



City of Dublin

Land Use and Long
Range Planning
5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600
fax 614.410.4747
www.dublinohiousa.gov

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JULY 18, 2013

The Planning and Zoning Commission took the following action at this meeting:

**3. Goldfish Swim School
13-062CU**

**6175 Shamrock Court
Conditional Use**

Proposal: The conversion of an existing 8,450-square-foot industrial tenant space to an indoor recreation facility with a swimming pool. The site is located on the west side of Shamrock Court, approximately 750 feet south of the intersection with Shier-Rings Road.

Request: Review and approval of conditional use application under the provisions of Zoning Code Section 153.236.

Applicant: Equity Dublin Association; represented by Robert Wineman.

Planning Contact: Claudia D. Husak, AICP, Planner II.

Contact Information: (614) 410-4675, chusak@dublin.oh.us

MOTION: Richard Taylor made a motion, John Hardt seconded the motion, to approve this Conditional Use application because it complies with the applicable review criteria.

VOTE: 7 – 0.

RESULT: The Condition Use application was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION

Jennifer M. Rauch, AICP
Planner II

~~Mr. Fishman said the applicant should replace the 280 inches. Ms. Rauch said the 280 inches was for all the inches on the entire site that are removed, regardless of their condition.~~

~~Ms. Rauch said the higher replacement number was an alternative provided by Planning, which the Commission could require.~~

~~Ms. Amorose Groomes stated there is a lot of area on the site for tree replacement. Ms. Rauch agreed and identified that was the reason why Planning provided the Commission with an alternative.~~

~~Ms. Amorose Groomes said because of the number of landmark trees proposed to be removed she felt the increased replacement was justified.~~

~~Mr. Fishman said we do not want the fee paid in lieu, but the trees planted on the site. Ms. Rauch agreed, but stated there will come a point where a maximum number of trees can be provided on site with best management practices.~~

~~Ms. Rauch clarified the conditions have been modified to reflect the Commissioners' discussion. Mr. Hale agreed to the conditions.~~

~~Mr. Taylor made a motion to approve this Rezoning/Preliminary Development Plan application with 8 conditions:~~

- ~~1. The development text and plans be modified to require the total inch replacement for the trees for the site regardless of condition, which would require the replacement of 280 inches as shown on the preliminary development plan and any additional inches identified for removal on the final development plan or during construction.~~
- ~~2. The removal of the open space and trees and replacement with parking only be accomplished should the applicant determine this is necessary once a tenant(s) is secured and written documentation of need is provided from the owner.~~
- ~~3. The trees planted on site be staggered along the perimeter of the parking areas, to the extent possible to fill in the sparse areas.~~
- ~~4. One of the two proposed signs located along the Parkcenter Circle frontage be eliminated.~~
- ~~5. The overall height of the canopy sign be limited to 15 feet.~~
- ~~6. A final sign plan be presented as part of the final development plan.~~
- ~~7. The applicant eliminate the provisions for a tenant sign on the building elevation.~~
- ~~8. The applicant work to relocate the amenities from the open space area elsewhere on the site, should the area be removed.~~

~~Mr. Fishman seconded the motion. The vote was as follows: Ms. Kramb, no; Ms. Amorose Groomes, yes; Mr. Hardt, yes; Mr. Budde, yes; Ms. Newell, yes; Mr. Fishman, yes; and Mr. Taylor, yes. (Approved 6 – 1.)~~

3. Goldfish Swim School 13-062CU

6175 Shamrock Court Conditional Use

Chair Amorose Groomes introduced this application for the conversion of an existing 8,450-square-foot industrial tenant space to an indoor recreation facility with a swimming pool. She said the site is located on the west side of Shamrock Court, approximately 750 feet south of the intersection with Shier-Rings Road.

Ms. Amorose Groomes stated a presentation was not necessary. She asked if anyone from the general public present this evening who would like to speak with respect to this case. [There was none.]

Mr. Robert Wineman (28400 Northwestern Highway, Southfield, MI) introduced himself as the applicant.

Ms. Amorose Groomes indicated there are no conditions proposed by Planning.

Mr. Taylor moved to approve the Conditional Use with no conditions. Mr. Hardt seconded the motion. Ms. Kramb, yes; Mr. Fishman, yes; Mr. Budde, yes; Ms. Newell, yes; Ms. Amorose Groomes, yes; Mr. Hardt, yes; Mr. Taylor, yes. (Approved 7 – 0.)

