

PERIMETER CENTER DEVELOPMENT TEXT

CITY OF DUBLIN, OHIO

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PERIMETER CENTER SUBAREA STANDARDS (Revised 1/3/94, 11/7/94, 01/29/02, 02/08/10, 11/01/10, 04/10/17)

The following Subarea Descriptions and Development Standards by subarea shall be made part of the Concept Plan and are further discussed and illustrated in the Subarea Plan.

SUBAREA DESCRIPTIONS

Subarea B Post Road Related: (1.4 acres)

This area is characterized by its relationship with residential uses on the north side of Post Road and the need for a reasonable landscaped setback buffer between the residential uses and the proposed development.

Subarea C Internal Orientation: (35.0 acres)

Uses within this subarea shall include a mix of commercial, office research and light industrial uses or uses that exhibit a degree of clean, quiet unobjectionable processing activities within an enclosed structure. These uses are more appropriate to Subarea C because of its internal relationship within the site.

Subarea C-1 WD Partners: (24.6 acres)

Uses within this subarea include office, research and laboratory, packaging and assembly, wholesaling, ~~and~~ light manufacturing, and motion picture, radio and television production studios. These uses are appropriate to this subarea due to the sizes and nature of existing building found therein.

Subarea D State Route 161 Related Uses:

Because of extensive State Route 161 frontage, uses within Subarea D are primarily freeway oriented, general office, corporate headquarters office and institutional uses, hotels and motels.

Subarea E Services Zone: (12.8 acres)

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

Subareas F, F-1, F-2, F-3 and F-4 Retail Center: (33.0 acres)

This area contains a mix of retail/commercial uses in an integrated shopping environment typical in size to a community center. This self-contained area also has access on all sides creating an even distribution of traffic. (Revised 2/6/95)

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Subarea G Multi-Family: (16.2 acres)

As a buffer or a transition zone to the single-family area to the north (Post Road frontage), the multi-family area will have a unified, residential scale appearance with a limited density.

Subarea G-1 Multi-Family: (13.1 acres)

This area contains high density multi-family development which serves as a transition zone between a retail/commercial community center to the west and lower density multi-family development to the north and east. Architecture of the buildings is to be consistent with the Perimeter Shopping Center (Subarea F) in its design, materials, architecture, detailing and overall quality.

Subarea H Condominium: (8.0 acres)

This subarea may be used for multifamily condominium housing at a density of less than 7 units per acre. (Revised 11/7/94)

Subarea I Transitional Area:

This zone will function as a transition zone between the retail uses of Subarea E (the service zone along Avery Road), and F, F-1, F-2, and F-3 (the retail mall) and the freeway oriented office area - Subarea D to the east.

Subarea K Gordon Flesch Co., Inc.: (4.37 acres)

Due to Subarea K's high visibility from state Route 161/US 33, it is essential to maintain a high level of quality development. All the qualitative aspects of "Subarea D" as originally established shall be incorporated in this Subarea K, but the use definition shall be expanded so that Gordon Flesch may operate within the new subarea.

Subarea L Services Zone: (1.959 acres)

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

Subarea M Children's Hospital:

Due to Subarea M's high visibility from State Route 161/US 33, it is essential to maintain a high level of quality development. All the qualitative aspects of "Subarea D" as originally established shall be incorporated in this Subarea M, except for the parking requirements which shall be modified due to the unique nature of Children's Close to Home Facility.

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SUBAREA DEVELOPMENT STANDARDS

General:

1. If these standards conflict in any way with the City of Dublin Codified Ordinances, then the Planned Commerce District shall prevail. Standards in the Dublin Zoning Code applicable to matters not covered in this document shall apply to each of the subareas in the Planned Commerce District.
2. The standards included herein shall not require modification of any structures, landscaping, or other improvements actually in place as a result of development occurring prior to this rezoning. Such structures, landscaping and improvements shall be considered permitted and legal and conforming uses at the location and to the size and degree they exist at the time of said rezoning.
3. Perimeter Drive will be constructed through to Wilcox Road as a part of the initial development phase of Subarea F, F-1, F-2, and F-3. The loop road through Area E, F, D shall also be constructed as part of the initial phase. At such time as the part of said Perimeter Drive is constructed through the Thomas property, the remainder of said Perimeter Drive from the east line of the McKittrick property to the west line of the Thomas property shall forthwith start and be completed within a reasonable time. The entire length of Perimeter Drive shall have a sidewalk along the southern right-of-way from Avery Road to Coffman Road. Nothing herein shall prohibit owner(s) from completing Perimeter Drive prior to the required completion period. If additional right-of-way is required for ramp widening, it shall be provided.

The landscape buffer along the south side of Post Road shall be installed in its entirety from Avery Road to Wilcox Road with the beginning of construction on Subarea G, H, F or the construction of Perimeter Drive from Avery to Wilcox. With regard to the mound and landscaping required on the property along Post Road and owned by applicant Olde Poste Properties, the following schedule should apply:

- a. At such time as any parcel of said property along Post Road is developed, applicant shall complete the mounding and landscaping along the Post Road frontage of said parcel as a part of the initial phase of construction and maintain the same thereafter.
- b. In addition, if said applicant, prior to the completion of the mound and landscaping as required under a) hereof should develop lands lying north of Perimeter Drive (not at the date of this rezoning developed) with construction amounting to 100,000 square feet of building area or more, applicant will complete the entire mound and the landscaping between the mound and the Post Road right-of-way from Discovery Boulevard to the east if the City of Dublin undertakes to water the landscaping elements until any or all parts of the Post Road frontage mound and landscaping are constructed in accordance with a) hereof. For these purposes, neither the planned day care center which is a permitted use at the northeast corner of Discovery Boulevard

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and the proposed loop street nor construction on the 15-acre parcel owned by White Consolidated Industries shall be included within the said 100,000 square feet.

