: N/A
- g. Rear yard: N/A
- h. Side yard: Six (6) feet for main structures,

3. Lot Coverage

- a. Lot Coverage: Sixty-five (65) percent maximum.

4. Encroachments

- a. Steps may encroach up to five (5) feet into all yards and setbacks.
- b. Rear load garages may encroach up to three (3) feet into the side yard and reserve setback.

E. Subarea E:

1. Lot Size

- a. Lot Width: Twenty-two (22) feet minimum.
- b. Lot Depth: Seventy (70) feet minimum.

2. Lot Setbacks

- a. Tuttle Crossing Boulevard: There shall be a minimum building and pavement setback of fifty (50) feet from the right-of-way. Cross streets, utilities, storm water management,

landscaping, shared-use paths, open space, park amenities and entry features may be located within this setback.

- b. Railroad: There shall be a minimum building setback of one hundred (100) feet from the railroad right-of-way.
- c. Public Streets: There shall be a minimum building setback of eight (8) feet from public street rights-of-way. Garage doors shall be set back a minimum of twenty (20) feet from the right of way or sidewalk, whichever is closer.
- d. Public Service Streets: There shall be a minimum building setback of eight (8) feet from public service street rights-of-way. Garage doors shall be setback a minimum of eighteen (18) feet from any public service street right-of-way it faces.
- e. Adjacent Reserves: There shall be a minimum building setback of five (5) feet from the lot line when adjacent to a reserve.
- f. Front Yard: N/A
- g. Rear yard: N/A
- h. Side yard: There shall be a zero (0) setback between individual units within a building.

3. Lot Coverage

- a. Lot Coverage: No maximum

4. Encroachments

- a. Steps may encroach up to five (5) feet into all yards and setbacks.

V. STREET ACCESS AND/OR IMPROVEMENTS

A. Access

1. Cosgray Road:

- a. One full-movement site access point shall be provided as indicated on the Preliminary Plan.

2. Tuttle Crossing Boulevard:

- a. Two full-movement site access points shall be provided as indicated on the Preliminary Plan.

3. Filner Road:

- a. Filner Road shall be extended from the Hayden Farms neighborhood to connect with the proposed street network as indicated on the Preliminary Plan.

4. Gerlach Road:

- a. Gerlach Road shall be extended from the Hayden Farms neighborhood to connect with the proposed street network as indicated on the Preliminary Plan.

5. Ellis Brook Drive:

- a. Ellis Brook Drive shall be extended from the Hayden Farms neighborhood to connect with the proposed street network as indicated on the Preliminary Plan.

6. Pedestrian Access:

- a. A multi-use path shall be provided in the Cosgray Road setback, connecting to and extending the existing pathway stubbed at the south boundary northward. Final alignments and design shall be presented for approval as part of the Final Development Plan.
- b. A multi-use path shall be provided on the north side of Tuttle Crossing Boulevard. Final alignments and design shall be presented for approval as part of the Final Development Plan.

B. Improvements

Rights-of-way and/or reserves shall be provided to accommodate site development from Cosgray Road eastward and for future extension to the railroad right of way. Required improvements for Tuttle Crossing Boulevard, Cosgray Road and other off-site improvements shall be identified and included in an infrastructure agreement between the developer and the City of Dublin, as approved by City Council, or as a condition of preliminary plat approval if no infrastructure agreement is completed.

VI. STREET STANDARDS

A. Tuttle Crossing Boulevard

- 1. **Right-of-Way Width:** One hundred sixteen (116) feet minimum

B. Public Streets

- 1. **Right-of-Way Width:** Fifty (50) feet minimum
- 2. **Pavement Width:** Twenty-eight (28) feet minimum for all public streets, as measured back-of-curb to back-of-curb

- 3. **Drive Lanes:** Two (2)
- 4. **Parking Lanes:** Parking shall be permitted on one side of public streets internal to the site opposite the waterline and fire hydrants.
- 5. **Tree Lawn:** Seven (7) feet in width.
- 6. **Sidewalk:** Four (4) feet wide minimum; sidewalks shall be concrete and located on both sides of the street except where a shared use path may be utilized in lieu of a sidewalk, as shown on the Pedestrian Circulation Plan.
- 7. **Shared-use path:** Eight (8) feet wide minimum; shared-use paths shall be constructed of asphalt, except when located in front of lots. When located in front of lots, the path shall be constructed of concrete with saw cut joints.