Communications

~~Mr. Langworthy highlighted a memo that will be provided to the Commission and City Council regarding two of the long range planning projects. He said the projects include the Shier Rings Corridor study, which is a roadway character study and the Metro/Blazer area plan study. He said Planning is also in the process on reviewing Zoning Code revisions, which was discussed tonight by the Commission. He said these revisions for seek to incorporate the duplications between the Innovation and Bridge Street District, and resolve any conflicts created as a result.~~

~~Ms. Readler said briefs were being field regarding the Homewood case, which was in the Court of Appeals. She said a decision will be forthcoming dependent on the court schedule.~~

Commission Roundtable

~~John Hardt stated that he would like to make a quick observation. He said that at the previous Planning and Zoning Commission meeting, a considerable amount of time was spent discussing the design of John Shields Parkway, which subsequently went to City Council for determination. He said that to say he was disappointed in the outcome would be an understatement. He said that, after thinking about the discussion, it occurred to him that there was some disconnect in the way some of these decisions are handled. He pointed out that, anywhere else in the city, if an applicant proposes a street that is ultimately intended to be dedicated to the City, there is an expectation that the street will meet the City's engineering and right-of-way standards, and that's all there is to it, because he assumed there is an engineering manual with details explaining how that street has to be built, with pavement sections, sidewalks, curbs and so on. He said that when those streets are reviewed by the Commission, all they see is the right-of-way with the understanding that there will be a compliant street. He wondered why the Bridge Street District would be any different, and why there isn't just a standard street section for streets in the Bridge Street District, so that builders are required to build the streets per the City's standards. He said he found himself wondering after the meeting why we were debating the design of the street when the Commission had never been faced with that type of debate before.~~

~~Claudia Husak noted that the preliminary plat for John Shields Parkway was submitted with the street section meeting the engineering requirements, and the Commission was not satisfied with the design as proposed.~~

~~Mr. Hardt stated that the Commission had not had the opportunity to see the engineering standards. He said that unlike other streets in Dublin, where there is a general understanding of what the streets will look like, the Bridge Street street sections may be completely different.~~

~~Steve Langworthy said to keep in mind that the plat typically involves only what is located within the public right-of-way, which includes the street, sidewalk, planting areas, and that is generally all there is, for either residential or commercial streets. He said that the differences occur beyond the right-of-way. He said that beyond the right-of-way, development is proposed in accordance with applicable zoning regulations. He agreed that in Bridge Street, where buildings may have a zero-setback with things in the right-of-way that might not normally be in the right-of-way elsewhere in the city. He asked the~~

RECORD OF ORDINANCES

18-11 (Amended)

Ordinance No. _____

Passed _____, 20____

AN ORDINANCE ADDING SECTION 153.044 TO THE CITY OF DUBLIN CODIFIED ORDINANCES (ZONING CODE) TO ESTABLISH THE NEW TECHNOLOGY FLEX ZONING DISTRICT. (CASE NO. 10-064ADM)

WHEREAS, it is necessary from time to time to amend the Code in order to protect the health, safety and welfare of the citizens of the City of Dublin; and

WHEREAS, proposed Section 153.044 of the Dublin Codified Ordinances contains standards and requirements to create the Technology Flex District with appropriate requirements, standards, and procedures to govern development within the Central Ohio Innovation Corridor (COIC) generally along Shier Rings Road; and

WHEREAS, the purpose of this Code is to modernize the City’s industrial codes to encourage desired uses, to implement more flexible standards that will streamline the development process and incorporate modest architectural requirements that will maintain economic competitiveness; and

WHEREAS, the City’s desired goal is to establish a zoning district that will better promote the growth and expansion of local businesses in a manner that will ensure the appearance of Dublin’s established character and high-quality image; and

WHEREAS, these standards give a competitive advantage to the COIC by optimizing project timelines for development proposals within the District; and

WHEREAS, the Planning and Zoning Commission reviewed the Ordinance on April 7, 2011, and recommends the adoption of the Ordinance because it serves to improve the health, safety and welfare of the citizens of the City of Dublin.