The applicant shall be obligated to pay one-third of the cost of the improvement of Avery Road from the south right-of-way line of Post Road to the north right-of-way line of S.R. 161 according to plans approved by the City of Dublin if, and only if, the City of Dublin agrees to pay one-third of said cost, and one-third of said cost is assumed by those owning property on the west side of Avery Road, between Post Road and S.R. 161. Said improvement shall be undertaken and performed by applicant prior to the opening of any commercial use on applicant's property the subject of this rezoning if, and only if, the City of Dublin furnishes the applicant in money or required materials with its share of said costs at a time which reasonably meets applicant's construction and opening schedules. In addition, applicant agrees to include within the improvement project that part of Avery Road (Muirfield Boulevard) from the south right-of-way line of Post Road to the present southerly terminus of the four land section of Muirfield Drive north of Indian Run if, and only if, the City of Dublin furnishes the applicant in money or required materials with the cost of said additional construction. Both applicant and the City of Dublin understand that appropriate contracts will be executed covering the construction contemplated herein.

4. The street plan shown on the plan is the general plan which will be platted and constructed. It is not, however, intended to be precise, and while the functional system will be produced, its precise location may vary from that shown so long as the functional objectives continue to be attained. A safe bike connection from Post Road to Perimeter Mall through areas G & H will be provided if the bikeway connection over S.R. 161 is made, a bike tie/link will be completed to Post Road from the proposed bike path in Area G, H to State Route 161 connection.

Signage and Graphics:

DESIGN CRITERIA

1. These criteria are written in conjunction with the Dublin Sign Code Chapter 1189. In areas of conflict, these criteria shall supersede the Dublin Sign Code.
2. Materials and Landscaping:
 - a. All signs with a base shall have the base constructed of the predominant material of the user building.
 - b. All signs mounted on pylons shall have landscaping around the base of the sign and around the pylons such that the pylons are not visible. All plantings shall be of an evergreen material (see Example E attached). The length of the pylons shall be limited to two (2) feet between the grade elevation and the bottom of the sign face.

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3. Dimensions of Sign:

- a. Maximum area of sign face: 50 square feet per face, with a limit of no more than two faces per sign.
- b. Area of sign base (if any) shall not exceed area of sign face. The base shall not be included in the overall area permitted for the sign face.
- c. Maximum overall height: 8'-0" above top of adjacent street curb. Signs located on earthen mounds shall maintain conformance to 8'-0" maximum height above top of adjacent curb.
- d. It is intended that the signs shall be generally rectangular in design with an approximately 3' to 5' height to length ratio. Specific designs for each user may be considered on their own merit as long as they follow these general guidelines. (See Exhibit A through E attached).

4. Sign Graphics:

- a. Graphic identification shall be limited to the site user's name, logo and street number.
- b. The area of graphic images such as logos shall not exceed 20% of the sign face.
- c. Street numbers shall be located in the lower corner of the sign face or base nearest the right-of-way.
- d. The maximum height of any letter or number shall be 16".
- e. Quantity: No more than one ground sign shall be permitted on any one lot or multiple lots if devoted to one specific use or user, except that, for buildings or uses having frontage on each of two public rights-of-way, two ground signs are permitted. Neither ground sign shall, by itself, exceed the maximum allowable area of 50 square feet for each face.
- f. Signs may: (a) be non-illuminated, (b) feature internally illuminated graphics or incorporate back-lit graphics. Only the sign graphics shall be illuminated.
- g. Signage setbacks from the right-of-way are as follows:
 - 1) 10'-0" along Avery Road
 - 2) 12'-0" along the south side of Perimeter Drive
 - 3) 8'-0" in all other areas.

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- h. Traffic and directional signs shall be in conformance with Dublin Sign Code 1189.03.
- i. Within Subarea B, all signage shall be limited to the south side of all structures along Post Road.
- j. No sign shall be painted or posted directly on the surface of any building, wall or fence. No wall murals shall be allowed.
- k. No signs shall be applied to windows for the purpose of outdoor or exterior advertising.
- l. No roof signs shall be permitted, nor should a sign extend higher than the building.
- m. No flashing, traveling, animated or intermittently illuminated signs may be used.
- n. No billboards, or electrical or other advertising signs shall be allowed other than a sign carrying the name of the business occupying the site or "for sale" or "for lease" signs in accordance with Dublin Code 1189.03(g).

Lighting:

Except as otherwise herein stated:

- 1. External lighting within all subareas shall be cut off type fixtures.
- 2. All types of parking, pedestrian and other exterior lighting shall be on poles or wall-mounted cutoff fixture and shall be from the same type and style.
- 3. All light poles and standards shall be dark in color and shall either be constructed of dark wood, dark brown, black or bronze metal.
- 4. Parking lot lighting shall be no higher than 28'.
- 5. Cutoff type landscape and building uplighting shall be permitted.
- 6. All lights shall be arranged to reflect light away from any street or adjacent property.
- 7. Direct or indirect glare into the eyes of motorists or pedestrians shall be avoided.
- 8. All building illuminations shall be from concealed sources.
- 9. No colored lights shall be used to light the exterior of buildings.
- 10. Landscape lighting along Avery Road shall be ground mounted with a low level of illumination.

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Subarea B - Post Road Related

Permitted Uses:

The following uses shall be permitted within Subarea B:

1. Those uses listed in Section 1159.01 and 1175.01 of the Zoning Code.
2. Drive-in facilities developed in association with a permitted use.
3. Day care centers.

Yard and Setback Requirements:

1. Setback from Post Road shall be 75' for pavement and 100' for buildings.
2. Side yards shall be 25' for pavement and buildings.
3. Rear yards shall be 25' for pavement and buildings.
4. Setback from Perimeter Drive shall be 35' for all pavement areas and 75' for all buildings.
5. Front yard parking setback for publicly dedicated local access streets shall be 25' for pavement and 50' for buildings.
6. A special angled setback shall be provided at Post and Perimeter Drive for landscaping.
7. Total ground covered by all buildings shall not exceed 25% of the total lot area. However, parking garages and buildings shall cover no more than 75% of the total lot area.

Height Requirements:

1. Maximum height for structures within Subarea B shall be 35' as measured per Dublin Zoning Code.

Parking and Loading:

1. Size, ratio and type of parking and loading facility shall be regulated by Dublin Code Chapter 1193.
2. Bank drive-thru stacking requirements as per the Columbus Zoning Code.

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Circulation:

1. Post Road shall remain a 60' right-of-way with all the local streets having a 60' right-of-way and a 32' pavement width. Post Road shall serve as a local access and not a through street.
2. Discovery Road shall have a 60' right-of-way.
3. All other local public access streets shall have a 60' right-of-way.
4. Curb cuts along Post Road shall be restricted to existing cuts only.
5. At the time Perimeter Drive is constructed and ties into Venture Boulevard, the City of Dublin may require that the existing curb cut on Post Road at Venture Boulevard/Metro North Business Park be eliminated.
6. At the time Perimeter Drive is constructed and ties into Wilcox Road, the City of Dublin may require that the existing curb cut on Post Road at Wilcox Road be eliminated.