C. Public Service Streets

- 1. **Right-of-Way Width:** Forty-four (44) feet minimum
- 2. **Pavement Width:** Twenty-four (24) feet minimum for all public service streets, as measured back of curb to back of curb.
- 3. **Drive Lanes:** Two (2)
- 4. **Parking Lanes:** Parking is prohibited.

VII. UTILITIES

A. Design and Construction

- 1. All utilities shall be designed and constructed to meet the standards established by the City of Dublin Engineer, which includes City of Columbus standards as required.

B. Location

- 1. All utilities shall be placed in appropriate locations on the individual lots and reserve areas that will with good faith efforts to preserve existing trees in good or fair condition.

VIII. STORM WATER MANAGEMENT

A. Design and Construction

1. A comprehensive storm water management system shall be developed, following the Ohio EPA and City of Dublin storm water management policies.
2. The stormwater management system shall be designed to include both dry and wet basins.

B. Location

1. Storm water management facilities may be located in any reserve areas or easements. Final design and details will be provided in the Final Development Plan.

C. Maintenance Responsibility

1. The City of Dublin shall maintain all storm water structures/areas.

IX. TREE PRESERVATION, REMOVAL AND REPLACEMENT

A. Tree Preservation/Removal

1. It is the intent of the developer to preserve as many good and fair condition trees as possible on site. A good faith effort will be made to preserve existing trees in good and fair condition. The developer will work with staff at the final development plan stage to identify appropriate measures and best practices to ensure continued preservation.
2. A Tree Removal and Preservation Plan will be provided as part of the Final Development Plan.
3. Tree protection fencing shall be shown on the Tree Removal and Preservation Plan at or beyond the critical root zone of all trees to be preserved.
4. City approval of tree protection fencing locations shall be required prior to the issuance of construction permits.
5. If critical root zones of preserved trees cannot be maintained during construction, those impacted trees shall be replaced in accordance with code.

B. Tree Replacement Plan

1. If approved by the City Council, tree replacement shall be as outlined below.

- a. Existing trees removed that measure 6 inches and up to, but not including 24 inches in caliper, in good or fair condition, shall be replaced tree for tree, one replacement tree for every tree removed in good or fair condition.
 - b. Existing trees in good or fair condition, removed that measure 24 inches and greater in caliper shall be replaced “inch per inch”, one replacement inch for every inch removed in good or fair condition.
 - c. Replacement trees shall have a minimum caliper size of 2 ½ inches and may include evergreen species.
 - d. The developer shall be responsible for the replacement of all subject trees affected due to the development of the site.
 - e. All site required tree replacement must be completed prior to the issuance of the first building permit or within 6 months, due to unfavorable weather conditions.
- 2. Replacement trees may be located in all open space reserve areas.
 - 3. Replacement trees shall be appropriately located to ensure the long-term survival of the replacement trees, per staff approval.

X. PARKS AND OPEN SPACE

A. Dedication

- 1. The open space will meet that which is required under the code.
- 2. Ownership of open space reserves will be coordinated with City Staff and will be provided as part of the Final Development Plan.

B. Maintenance

- 1. Maintenance of open space reserves will be coordinated with City Staff and will be provided as part of the Final Development Plan.

C. Programming

- 1. All reserves shall be programmed in coordination with City Staff and will be provided as part of the Final Development Plan.
- 2. Open space programming may include shared-use paths, entry features, seating, landscaping, preservation zones, naturalizing zones, plays areas, play fields, seating, open play areas and/or storm water management facilities.

3. Future design and development of parks and open spaces shall be permitted with administrative approval based on the above programming standards.

XI. ARCHITECTURE

A. Architectural Standards

1. Architectural standards are addressed in this text regarding plan approval, character, diversity, permitted materials and colors, configuration of materials and architectural elements.
2. Unless otherwise set forth herein, all structures shall meet the City of Dublin Zoning Code Residential Appearance Standards.