NOW, THEREFORE, BE IT ORDAINED by Council of the City of Dublin, State of Ohio, 7 of the elected members concurring that:

Section 1. Section 153.044 is hereby added and shall provide as follows:

153.044 TECHNOLOGY FLEX (TF) DISTRICT

(A) District Purpose and Intent

The Technology Flex (TF) District provides for a broad range of research, office, laboratory and clean manufacturing uses that will foster a well-rounded and diverse economy for the City. The TF District supports appropriate light-industrial options, while encouraging greater opportunity for research and office uses that will improve Dublin’s competitive edge within the region. Flexible architectural spaces are desired that will accommodate the expansion and changing operations of small to medium size companies.

(B) District Uses

Uses in the TF District are as shown on the following table. Descriptions and characteristics of use categories can be found in §153.044(I) - Definitions. Additional development requirements for particular uses are contained in §153.044(C) as referenced below within the “Use Specific Standards” column.

(1) *Permitted Uses.* Uses denoted as “P” in Table 153.044(B)(4) indicate that the land use is allowed by right, subject to compliance with the use-specific standards referenced in the final column of the use table and all other applicable provisions of Chapter 153.

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- (2) *Conditional Uses.* Uses denoted as “C” in Table 153.044(B)(4) indicate that the land use is allowed only upon approval of a conditional use permit as required by §153.236, compliance with use-specific standards referenced in the final column of the use table and all other applicable provisions of Chapter 153.
- (3) *Size or Time Limited Uses.* Uses denoted with an “S” or “T” in Table 153.044(B)(4) indicate special limits regarding size or time duration of the use and are subject to compliance with the use-specific standards referenced in the final column of the use table and all other applicable provisions of Chapter 153.
- (4) *Table of Uses.*

P=Permitted C=Conditional S=Size Limited T=Time Limited		
PRIMARY USES		USE SPECIFIC STANDARDS
Commercial Uses		
Animal Care- General Services	P, T	153.044(C)(1)
Animal Care- Veterinary Offices	P, T	153.044(C)(2)
Animal Care- Veterinary Urgent Care and Hospitals	P, T	153.044(C)(2)
Data Center	P	
Entertainment and Recreation- Indoor	C	
Medical and Diagnostic Laboratory	P	
Office- General	P	
Office- Call Centers	C	
Office- Flex	P, S	153.044(C)(3)
Office- Medical	P	
Parking Structures	C	
Personal, Repair and Rental Services	P	153.044(C)(4)
Retail	P	153.044(C)(4)
Transportation- Park-and-Ride	P	153.044(C)(5)
Civic, Public & Institutional Uses		
Day Care- Child	P	
Educational Facility	P	153.044(C)(6)
Government Services- General	P	
Government Services- Safety	P	
Government Services- Service	P	
Parks and Open Space	P	
Industrial Uses		
Construction and Contract Service Trades	P	
Manufacturing and Assembly	P	153.044(C)(7)
Mini-Storage	C	
Motor Vehicle Repair- Major	P	153.044(C)(8)
Research and Development	P	
Utilities- Renewable Energy Facilities	C	153.044(C)(9)
Utilities- Electric Substation	C	153.044(C)(10)
Utilities- Essential Services	P	
Utilities- Wireless Communications	see Chapter 99	153.044(C)(11)
Wholesaling and Distribution	C	153.044(C)(7)
Residential Uses		
Dwelling- Single Family	P	153.044(C)(12)

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P=Permitted C=Conditional S=Size Limited T=Time Limited		
ACCESSORY/TEMPORARY USES	USE SPECIFIC STANDARDS	
Accessory uses are permitted only in connection with a permitted or approved conditional use on the same property and must be clearly subordinate and incidental to that use. No accessory use may be operated when a permitted or approved conditional use does not exist on the property. Permitted primary uses are permitted as accessory uses		
Bicycle Facilities	P	
Day Care- Child	P, S	153.044(C)(13)
Community Activity	T	
Construction Trailer/Office	T	
Corporate Residences	P	
Entertainment and Recreation- Indoor	C	
Parking Structures	P	
Special Event	T	
Transportation- Transit Stop	P	
Utilities- Renewable Energy Equipment	P	
Utilities- Renewable Wind Equipment	P	
Vehicle Charging Station	P	
Wholesaling and Distribution	P	

(C) Use Specific Standards

The following requirements shall apply in addition to all other applicable development regulations for specific types of uses in the Technology Flex (TF) District:

- (1) *Animal Care-General Services.* Services shall be provided indoors and may include grooming, sitting (daytime only), training and accessory retail sales of pet care products, or other similar uses. Overnight boarding is not permitted. Outdoor pet service areas shall be located at least 50 feet from any property line and 500 feet from any residential district or residential subarea of a planned development district. Use of outdoor pet service areas shall be limited to between the hours of 7:00 a.m. and 9:00 p.m.