Waste and Refuse:

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

Storage and Equipment:

1. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of a parcel outside a permitted structure. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building.

Landscaping:

1. Landscaping shall be according to the Dublin Landscape Code Chapter 1187. In addition, landscaping shall be provided within the Post Road setback and include a sodded or seeded mound with a mixture of ornamental, evergreen and shade trees. The mound shall be natural in appearance and vary between 130' and 150' in length, 30' to 50' in width and 5' to 8' in height.
2. With regard to the mound and landscaping required on the property along Post Road and owned by applicant Olde Poste Properties, the following schedule should apply:
 - a. At such time as any parcel of said property along Post Road is developed, applicant shall complete the mounding and landscaping along the Post Road frontage of said parcel as a part of the initial phase of construction and maintain the same thereafter.

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- b. In addition, if said applicant, prior to the completion of the mound and landscaping as required under a) hereof should develop lands lying north of Perimeter Drive (not at the date of this rezoning developed) with construction amounting to 100,000 square feet of build area or more, applicant will complete the entire mound and the landscaping between the mound and the Post Road right-of-way from Discovery Boulevard to the east if the City of Dublin undertakes to water the landscaping elements until any or all parts of the Post Road frontage mound and landscaping are constructed in accordance with a) hereof. For these purposes neither the planned day care center which is a permitted use at the northeast corner of Discovery Boulevard and the proposed loop street nor construction on the 15 acre parcel owned by White Consolidated Industries shall be included within the said 100,000 square feet.
3. Landscaped entry features shall be provided within the corner setbacks at Post Road Perimeter Drive.

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Subarea C - Internal Orientation

Permitted Uses:

The following uses shall be permitted with Subarea C:

1. Those uses listed in Section 1159.01 and 1175.01 of the Zoning Code.
2. Hospitals and clinics; other institutional uses without housing or overnight lodging capacity.
3. Health care including ambulatory care, outpatient care and surgery, medical offices and ancillary distribution.
4. Those uses listed in Section 1169.01(b).
5. Ancillary commercial uses within a structure primarily devoted to office uses
6. Limited manufacturing and light assembly activities such as:
 - a. Compact disc manufacture and distribution.
 - b. Electronics assembly.
 - c. "Clean room" manufacturing.
 - d. Other activity incidental to other permitted uses.
 - e. Packaging, assembly.
 - f. Warehousing and distribution incidental to other permitted uses provided such use does not comprise more than 25% of the gross building area on the premises except for multi-tenant buildings in which the average may be 50%.

Conditional Uses:

1. Personal Services.
2. Uses listed in Section 153.026(B) (formerly 1159.02)

Yard and Setback Requirements:

1. Setback from Perimeter Drive shall be 35' for all pavement areas, with 75' for buildings.
2. Side yards shall be 25' for pavement and buildings.
3. Rear yards shall be 25' for pavement and buildings.

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4. All other publicly dedicated local streets within Subarea C shall have a 25' pavement setback and a 50' building setback.
5. Total ground covered by all buildings (excluding parking garages) shall not exceed 25% of the total lot area. However, parking garages and buildings shall cover no more than 75% total lot area.
6. 0' setback for a shared access drive between 5980 Perimeter Drive (PID 273010149) and 5815 Wall Street (273005070).

Height Requirements:

1. Maximum height for structures within Subarea C shall be 65' as measured per the Dublin Zoning Code.

Parking and Loading:

1. Size, ratio and type of parking and loading facility shall be regulated by Dublin Code Chapter 1193.

Circulation:

1. Perimeter Drive shall have minimum 80' right-of-way and a 36' pavement width.
2. Discovery Road shall have a minimum 60' right-of-way.
3. All other local public access streets shall have a 60' right-of-way, and a 32' pavement width.
4. Curb cuts on Perimeter Drive shall be spaced a minimum of 200' (as measured from the driveway's centerline) with opposing curb cuts offset no less than 100' or directly aligned wherever possible consistent with prudent traffic engineering principles and practice.

Storage and Equipment:

1. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of a parcel outside a permitted structure. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building.

Landscaping:

1. Landscaping shall be according to the Dublin Landscape Code, Chapter 1187.
2. In addition, landscaping within the Perimeter Drive setback shall include a 3' - 4'

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landscaped mound with street trees planted 50' on center within the right-of-way and planted +1' from the R.O.W. line. The landscape mound along the Perimeter Drive frontage shall not be required only when the parking lot is located to the rear of the structure.

3. Parking lot lighting shall be no higher than 28'.

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Subarea C-1 – WD Partners (02/08/2010)

Summary:

The subject site includes 24.6± acres of real property located northwest of and adjacent to the intersection of Perimeter Drive and Discovery Boulevard. It consists of property, which prior to the date of this application, encompasses Subarea B-1 and a portion of Subarea C of the Perimeter Center PUD. The application seeks to rezone the property into a new Subarea C-1 to update the permitted uses on the site and enhance its marketability to a broader range of users. This rezoning also will allow for uniformity of use types across the development.

The site is presently developed with two buildings. The applicant, WD Partners, currently occupies a portion of the northernmost building in the PUD. The building found on the southern portion of the site is currently vacant but, with proposed changes to its zoning classification as proposed herein, instantly will become much more viable as a destination for a high-quality user.

Development Standards:

Unless otherwise set forth in the submitted drawings or in this written text, the development standards of Chapter 153 of the City of Dublin Code shall apply to this PUD.