B. General Character

1. The development shall be made of multiple coordinated themed communities. Homes shall be 1 and 2 stories, including two types of townhome products along with single-family detached homes, some of which are designed to attract empty nesters as residents and others which will serve a broader market. A mix of front and rear-loaded garages throughout the community also adds to the variety of styles and designs. The architectural designs of homes have been created specifically for Amlin Crossing and provide a unique style.

C. Architectural Diversity

1. The same or similar front elevations shall not be repeated within:
 - a. Two lots on either side of subject lot.
 - b. Three lots directly across the street from the subject lot.
 - c. Any lot on a cul-de-sac bulb.
2. Corner lots apply to the street on which the home’s front facade is situated.
3. A lot diversity matrix will be presented for approval at the final development plan phase.

D. Themed Communities

1. Themed or architecturally coordinated communities (subareas) featuring a specific architectural style with one or more builders may be permitted and are not subject to the diversity standard. In the event that such a community is proposed, the developer shall file a single final development plan for that community with illustrations of representative building elevations and anticipated product mix for review by the Planning Commission.

E. Plan Approval

1. The developer shall retain the right of individual plan approval for all home designs within the PUD.

F. Permitted Building Height

1. Maximum of thirty-five (35) feet, as measured per code.

G. Permitted Exterior Materials

1. Cladding and Siding Materials
 - a. The exterior cladding and siding of all structures shall be finished using all natural materials, including brick, thin brick, stone, manufactured stone, wood, engineered wood, fiber-cement siding products, stucco or any combination thereof.
2. Trim Materials
 - a. Wood, engineered wood, fiber cement, EIFS, PVC, urethane foam, factory finished aluminum/metal or copper.
 - b. Vinyl is permitted for limited use as a trim material for soffit, fascia and vented louvers.
 - c. Shutters shall be considered as trim for the purpose of meeting the Residential Appearance Code requirements.
3. Roofing Materials
 - a. All homes shall utilize architectural/dimensional asphalt shingles, factory finished metal, wood, slate, concrete, or tile. Standing seam metal roofs are permitted on porches and secondary roofs.

H. Permitted Exterior Colors

1. Cladding Colors
 - a. Muted colors, natural earth tones, neutrals and whites are permitted.
 - b. High-chroma colors are not permitted.
2. Trim Colors
 - a. Muted colors, natural earth tones, neutrals and whites, matching or contrasting to siding color, are permitted.
 - b. High-chroma colors are not permitted.

3. Roofing Colors

- a. Natural earth tones and/or neutral colors, including black.
- b. High-chroma colors are not permitted.

I. Configuration of Materials (for primary and accessory structures)

- 1. Four-sided architecture shall be required so that similar architectural design elements and details shall be consistent throughout all elevations of the structure.
 - a. All sides of a house shall display a high level of quality and architectural interest.
 - b. The majority of a building’s architectural features and treatments shall not be restricted to a single façade.
 - c. Blank facades are not permitted for any detached garages or accessory structures.
 - d. Watertables which extend the entire length of a side or rear elevation shall be considered a design element for the purposes of meeting four-sided architecture requirements.
- 2. Changes in cladding material shall occur at logical locations, typically at interior corners where one building mass meets another. Masonry transitions at exterior corners are permitted with a minimum 12” material return and trim detail.
- 3. The number of cladding/siding materials utilized on prominent facades, excluding fenestration and trim details, shall not exceed three (3) materials.

J. Architectural Elements

- 1. Prominent Facades
 - a. All street facing elevations must contain at least three design elements, in any combination, per Dublin Zoning Code 153.190.
 - b. All side elevations adjacent to large open spaces and parks must contain at least three design elements, in any combination, per Dublin Zoning Code 153.190.
- 2. Roofs
 - a. Primary roof pitches shall have a minimum slope of 6:12 rise over run.
 - b. Secondary roofs, such as minor gables, dormers and porch pediments shall be permitted to have minimum slope of 4:12 rise over run. When the primary roof pitch is a gable with the pediment end oriented towards the street a less roof pitch shall be permitted.