- (2) *Animal Care-Veterinary Offices and Veterinary Urgent Care and Hospitals.* Boarding of animals shall only be permitted for the ongoing care of animals in treatment and must be provided within the principal structure. All outdoor pet service areas shall be located at least 50 feet from any property line and 500 feet from any residential district or residential subarea of a planned development district. Use of outdoor pet service areas shall be limited to between the hours of 7:00 a.m. and 9:00 p.m.

- (3) *Office-Flex.* Flex office must include a minimum of 30 percent office use. Remaining space may be used for any combination of research & laboratory space, clean manufacturing and assembly, wholesaling and/or related showroom, warehousing and or distribution purposes. Any showroom component shall not exceed 10 percent of the gross floor area of the principal structure and shall not count toward office calculations.

- (4) *Personal Services and Retail.* Only those uses present as of the effective date of this ordinance shall be permitted. Once removed, no further uses shall be permitted as a primary use.

- (5) *Transportation-Park-and-Rides.* Park and ride facilities shall provide only one shelter per bus route.

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- (6) *Educational Facility.* These uses shall have no rooms for the regular housing or sleeping of students.
- (7) *Manufacturing & Assembly and Wholesaling & Distribution.* Any auxiliary showroom areas associated with the primary use shall not exceed 10 percent of the gross floor area of the principal structure.
- (8) *Motor Vehicle Repair-Major.* A vehicle may not be stored for more than 30 days. All inoperable vehicles must be parked in a defined service area providing screening in accordance with §153.133 - *Minimum Landscape Requirements.*
- (9) *Utilities-Renewable Energy Facilities.* Renewable Energy Facilities shall be located at least 750 feet from all residential districts or residential subarea of a planned development district, unless otherwise approved by the Planning and Zoning Commission. Property owners must sufficiently demonstrate that adequate measures are provided to minimize off-site impacts relating to the facility's operation.
- (10) *Utilities-Electric Substation.* Electric substations shall be located at least 700 feet from all residential districts or residential subarea of a planned development district.
- (11) *Utilities-Wireless Communications.* For regulations governing wireless communication uses, Chapter 99 of the Dublin Codified Ordinances shall apply.
- (12) *Dwelling-Single Family.* Only residential uses existing as of the effective date of this ordinance are permitted. Once removed, no further single-family dwelling shall be permitted.
- (13) *Child Day Care.* Day Care components shall not exceed 20 percent of the gross floor area of the principal structure.

(D) Site Development Requirements.

In addition to the provisions of §153.070 through §153.076, the following requirements for arrangement and development of land and buildings shall be met:

- (1) *Intensity of use.* Lot size shall be sufficient to provide the yard spaces required by this section and the following provisions:
 - (a) *Maximum Lot Coverage.* Lot coverage for structures and impervious surfaces shall not exceed 70 percent.
 - (b) *Building Height.* The height of principal and accessory structures shall be limited based upon setback requirements of this District as identified in §153.044(D)(2)(c). Structures greater than 56 feet in height shall require conditional use approval in accordance with §153.236.
- (2) *Setback Requirements.* Placement of structures and improvements shall provide sufficient separation to the adjacent site or use according to the following provisions. Setbacks shall be provided as necessary to accommodate any additional site requirements such as landscaping, mounding and buffering:

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- (a) *Lot width.* Lots shall provide a minimum of 60 feet in width at the public right-of-way.
- (b) *Front yards.* The required front yard setback for principal and accessory structures shall be determined in accordance with §153.072.
- (c) *Side and Rear yards.* The following setbacks for components of principal and accessory structures shall be determined based upon the height of each individual component.

Building Height	Required Minimum Setback
≤15 feet	15 feet
>15 – 29 feet	20 feet
>29 – 43 feet	35 feet
>43 – 56 feet	50 feet

Required side and rear setbacks for principal and accessory structures shall in no case be less than 25 feet from any residential zoning district or a residential subarea of a planned development district as listed in §153.016.