Permitted Uses:

The following uses shall be permitted in the new Subarea C-1 of this PUD:

1. The permitted and conditional uses listed in Section 153.026 (Suburban Office and Institutional District) and 153.034 (Office, Laboratory and Research District) of the Dublin City Code, provided that conditional uses are approved in accordance with Section 153.236 of the Dublin City Code.
2. Basic and applied research conducted in laboratories and offices as well as associated research support activities such as cold rooms, glass wash and microscopy areas.
3. Packaging and assembly
4. Wholesaling
5. Manufacturing uses, including:
 - a. Light manufacturing of a low-intensity nature conducted in a manner and with a character that does not create significant negative impacts to the environment or surrounding area;
 - b. Research, synthesis, analysis, development and testing, including the fabrication,

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assembly, mixing and preparation of goods, equipment and components;

- c. Uses conducting research, design, engineering, testing, diagnostics and pilot or experimental product development, including automotive, electronic device, manufacturing, materials and alternative energy technologies;
- d. Design, development, and production of computer hardware, and software, data communications, information technology, data processing and other computer related services, provided that any production is light in nature and does not create significant negative impacts to the environment or surrounding area;
- e. Life science technology and medical laboratories, including biomedical engineering, biotechnology, genomics, proteomics, molecular and chemical ecology; and
- f. "Clean room" manufacturing and/or laboratories, which shall mean uses that are operated in an indoor area containing minimal or no contaminants (such as dust or bacteria) and include production of precision parts or equipment and/or research.

6. Data processing and analysis

7. Warehousing and distribution

7.8. Motion picture, radio, and television production studios

8.9. Ancillary commercial uses within the same building as another permitted use, provided that such commercial uses are intended to serve employees and tenants of that building

Conditional Uses:

All conditional uses require approval in accordance with Section 153.236 of the Dublin City Code.

1. The conditional uses listed in Section 153.026 (Suburban Office and Institutional District) and 153.034 (Office, Laboratory and Research District) of the Dublin City Code
2. Call centers

Yard, Setback, and Lot Coverage Requirements:

1. Discovery Boulevard: The following minimum setbacks shall apply along Discovery Boulevard, as measured from the right-of-way:
 - a. The minimum pavement setback shall be 25 feet. A small portion of parking/pavement shall be permitted to encroach a maximum of 5 feet into this required setback in the location shown on the attached preliminary development plan.
 - b. The minimum building setback shall be 50 feet, except that the minimum setback for

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- a parking deck shall be 25 feet.
2. Post Road: The following minimum setbacks shall apply along Post Road, as measured from the right-of-way:
 - a. The minimum pavement setback shall be 75 feet.
 - b. The minimum building setback shall be 100 feet, except that the minimum setback for a parking deck shall be 75 feet.
 3. Perimeter Drive: The following minimum setbacks shall apply along Perimeter Drive, as measured from the right-of-way:
 - a. The minimum pavement setback shall be 35 feet.
 - b. The minimum building setback shall be 75 feet, except that the minimum setback for a parking deck shall be 35 feet.
 4. Holt Drive: There shall be a minimum pavement and building setback of 25 feet from the right-of-way of Holt Drive. A small portion of parking/pavement shall be permitted to encroach a maximum of 5 feet into this required setback in the location shown on the attached preliminary development plan.
 5. Interior Parcel Lines: There shall be no minimum pavement or building setbacks from interior property lines in this subarea.
 6. Lot Coverage: The maximum permitted lot coverage in this Subarea shall be 75%.

Parking, Loading, and Circulation:

1. General Standards: Unless otherwise stated herein or otherwise approved by the Planning and Zoning Commission, all parking and loading shall be regulated by City of Dublin Code Sections 153.200 et seq.
 - a. All loading activities and idling shall be limited to between the hours of 7 a.m. and 7p.m.
2. Circulation:
 - a. Post Road: Post Road shall maintain a 60-foot right-of-way width and a 32-foot pavement width.
 - b. Discovery Boulevard: Discovery Boulevard shall maintain a 60-foot right-of-way width and a 32-foot pavement width.

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- c. Perimeter Drive: Perimeter Drive currently has an 80-foot wide right-of-way width and a 36-foot pavement width. No additional right-of-way shall be required to be dedicated in conjunction with this development. Future right-of-way and pavement widths shall be determined by the Thoroughfare Plan and the City Engineer.

Waste and Refuse; Screening:

1. Waste and Refuse: All waste and refuse shall be placed in containers and shall be fully screened from off-site view in accordance with the Dublin City Code.
2. Storage and Equipment: No materials, supplies, equipment, or products shall be stored or permitted to remain outside of a permitted structure.
3. Mechanical Equipment: Mechanical equipment or other utility hardware on the roof, ground, or buildings shall be screened from public view with materials harmonious to the building(s) found in this Subarea.

Landscaping:

1. General Standards: Except as otherwise stated herein, landscaping shall conform to the Dublin Landscape Code, Section 153.130 et seq.
2. Post Road Setback: Landscaping shall be provided within the required parking setback along Post Road shall include a sodded or seeded mound with a mixture of ornamental, evergreen, and shade trees. The mound shall be natural in appearance, shall be 130 feet to 150 feet in length, and shall vary between 30 feet and 50 feet in width and 5 feet to 8 feet in height.
3. Perimeter Drive Setback: Landscaping within the required pavement setback along Perimeter Drive shall include a 3-to-4 foot high landscaped mound with street trees planted at an average distance of 50 feet on center.

Lighting:

1. Exterior Fixtures: Exterior light fixtures may be pole or wall mounted, shall be dark in color, and shall consistently utilize similar types and styles throughout this subarea.
2. Light poles: Light poles shall be limited to a maximum of 28 feet in height.

Architecture:

1. Design: Unless otherwise approved as a part of a final development plan, the buildings in this Subarea shall continue to be consistent with their respective designs as they exist on the date that this text is approved.

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2. Roofs: Flat roofs shall be permitted in this subarea.
3. Building Height: The maximum height of structures shall be 65 feet as measured per the City of Dublin Code.
4. Materials: Permitted primary exterior materials shall include brick/brick veneer (either exposed or painted), stone/synthetic stone, and split-faced block. The rear facades of buildings in this subarea shall be permitted primary exterior materials that include metal cladding/siding and split faced block.

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Subarea D - State Route 161 Related Uses

Permitted Uses:

The following uses shall be permitted within Subarea D:

1. Those uses listed in Section 1159.01 and 1175.01 of the Zoning Code.
2. Corporate offices.
3. Hotel and motel.
4. Institutional uses.
5. Drive-in facilities developed in association with a permitted use.
6. Ancillary commercial uses within a structure primarily devoted to office uses.

