



Crawford Hoying



Monterey Drive  
Dublin, Ohio





## Zoning Highlights

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### Historic Transition Neighborhood

#### Permitted Residential Uses:

- Townhouse
- Live-Work
- Multi-Family

#### Permitted Building Types:

- Single Family Attached (4-story max height)
- Apartment Building (4.5-story max height)
- Loft Building (4.5-story max height)
- Podium Apartment Building (4.5-story max height)

Parking is permitted in all building types along the rear of the structure.

#### Parking Requirements:

- 2 per dwelling unit
- Commercial varies (parking plan may be required)

Bridge Street is a corridor connector street and a principal frontage street.

Monterey Drive is a neighborhood street.

Ground floor residential uses are not permitted on Bridge Street in the BSD Historic Transition Neighborhood District.

Drive-throughs are permitted only as accessories to banks in the BSD Historic Transition Neighborhood district following approval of a conditional use application by the PZC.

Maximum Block Length of 300'

Open Space (Monterey Park, Dublin Cemetery)

Tree Survey



Bridge Street (SR 161)

20,000sf Ground Floor Commercial  
20,000sf Office Above (1 story)  
or  
40 Units Residential Above (2 story)

~0.45 Acres Reserve  
+ Open Space

~0.63 Acres City-Owned

86 Spaces

69 Spaces

Trade ~1 Acre  
to Dublin (Cemetery) for  
Frontage + Open Space

Monterey Drive

40 Townhomes

Corbins Mill Drive



Monterey Drive

Project Precedents  
High+Weisheimer (Columbus), Westmont Townhomes (Upper Arlington), Towns on the Parkway (Dublin)