- (d) *Side Pavement Setbacks.* Required side yard setbacks for pavement, which includes open storage, service and loading areas, shall be at least five feet, except for common access drives or shared service courts. Required side pavement setbacks shall be at least 25 feet from any residential zoning district or a residential subarea of a planned development district as listed in §153.016.
- (e) *Rear Pavement Setbacks.* Required rear yard setbacks for pavement, which includes open storage, service and loading areas, shall be at least ten feet, except for common access drives or shared service courts. Required rear pavement setbacks shall be at least 25 feet from any residential zoning district or a residential subarea of a planned development district as listed in §153.016

(E) Additional Outdoor Requirements

- (1) *Outdoor Operations.* Uses shall operate entirely within an enclosed structure, unless it is determined by the Director that operations are harmonious to the surrounding area and are adequately screened.
- (2) *Outdoor Storage.* Exterior storage shall be screened in accordance with §153.133(C)(1). Storage must be located to the side or rear of all buildings and shall not be visible from adjacent properties or from the public right-of-way.
- (3) *Off-Site Impacts.* Uses must be conducted in a manner harmonious with the surrounding area and comply with minimum requirements as set forth by the provisions of §153.076 of the Zoning Code and §132.03 of the Dublin Codified Ordinances.
- (4) *Service Areas.* Overhead doors shall be located to the side or rear of structures to minimize visibility from public streets. Open service areas and loading docks shall be screened by walls a minimum of six feet in

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height, but not greater than twelve feet. Walls, fences or landscape screening shall have 100 percent opacity to effectively conceal service and loading operations from adjoining streets and from any residential zoning district or a residential subarea of a planned development district as listed in §153.016. Compliance with the provisions of Section 153.133(C) shall also be required.

(F) Architecture and Design Requirements

- (1) *Architectural Intent.* In order to provide for flexible space required for uses within the district, architectural standards are intentionally non-prescriptive. However, all structures within the district are expected to be thoughtfully designed with materials, detailing, scale, and proportion that is intentional and carefully thought through and with specific attention toward aesthetics. Buildings may utilize any combination of exterior materials from the list of permitted materials however, in all cases, such materials shall be applied in a manner that provides well-detailed and aesthetically pleasing façade surfaces. Characteristics of a well-detailed façade include, but are not limited to, deliberate joint patterns, finished edge detailing, and durable, rust and fade resistant finishes.
- (2) *Applicability of Architectural Requirements.* Architectural requirements as specified by this Section shall apply to new construction. Design of additions to structures existing as of the date of this ordinance may coordinate with architecture of the existing structure, but to the extent possible shall meet the requirements of this Section. The City may contract with a qualified architectural consultant to determine compliance with the Architecture and Design Requirements contained in this Section.
- (3) *Rooftop Mechanicals.* Mechanical equipment and other functional components shall be screened from view from the ground by parapets not lower than the height of the roof equipment, screens with a materials and details compatible with the building's facades, pitched roof areas, or special architectural features. Parapets on flat roofs shall not be included in the calculation for building height.
- (4) *Materials.* At least eighty percent of exterior walls shall be constructed of one or more of the primary materials listed below. The following are acceptable primary and secondary building materials, as noted.
 - (a) Primary Materials
 - (1) Brick. Brick shall be uniform in color within any one specific color range but using more than one color range to create patterns is acceptable. Bricks that have been flashed to change color in the individual unit, distressed bricks and wood mold bricks are not acceptable.
 - (2) Glass. Transparent, tinted, reflective, coated, opaque, translucent, and textured glass, are permitted
 - (3) Stone. Stone such as limestone, granite and marble are acceptable. Synthetic stone of a high quality that is indistinguishable from natural stone is also acceptable.