Yard and Setback Requirements:

1. Setback on Perimeter Drive shall be 35' for all pavement areas and 75' for buildings.
2. Setback along State Route 161 shall be 60' for all pavement areas and buildings.
3. Side yards shall be 25' for pavement and buildings.
4. Rear yards shall be 25' for pavement and buildings.
5. All other publicly dedicated local streets shall have a 25' pavement setback and 50' building setback.
6. Total ground covered by all buildings shall not exceed 25% of the total lot area. However, parking garages and buildings shall cover no more than 75% of the total lot area.

Height Requirements:

1. The maximum height for structures in Area D shall be measured per the Dublin Zoning Code and have a maximum height limitation of 65'. The maximum height may be extended if the structure is setback from both Perimeter Drive and State Route 161 right-of-way an additional 2' feet beyond the required setback for every 1 foot of height above the 65' maximum. A minimum height of two stories shall be required for all primary structures.

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Parking and Loading:

1. Sizes, ratio, and type of parking and loading and other facilities shall be regulated by Dublin Code Chapter 1193.
2. Bank drive-thru requirements as per the Columbus Zoning Code.

Circulation:

1. Perimeter Drive shall have a 80' right-of-way and a 36' pavement width. All other local public access streets shall have a 60' right-of-way and a 32' pavement width.
2. Ventura Boulevard shall have a 60' right-of-way.
3. The Loop Road shall have a 60' right-of-way, and a 36' pavement width.
4. Curb cuts on Perimeter Drive shall be spaced a minimum of 200' (as measured from the driveway's centerline) with opposing cuts offset no less than 100' or directly aligned wherever possible consistent with prudent traffic engineering principles and practice.

Waste and Refuse:

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

Storage and Equipment:

1. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building.

Landscaping:

1. All landscaping shall be according to the Dublin Landscape Code Chapter 1187.
2. In addition and within the required building setback, a 3' - 4' earthen landscaped mound shall be provided along Perimeter Drive with street trees planted 50' on center and located +1' from R.O.W. line with R.O.W.
3. Along S.R. 161, a 6' landscaped mound shall be provided with trees planted a minimum of 1 tree per 30' O.F.T.O. (trees may be grouped).

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Subarea E - Services Zone (July 18, 1994)

Subarea Development Standards:

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

Subarea E:

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

Permitted Uses:

The following uses shall be permitted within Subarea E:

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

General:

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

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

Yard and Setback Requirements:

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

Utilities:

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

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Circulation:

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

Paving:

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

Parking:

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

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

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

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

Waste and Refuse:

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

Service:

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

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or fence.

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

Landscaping:

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

General Conditions:

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

Fence/Walls:

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

Signs and Graphics:

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

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Graphics:

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

1. Dimensions of Signs:

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

2. Information Signage:

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

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

Architectural:

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

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

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Subarea F - Retail Center (October 2, 2000)

Subarea Development Standards:

Subareas F, F-1, F-2, and F-3 shall comply with the general subarea development standards contained in the original Perimeter Center zoning (general, signage and graphics, lighting and Perimeter Center primary identification signage design criteria) unless otherwise indicated in this text or in the submitted site plans. Percentage of lot coverage shall be no greater than 80% in Subarea F. When Subareas F-1, F-2 and F-3 are combined, their total percentage of lot coverage shall be no greater than 75%.

Subarea F:

The retail center will have a maximum total gross square footage of 176,500 with a maximum 85,000 square foot grocery store. The grocery store square footage is contained within the total gross square footage of 176,500. This retail center may be developed in phases. Servicing for the proposed center, upon completion of all phases, will be totally screened from view by passer-by traffic, and, until completion, temporary screening of the rear areas will be accomplished by mounding and by placing pine trees staggered fifteen feet on center along those spaces. This total screening height shall be fourteen feet at the time of planting from the elevation of adjacent drives or parking. Special attention will be provided to design of all elevations of the center to maintain an established architectural theme with good aesthetic quality throughout the development of the retail and services zone. The same or compatible building materials and a common lighting, signage and landscaping ethic will also be incorporated to blend with the surrounding proposed uses for total site compatibility. The first building to be constructed will be the Big Bear store and related shell shops. Future phasing will be controlled by market demand.

The following uses shall be permitted within Subarea F: Permitted uses include uses permitted in the CC, Community Commercial District, and the SO, Suburban Office Institutional District. Conditional uses to include car rental, outdoor seating associated with an eating and drinking place, theaters, outdoor garden sales including garden centers, drive-in facilities associated with a permitted use and open display associated with a permitted use and car rental.

Yard and Setback Requirements:

1. Along the Perimeter Loop Road, pavement setbacks shall be 35', building setback 50'.
2. Along the Perimeter Drive, pavement setbacks shall be 35'; building setbacks 75'.
3. All other local street pavement setbacks shall be 25', building setback 50'.
4. Total building square feet for Subarea F shall not exceed 10,000 square feet per acre.

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Height Requirements:

1. Maximum height for buildings in Subarea F shall be 45' as measured per Dublin Zoning Code.

Parking and Loading:

1. All parking and loading shall be regulated by the Dublin Code Chapter 1193.
2. Drive-thru stacking areas for fast food restaurants shall accommodate a minimum of eight spaces per exchange window.
3. Bank drive-thru stacking requirements as per the Columbus Zoning Code.
4. "Landbank" areas will be designated in areas as shown on the accompanying maps, where parking, required by Code, may not be necessary at this time. These areas will remain unpaved and in a grassy state until it is deemed necessary by the City of Dublin or owner. Screening, required by Code, will be provided in either case.

Circulation:

1. Perimeter Drive shall have a 100' right-of-way, and a 56' pavement width.
2. The Perimeter Loop Road shall have a 60' right-of-way, and a 36' pavement width.
3. All other local public access streets shall have a 60' right-of-way, and a 32' pavement width.
4. Opposing curb cuts on Perimeter Drive and the Perimeter Loop Road shall be offset no less than 100' (as measured from the driveway's centerline) or directly aligned wherever possible consistent with prudent traffic engineering principles and practices.

Waste and Refuse:

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

Storage and Equipment:

1. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of a parcel outside a permitted structure unless approved in association with a conditional use application. Outside storage in the pedestrian spaces shall not be permitted, including grocery carts and retail goods, unless a conditional use permit is obtained from the Planning Commission.