- c. Flat roofs are permitted but must integrate strong cornice lines.
- 3. Chimneys
 - a. “Cantilevered” or “through-the-wall” chimneys are not permitted.
 - b. All chimneys shall be built on an integral foundation.
 - c. All exterior portions of chimneys shall be finished masonry, consisting of brick, stone, and/or manufactured stone.
- 4. Garages
 - a. All dwellings shall have an attached or detached garage of sufficient size to accommodate a minimum of two (2) standard sized automobiles, side by side.
 - b. All garage doors shall be decorative in appearance, such as “carriage-style” doors, and shall utilize detail features, such as decorative hinges, handles, locks, brackets and/or windows, as appropriate to the design character of the individual home.
 - c. Garage doors on the front façade of detached dwelling units shall be setback from the primary façade a minimum of two (2) feet and a maximum of six (6) feet.
- 5. Shutters
 - a. Shutters shall be sized to fully cover the adjacent window.
 - b. Shutters that are operable or appear as such shall utilize appropriate shutter hardware (s-clips and hinges).
 - c. Shutters shall be constructed of wood, vinyl, synthetic, PVC or fiber-cement and shall be painted or have integral color.
 - d. Raised Panel, flat panel, louvered and board-and-batten are permitted shutter styles.
- 6. Front Porches
 - a. All dwelling units in subareas A, B and D shall provide a front porch, having a minimum depth of six (6) feet.
 - b. All dwelling units in subarea E shall provide a front porch, having a minimum depth of four and one-half (4 1/2) feet.
 - c. Front porches may be covered and/or uncovered. Front porches enclosed by glass or screen enclosures are prohibited.

XII. LANDSCAPING**A. Entry Features**

1. Entry features may include integrated project signage, landscaping, and irrigation.
2. Final location, design, and standards for entry features and related landscaping and signage details shall be presented and approved during the Final Development Plan phase.
3. All entry features will be owned and maintained by the homeowner's association.
4. Necessary easements or reserves shall be provided on the final plat.

B. Street Trees

1. Street trees shall be installed in accordance with the City of Dublin Code. The City Forester shall determine the final type and location.

C. Private Sidewalks

1. A minimum four (4) feet wide sidewalk shall be required for every residence. This private sidewalk shall extend from the front door to the public sidewalk.

D. Fencing

1. Decorative and privacy fences are permitted.
2. Limitations on fencing locations, detailing, materials and heights shall be provided and presented for approval at the final development plan phase.

E. Mail Facilities

1. Mail delivery locations and types will be determined by the local postmaster.
2. Limitations on mail facility locations, detailing, materials and heights shall be provided and presented for approval at the final development plan phase.

F. Cul-de-Sac Islands

1. Cul-de-sac islands shall be landscaped with lawn and /or plant material. A landscape plan shall be presented for approval as part of the Final Development Plan.
2. Any lawn and/or landscaping within an island shall be maintained by the HOA.

G. Cosgray Road Landscape Treatment

1. A landscape treatment shall be installed in the setback along Cosgray Road to enhance the rural character of the corridor. Masonry piers, stone walls and/or fencing may be included as part of this landscape treatment.
2. Plantings shall create a natural effect that is consistent with the established character of the corridor. The treatment may consist of deciduous or evergreen trees and shrubs, ornamental trees, perennials or any combination thereof. This effect shall be installed across the Cosgray Road frontage.
3. Signs and/or entry features may be located within this setback. Details shall be provided for approval as part of the Final Development Plan.
4. Pedestrian pathways, shared-use paths, water features and pond access may be provided in this treatment.
5. Final design and details of the landscape treatment shall be provided for approval as part of the Final Development Plan.

XIII. HOMEOWNERS ASSOCIATION

All residential property owners located within the Amlin Crossing PUD shall be required to join and maintain membership in one or more forced and funded homeowner's associations, which will be formed prior to any lots being sold. The developer anticipates the creation of a master association, of which all residents are members. In addition, it is anticipated that a sub-association will be created for each of the subareas A, B, D and E, of which only residents of these subareas are members. Homeowners' association responsibilities shall be detailed within Declarations of Covenants and Restrictions. These Declarations of Covenants and Restrictions shall run with the land and shall include, without limitation, the requirements imposed upon the homeowner's association in this text.