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- (4) Pre- Cast Concrete. Pre-cast concrete panels developed with shadow lines, reveals, textural changes, color variations and/or exposed aggregate are acceptable.
 - (5) Architectural Metal. Smooth face, and textured face insulated or un-insulated metal panels are acceptable. Careful attention to how the panels are joined, detailed at edges and corners and attached is required. Use of corrugated or long span, high-profile fluted or ribbed metal panels is not encouraged.
 - (6) Synthetics Synthetic siding materials such as cementitious siding and EIFS are acceptable if carefully integrated into the building's design and detailed with a high level of shadow lines and reveals. Pre-approval is recommended.
 - (7) Concrete Masonry Units Architectural Masonry Units with special aggregates and finishes are acceptable. Split face masonry units may be acceptable if combined with other masonry products to raise the level of visual quality. Pre-approval is recommended.
 - (8) Tilt-Up Panels. Concrete tilt-up panels are acceptable if they contain a high degree of detail by the use of shadow lines, textural variations and /or applied projections and limited to large footprint buildings. Pre-approval is recommended.
 - (9) Other primary building materials may be approved if demonstrated to be of similar quality to the permitted primary materials.
- (b) Secondary Materials. In addition to the permitted materials above, the following may be used as secondary building applications:
- (1) Gypsum Fiber Reinforced Concrete (GFRC). Fiber reinforced concrete products may be used for trim or architectural features.
 - (2) Frost- Proof Ceramic Tile. Porcelain or other frost-proof ceramic tiles may be used as accents or to create special features.
 - (3) Architectural Metal. Metal extrusions, panels and structural components may be used as accents or for special features such as canopies and sunshades. These materials must be finished to prevent fading, staining, rust or corrosion and shall be carefully detailed with attention toward aesthetics. Use of corrugated or long span, high-profile fluted or ribbed metal panels is not encouraged.
 - (4) Split Faced Block. Split faced block shall be used in limited quantities for components like foundations or site walls.

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- (5) EIFS. Exterior Insulated Finishing Systems may be used.
- (6) Other secondary building materials may be approved if demonstrated to be of similar quality to the permitted secondary materials.
- (5) *Color*. Structures shall incorporate combinations of color that will provide visual interest and be harmonious with the surrounding area.
 - (a) *Base Colors*. Main building colors shall be neutral, off-white or earth tone. Base colors shall constitute a predominance of the visible building exterior and be muted with low reflectivity.
 - (b) *Accent Colors*. Building trim and/or detailing may utilize brighter accent colors to create visual interest and/or to identify main public entrances. Application of accent colors may be used up to an amount not to exceed ten percent of the total area of all building elevations.
- (6) *Accessory Structures*. Accessory structures shall be constructed of identical materials, style, quality and appearance as the principal building.

(G) Landscape Requirements

- (1) *Compliance*. All sites shall be required to comply with applicable Code requirements for landscaping in Chapter 153 with the following modifications:
 - (a) In cases where §153.132(B) requires full landscape compliance for site and/or building modifications exceeding 25 percent, the following landscape components shall apply to those structures when the exterior materials, finish or design of the building facades are being improved without expanding the overall footprint of the structure:
 - (1) 153.133(A)(5) Vehicular Use Perimeter Requirements
 - (2) 153.133(C) Screening of Service Structures
 - (3) 153.133(D) Additional Site Landscaping
 - (4) 153.134 Street Trees
 - (b) To encourage maintenance and marketability of existing structures, in cases as noted in paragraph (a), Section 153.133(A)(3) and (4) Perimeter Buffer Landscape Requirements and Section 153.133(B) Interior Landscaping for Vehicular Use Areas may be deferred until such time as the building is expanded or the site redeveloped further.

(H) Alternative Energy & Design

- (1) *Alternative Energy Integration*. Use of on-site alternative energy sources for greater self-sufficiency is highly encouraged. Other types of alternative energy not addressed by this Code may be approved if demonstrated to be of similar character or impact of those types permitted.

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- (a) Wall and roof-mounted or applied thermal and PV solar units are permitted within the TF District and shall include side and rear screening as applicable for supporting infrastructure;
 - (b) Ground-mounted solar units are permitted, in accordance with applicable setback requirements and shall include side and rear screening for supporting infrastructure;
 - (c) Due to proximity to residential areas, commercial wind turbines shall not be permitted within the TF District; and
 - (d) Residential-scale wind turbines shall be permitted in accordance with applicable setback requirements.
- (2) *Alternative Design Methods.* Integration of architectural and site design methods and materials that promote sustainability and lower energy use are strongly encouraged.

(I) Use Definitions

For the purposes of §153.044, the following definitions shall apply to interpret uses unless specified otherwise:

Commercial

- (1) *Animal Care*
- (a) *General Services.* A facility providing grooming and daycare for household pets.
 - (b) *Veterinary Offices.* A facility for medical, dental, or other health services related to the diagnosis and treatment of animals' illnesses, injuries, and physical ailments. These facilities shall not include crematory services.
 - (c) *Veterinary Urgent Care and Hospitals.* A facility for emergency care for the treatment of animals' illnesses, injuries, or physical ailments, but shall not including crematory services.
- (2) *Data Center.* A facility with typically lower employee counts than general office uses that houses computer systems and associated data and is focused on the mass storage of data.
- (3) *Entertainment and Recreation- Indoor.* A facility or area providing opportunities for physical exercise, physical training or improvement of health for the general public or members of an organization.
- (4) *Medical and Diagnostic Laboratory.* A facility for sampling, photographing, analyzing or testing bodily fluids and other medical specimens, These facilities may not include laboratories for the sole purpose of research.
- (5) *Office*
- (a) *General.* A facility providing executive, management, administrative, or professional services. This use includes corporate office, law offices, architectural firms, insurance companies and other executive, management or administrative offices for businesses or corporations. This facility does not include medical offices.