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Landscaping:

1. All landscaping shall conform to the Dublin Landscaping Code Chapter 1187.
2. In addition, landscaping within the Perimeter Loop Road setback, Perimeter Drive and Mercedes Drive shall include a continuous three foot hedge with stone pilaster fifty (50) feet on center with street trees planted fifty (50) feet on center within the R.O.W. and planted +1 from R.O.W.
3. Street trees for the subarea will be selected from Appendix E, Group A, of the Dublin Planning and Zoning Code.

Architecture:

The architectural design of the buildings shall be consistent with the architectural elevation plans submitted with this application. The development shall be constructed with the same architectural style and roof treatment with the exception of service corridors. The facade shall consist of brick and manufactured stone and the sloped roof shall be constructed of cedar wood shake shingles. The brick shall be selected from the approved Perimeter Center palette. The manufactured stone shall be "Ohio limestone (buff)" by manufacturer Carriage Hill Stone or approved equal and used throughout the project as a water table and as a facade treatment in select areas. The store front system shall be designed in a historic style using windows with mullions and raised panel details. The roof slopes shall be 8/12, 10/12 or 12/12 pitch depending upon location of the roof element. The rear areas of the development shall be given special treatment so as to present an architecturally appropriate facade to the traveling public. The rear walls of the Big Bear Store and related shops and the flex-office structure shall be constructed of stucco or synthetic stucco in order to complement the architectural style found on the front facade and scoring and/or lights or other relief elements shall be used to break up the back of the center. The three (3) free-standing buildings (being designated as 8.4K, 12.6K, and 25K respectively) shall maintain the same architectural style and roofing as the main center on all four (4) facades. Screening to a height of six (6) feet shall be placed along the west property line of Subarea F-1 to provide additional screening for the north elevations of these buildings. Further, there shall also be a hedge of bushes along the front of the shopping center walkway similar to those along the rights-of-way within the subject area that shall provide continuity with the entire area and an architectural feature that enhances the appearance of the development. Brick pavers, scored concrete, benches, bollards and street lamps shall be incorporated into select areas of the walkway to provide variety and interest for pedestrian traffic. With the exception of service corridors that are screened, the buildings shall have the same degree of exterior finish on all sides.

Graphics:

All signs shall comply with the sign code unless varied by this text or accompanying drawings.

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1. Main Identification Signs

There shall be main identification signs for the shopping center on Perimeter Loop Road and on Perimeter Drive:

- a. A total of two main identification signs shall be permitted, not to exceed 15 feet in height and 19 feet in width, with a maximum each of two sign faces, with a maximum area of 66 square feet per sign face, externally illuminated, with sign base materials matching the retail center materials and sign face materials and colors matching the retail tenant signage materials and colors, and with one such sign located at the northeast corner of Avery Road and Perimeter Loop Road and one such sign located at the Perimeter Drive entrance to the retail center.
- b. Area of sign base (if any) shall not exceed area of sign face. The base shall not be included in the overall area permitted for the sign face.
- c. There will be no project identification sign located adjacent to SR 161/U.S. 33 as allowed by Item 5(b) of the original Perimeter Center Subarea Standards, dated February 9, 1988.

2. The Perimeter Retail Center sign package shall meet the following elements:

- a. That all wall and projecting signage meet the City sign code relative to permitted sign face area and that wall signs not exceed 16 feet in height;
- b. That each tenant store front be limited to one wall sign, one projecting sign and one awning sign. Wall sign faces shall not exceed one square foot in area for each one lineal foot in store frontage not to exceed 80 square feet. Projecting sign faces shall not exceed three square feet in area.
- c. That each tenant shall have one (1) projecting sign of uniform size and design as illustrated by the accompanying drawing. Background color of projecting sign shall match background color of that particular tenant's wall sign.
- d. That awning signs be permitted per code for property addresses, names of occupant and year business established, should not state product names or lines, tag lines, pictures of products, hours of operation or telephone or fax numbers, and provided such signs are limited to one square foot in area unless approved by the Planning and Zoning Commission as a part of a development plan and the color is complementary to the awning and wall sign;
- e. That goose neck fixtures all be comprised of the same exterior finish and color, subject to staff approval; and

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- f. That the background color of wall signs, projecting signs and awning signs be selected from the existing Perimeter Center palette of trim colors or a compatible color approved by staff.
- g. With the exception of "Big Bear" letters and "Bear" logo, all wall and hanging signage shall have "gold" letters on dark colored background. Color backgrounds shall be selected from the approved Perimeter Center palette or a compatible or equal color approved by staff. The "Big Bear" letters and "Bear" logo shall be internally illuminated with "red" plastic faces. All awning signage shall be painted on the fabric. The signage colors shall be aesthetically compatible with the awning fabric.
- h. With the exception of "Big Bear" signage, the maximum height of all signage shall be 16'-0" above finished walkway. Signage at "Big Bear" will be a maximum of 26'-0" above finished walkway. The grocery store wall signage, relative to sign face area and location, shall comply with the elevation as shown on the attached building elevation.

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Subareas F-1, F-2, and F-3: Retail Center Related (Restaurant/Flex Office)

Permitted Uses:

1. Subarea F-1: Eating and drinking establishment, bank, SO, Suburban Office and Institutional District, and single tenant retail uses. Conditional uses to include outdoor seating associated with an eating and drinking place, drive-in facility associated with a permitted use and open display associated with a permitted use.
2. Subarea F-2: CC, Community Commercial; SO, Suburban Office and Institutional District. Conditional uses to include outdoor seating associated with an eating and drinking place, theater, and drive-in facilities associated with a permitted use and open display associated with a permitted use.
3. Subarea F-3:
 - a. Those uses listed in Section 1159.01 (SO) and 1175.01 (OLR) of the Zoning Code.
 - b. Those uses listed in Section 1163.01 (CC Permitted Uses Only).
 - c. Drive-in facilities developed in association with a permitted use.
 - d. Ancillary commercial uses within a structure primarily devoted to office uses.

Yard and Setback Requirements:

1. Along Perimeter Drive pavement setbacks shall be 35' and building setback 75' within Subareas F-1, F-2, and F-3.
2. Along Perimeter Loop Drive pavement setback shall be 35' and building setback shall be 50' within Subareas F-1, F-2, and F-3.
3. All other local street pavement setbacks shall be 25' and building setback 50'.
4. Total building square feet for Subareas F-1, F-2, and F-3 shall not exceed 10,000 square feet per acre.

Height Requirements:

1. Maximum height for buildings in Subareas F-1 and F-2 shall be 45' as measured per Dublin Zoning Code.

Parking and Loading:

1. All parking and loading shall be regulated by the Dublin Code Chapter 1193.

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2. Drive-thru stacking areas for fast food restaurants shall accommodate a minimum of eight spaces per exchange window.
3. Bank drive-thru stacking requirements as per the Columbus Zoning Code.
4. "Landbank" areas will be designated in areas as shown on the accompanying maps, where parking, required by Code, may not be necessary at this time. These areas will remain unpaved and in a grassy state until it is deemed necessary by the City of Dublin or owner. Screening, required by Code, will be provided in either case.

Circulation:

1. Perimeter Drive shall have a 100' right-of-way, and a 56' pavement width.
2. The Perimeter Loop Road shall have a 60' right-of-way, and a 36' pavement width.
3. All other local public access streets shall have a 60' right-of-way, and a 32' pavement width.
4. Opposing curbcuts on Perimeter Drive shall be offset no less than 100' (as measured from the driveway's centerline) or directly aligned wherever possible consistent with prudent traffic engineering principles and practices.

Waste and Refuse:

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

Storage and Equipment:

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

Landscaping:

1. All landscaping shall conform to the Dublin Landscaping Code Chapter 1187.
2. In addition, landscaping within the Perimeter Drive, Perimeter Loop Road and Mercedes Drive setback shall include a continuous three foot hedge with stone pilaster fifty (50) feet on center with street trees planted fifty (50) feet on center within the R.O.W. and planted +1 from R.O.W.
3. Street trees for the subarea will be selected from Appendix E, Group A, of the Dublin Planning and Zoning Code.

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Graphics:

1. No more than one ground sign shall be permitted on any one lot or multiple lots if devoted to one specific use or user, except that, for buildings or uses having frontage on each of two public rights-of-way, two ground signs are permitted. Maximum height above grade shall be 9 feet. When two (2) ground signs are permitted for a corner lot the total maximum area of such sign faces shall not exceed 66.5 square feet. Neither ground sign shall, by itself, exceed the maximum allowable area of 50 square feet for each face.

Architecture:

1. Architectural standards as presented in Subarea F shall apply herein.

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Perimeter Center

Subarea F4 (15.196 acres) - Retail Center (September 13, 2010)

Subarea Development Standards:

Subareas F4 shall comply with the general subarea development standards contained in the original Perimeter Center zoning (general, signs and graphics, lighting and Perimeter Center primary identification sign design criteria) unless otherwise indicated in this text or in the submitted site plans. Percentage of lot coverage shall be no greater than 90% in Subarea F4.

Subarea F4:

The retail center will have a maximum total building gross square footage of 170,000 with a maximum 99,850 square feet permitted for a single tenant on the ground floor for retail purposes and 20,000 square feet on the mezzanine floor above. The mezzanine shall not be used for general retail purposes or other open to public use. Outdoor dining areas and the fuel station canopy shall not be considered part of the building square footage. This retail center may be developed in phases.

Servicing for the proposed center will be totally screened from view by passer-by traffic. This total screening height shall be fourteen feet at the time of planting from the elevation of adjacent drives or parking.

Special attention will be provided to design of all elevations of the center to maintain an established architectural theme with good aesthetic quality throughout the development of the retail and services zone. The same or compatible building materials and a common lighting, signage and landscaping aesthetic will also be incorporated to blend with the surrounding proposed uses for total site compatibility.

Permitted Uses:

All those permitted uses for in the SO, Suburban Office & Institutional District and CC, Community Commercial District including but not limited to the following:

1. Retail stores, including General Merchandise, Food, Personal Services and Large Format
2. Eating and Drinking Establishments
3. Medical Services and Offices of Physicians, Dentists and Other Health Practitioners
4. Administrative, Technical, and Professional Offices
5. Accessory Uses for Multi-Family Dwellings
6. Outdoor Dining Areas up to 3,000 total sq. ft. of seating space within the retail center area that can be allotted to the various tenants to be administratively approved by Land

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Use and Long Range Planning. Those outdoor dining areas shall employ matching amenities (fences, tables, chairs, flower boxes where appropriate) and must be of a black, wrought-iron design.

7. Outdoor Display Area for Live Plant Material as regulated by the Dublin Zoning Code.
8. Parking and a garage that serves the condominiums to the south via an easement (shown on the development plan).

Conditional Uses:

The following uses shall be allowed within this Subarea subject to additional review and approval as prescribed by the Dublin Zoning Code:

1. Drive-thrus
2. Day Care
3. Training, Tutoring and Supplemental Skills
4. Animal Care Facilities
5. Theaters
6. Motor Vehicle Rental
7. Fuel Stations

Upon application for a conditional use, a final development plan or an amended final development plan that contemplates the development of a fuel station (“the Application(s)”), the Planning and Zoning Commission shall provide a recommendation to City Council. City Council shall have jurisdiction to review the Application(s) on the following terms:

1. Following the recommendation of the Planning and Zoning Commission on the Application(s), City Council shall hold a public hearing, which shall be held no later than the date that is 30 days following the Planning and Zoning Commission’s action on the Application(s). In the event that City Council has no meetings scheduled during this 30-day time period, then City Council shall hold the public hearing and vote on the Application(s) at the first regularly scheduled City Council meeting following the expiration of the 30-day period contemplated in the preceding sentence.
2. City Council shall apply the review criteria outlined in the Dublin Codified Ordinances for a conditional use or a final/amended development plan when considering the Application(s).

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3. City Council shall vote to approve, approve with modifications, or disapprove the Application(s). In reviewing the Application(s), City Council shall use the review criteria for each respective Application set forth in the Dublin Codified Ordinances. City Council shall act through a majority vote of those City Council members that are present at the meeting in which the Application(s) are presented. City Council's vote to approve, approve with modifications, or disapprove the Application(s) shall become a final appealable order and the applicant shall have 30 days from the date of City Council's vote to file an administrative appeal pursuant to Ohio Revised Code Chapter 2506.

Yard and Setback Requirements:

1. Along Perimeter Loop Road, pavement setbacks shall be 35', building setback 50'.
2. Along Perimeter Drive, pavement setbacks shall be 35'; building setbacks 75'.
3. All other public street pavement setbacks shall be 25', building setback 50'.
4. Total building square feet for Subarea F4 shall not exceed 12,000 square feet per acre.