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- (b) *Call Centers.* A facility providing customer service or sales requests by telecommunication or other data means.
- (c) *Flex.* A facility including office, research, laboratory, manufacturing, clean assembly, warehousing, or other related activities whose configurations and construction methods allow for easy conversion of interior and exterior space.
- (d) *Medical.* A facility providing medical, dental, or other health services relating to the diagnosis and treatment of human illnesses, injuries, and physical ailments treated in an office setting. This includes outpatient surgery, rehabilitation, incidental laboratories and other related activities, but does not include overnight patient stays.
- (6) *Parking Structure.* A facility used for vehicle parking and where there are a number of floors or levels on which parking takes place, either freestanding or integrated into a building.
- (7) *Personal, Repair, & Rental Services.* A facility or establishment that provides services associated with personal grooming, personal instruction or education, the maintenance of fitness, health and well-being, or the rental, servicing, maintenance, or repair of consumer goods. This use includes but is not limited to yoga centers, beauty salons, barbers and hairdressers, meditation centers, massage centers, dry cleaning shops, tailors, shoe repair, and electronics repair shops. This facility does not include motor vehicle, recreational vehicle, or heavy equipment repair or rental.
- (8) *Retail.* Sale of general merchandise or food to the general public for direct use and not for wholesale. This use includes but is not limited to sale of general merchandise, clothing and other apparel, flowers and household plants, dry goods, convenience and specialty foods, hardware and similar consumer goods.
- (9) *Transportation- Park-and-Ride.* A facility providing parking and shelter for transit passengers or carpooling that typically includes parking lots and associated structures located along or near public transit routes.

Civic/Public/Institutional

- (10) *Child Day Care.* A facility for the provision of non-medical care and supervision outside the home for minor children, provided the supervision is less than 24 hours per day and the facility is licensed by the State of Ohio.
- (11) *Educational Facility.* A facility offering classes, training courses, or skill development to the public or to members of an organization. This use includes, but is not limited to, public or private educational facilities such as vocational, business, or technical schools, training centers, colleges or universities. Elementary, middle or high schools are not included in this definition.
- (12) *Government Services.*
 - (a) *General.* A facility providing the administration of local, state, or federal government services or functions.

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- (b) *Safety.* A facility providing police, fire, or emergency medical services to the surrounding community.
 - (c) *Service.* A facility providing government services that includes vehicle and equipment parking and/or service or maintenance yards.
- (13) *Parks and Open Space.* Public or private land that has been identified for active or passive parks or property to be left in a generally natural state.

Industrial

- (14) *Construction and Contract Service Trades.* Facilities used for the repair of machinery, equipment, products or by-products. May include outdoor storage of materials, supplies or equipment as an accessory use.
- (15) *Manufacturing and Assembly.* A facility used for the fabrication, assembly, finishing, packaging or processing of components and/or finished goods.
- (16) *Mini-Storage.* A facility of leased or owned structures available to the general public for the storage of goods.
- (17) *Motor Vehicle Repair, Major.* A facility or area where major mechanical (engine, transmission or other major mechanical systems) and body work is conducted on vehicles and/or trailers.
- (18) *Research and Development.* A facility or area for conducting scientific research, investigation, testing, or experimentation, and including the fabrication of prototypes and support facilities, but not including facilities for the manufacture or sale of products except as may be incidental to the main purpose of the laboratory.
- (19) *Utilities.*
- (a) *Renewable Energy Facilities.* Commercial-scale operations for the collection of solar, wind, or geothermal energy and its conversion to electrical energy for sale to a public utility.
 - (b) *Electric Substation.* The component of an electricity generation, transmission and distribution system where voltage is managed through the use of transformers.
 - (c) *Essential Services.* Facilities used to provide utility services to a building or property, including but not limited to water pipes, sewer pipes, electric lines and boxes, telecommunication lines or fiber optic equipment, gas regulator stations, and storm drainage pipes. This use does not include major utilities such as water or sewer treatment plants, electric generating plants, and other facilities that are primary rather than accessory uses of the sites on which they are located. Wireless communication facilities are also not included in this definition.
 - (d) *Wireless Communications.* All communication components and facilities regulated by the FCC and Chapter 99 of the Dublin Codified Ordinances.

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- (20) *Wholesaling and Distribution.* Facilities and accessory uses for the mass storage and movement of goods as well as transportation, logistics, maintenance and fleet parking.

Residential

- (21) *Dwelling- Single Family.* A building arranged or designed to be occupied by one family, the structure having only one dwelling unit.

Accessory/Temporary Uses

- (22) *Bicycle Facility.* Equipment and structures including bicycle racks, lockers, and showers to assist either recreational or commuter cyclists.
- (23) *Community Activity.* An activity that is open to the general public and sponsored by a public, private nonprofit or religious organization that is educational, cultural, or recreational in function. This use includes but is not limited to school plays and church fairs.
- (24) *Construction Trailer/Office.* A trailer or portable building used to provide work space for construction staff during the construction of a building or facility from no earlier than 30 days prior to construction to no later than 60 days after construction concludes
- (25) *Corporate Residences.* An accessory use integrated as part of a primary structure or an accessory structure available in conjunction with a nonresidential use that provides housing for personnel or visitors and is not available to the general public.
- (26) *Special Event.* A temporary outdoor use of land for the purposes of a gathering, including but not limited to a fair, festival, celebration, or fundraiser, that reasonably may be expected to attract more than 100 persons at any one time.
- (27) *Transit Stop.* An incidental area either along the public right-of-way or on a private site with shelters or other related amenities for patrons waiting for buses or other forms of public transportation. A transit stop shall not include a bus or train station, park-and-ride, or other major transit facility.
- (28) *Utilities- Renewable Energy Equipment.* Equipment for the collection of solar, geothermal energy or other forms of renewable energy (excluding wind) and its conversion to electrical energy or heat for use on the same property or for incidental sale to a utility when that equipment is accessory to a permitted or approved conditional primary use of the property.
- (29) *Utilities- Renewable Wind Equipment.* Equipment for the collection of wind energy or its conversion to electrical energy or heat for use on the same property or for incidental sale to a utility when that equipment is accessory to a permitted or approved conditional primary use of the property. Includes both building mounted and ground mounted units.
- (30) *Vehicle Charging Station.* A facility or area at which electric powered or hybrid powered motor vehicles can obtain electrical current to recharge batteries, when accessory to a permitted or approved primary use of the property.

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Section 2. That the Standard Zoning Districts Table in §153.016(A) be amended to incorporate the Technology Flex District as follows:

<i>NAME</i>	<i>SYMBOL</i>
Industrial Districts	
Technology Flex	TF

Section 3. That §153.071(B)(1)(e) be amended as follows:

- (e) All vehicular use areas, including driveways, in industrial districts shall be located at least 15 feet from any residential district lot line as listed in §153.016 or as otherwise noted for the Technology Flex District in §153.044.

Section 4. That §153.071(B)(4)(a) be amended as follows:

- (a) Structures, parking driveways, vehicular use areas, service areas, pedestrian areas and other hard-surfaces or paved areas shall not cover more than 70% of the total lot area within the following zoning districts:

R-12, Urban Residential District
 SO, Suburban Office and Institutional District
 NC, Neighborhood Commercial District
 CC, Community Commercial District
 RI, Restricted Industrial District
 LI, Limited Industrial District
 GI, General Industrial District
 OLR, Office Laboratory & Research District
 TF, Technology Flex District
 Excavation and Quarry
 Oil and Gas
 Exceptional Uses

Section 5. That the “Zoning District and Approval Procedures” table in Section 99.05(B) regarding Wireless Communications be amended to include the Technology Flex (TF) District as follows:

Zoning District	Co-Location	New Tower (multi-user)	New Tower (single user)	Alternative Structure	Temporary Facilities
Technology Flex	Administrative	Administrative	Not Permitted	Administrative	See §99.10

Section 6. This Ordinance shall take effect on the earliest date provided by law.

Passed this 23rd day of May, 2011.

Timothy A. Lechlider
 Mayor – Presiding Officer

ATTEST:

Anne C. Clarke
 Clerk of Council