Height Requirements:

1. Maximum height for buildings in Subarea F4 shall be 45' as measured per Dublin Zoning Code, except for fuel station canopies which can be no higher than 25' as measured per Dublin Zoning Code.

Parking and Loading:

1. Parking spaces shall be provided at a minimum of 4.0 spaces per 1,000 square feet for the first floor building areas located within the Shopping Center unless the parking ratio is reduced by the Planning Commission. Those areas above ground level will not be counted in the parking calculations as long as they are used for non-customer use activities. Outdoor dining areas and the fuel canopy shall be exempt from the parking requirement.
2. Pharmacy drive up windows shall provide three (3) stacking spaces per lane.
3. Bank drive-thru stacking requirements shall be three stacking spaces per teller windows or transaction point, including automatic teller machines.

Circulation:

1. Perimeter Drive shall have a 100' right-of-way, and a 56' pavement width.

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2. Perimeter Loop Road shall have a 60' right-of-way, and a 36' pavement width.
3. All other local public access streets shall have a 60' right-of-way, and a 32' pavement width, which widens towards Avery-Muirfield Drive to a 80' right-of-way and a 55' pavement width at the west end of the site's frontage.
4. Opposing curb cuts on Perimeter Drive and the Perimeter Loop Road shall be offset no less than 100' (as measured from the driveway's centerline) or directly aligned wherever possible consistent with prudent traffic engineering principles and practices, unless otherwise approved by the City Engineers.

Waste, Refuse Storage and Equipment:

1. All waste and refuse shall be containerized and fully screened from view in accordance with the Dublin Zoning Code.
2. Except as otherwise permitted by this development text or the Dublin Zoning Code, no materials, supplies, equipment or products shall be stored or permitted to remain on any portion of a parcel outside a permitted structure. Permitted outside storage shall not be located in pedestrian spaces unless permitted under the Dublin Zoning Code.
3. All grocery carts shall be stored in cart corrals as approved by Planning Commission as part of the Final Development Plan or inside a principal building.
4. There shall be no outside sales of retail merchandise around the fuel station kiosk.

Landscaping:

1. All landscaping shall conform to the Dublin Zoning Code.
2. In addition, landscaping within the Perimeter Loop Road setback, Perimeter Drive and Mercedes Drive shall include a continuous three foot hedge with stone pilaster fifty feet on center with street trees planted fifty feet on center within the R.O.W. and planted +1 from R.O.W.
3. Street trees for the subarea will be selected from Appendix E, Group A, of the Dublin Planning and Zoning Code.

Architecture:

The architectural design of the buildings shall be consistent with the architectural elevation

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plans submitted with the preliminary development plan. The development shall be constructed with the same architectural style and roof treatment with the exception of service corridors. The facade shall consist of brick and manufactured stone and the sloped roof shall be constructed of cedar wood shake shingles. The brick shall be selected from the approved Perimeter Center palette. The manufactured stone shall be "Ohio limestone (buff)" by manufacturer Carriage Hill Stone or approved equal and used throughout the project as a water table and as a facade treatment in select areas.

The store front system shall be designed in a historic style using windows with mullions and raised panel details. The roof slopes shall be 8/12, 10/12 or 12/12 pitch depending upon location of the roof element.

The rear areas of the building shall be given special treatment so as to present an architecturally appropriate facade to the traveling public. The rear walls of buildings shall be constructed of stucco or synthetic stucco in order to complement the architectural style found on the front facade and scoring and/or lights or other relief elements shall be used to break up the back of the center.

Screening to a height of six (6) feet shall be placed along the west property line of Subarea F4 to provide additional screening for the north elevations of these buildings. Further, there shall also be a hedge of bushes along the front of the shopping center walkway similar to those along the rights-of-way within the subject area that shall provide continuity with the entire area and an architectural feature that enhances the appearance of the development. Brick pavers, scored concrete, benches, bollards and street lamps shall be incorporated into select areas of the walkway to provide variety and interest for pedestrian traffic. With the exception of service corridors that are screened, the buildings shall have the same degree of exterior finish on all sides.

No merchandise shall be stacked along the interior of the grocery store in front of windows higher than the height of the window sill or three feet, whichever is lower.

Signs and Graphics

All signs shall comply with the Dublin Zoning Code unless varied by this text or approved preliminary or final development plan.

Perimeter Retail Center signage:

1. Each tenant store front is limited to one externally illuminated wall sign and one projecting sign. The background color of wall signs and projecting signs shall be selected from the existing Perimeter Center palette of trim colors or a compatible color approved administratively. Sign panel colors shall match the background color of that particular tenant's wall sign. The sign color shall be aesthetically compatible with the awning fabric. All wall and projecting signs shall meet Code relative to permitted sign face area and wall signs may not exceed 16 feet in height. Wall sign faces shall not

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exceed one square foot in area for each one lineal foot in store frontage not to exceed 80 square feet. Sign color maximums shall meet the Dublin Zoning Code.

2. Projecting sign faces shall not exceed three square feet in area and shall be of uniform size and design.
3. Goose neck fixtures for sign lighting shall be comprised of the same exterior finish and color throughout the shopping center.
4. All wall and hanging signs shall have “gold” (Chroma – Gold) letters on a dark colored background.
5. The grocery store shall be permitted an internally illuminated wall sign at a maximum height of 26’ above the finished walkway which shall consist of the name of the grocery store (100 sq. ft. in size). Additional permitted signage shall include a three auxiliary wall signs of 28 sq. ft. for the grocery store located along the front façade of the grocery store. Each sign shall adhere to the wall signage criteria established by this text and the Dublin Zoning Code.
6. Drive-thru signage shall be permitted on the front façade of the canopy and shall adhere to the wall signage criteria established by this text and the Dublin Zoning Code. Directional entry and exit signs shall be permitted as shown on the final development plan.
7. A single monument sign will be permitted along Perimeter Loop Road to identify a fuel station and provide gasoline pricing information to the public and will be installed only with the approval of a conditional use for the fuel station by City Council. The sign shall not exceed six feet in height and ten foot in width with the sign and pricing information permitted on both sides of the sign. The maximum area of sign per side shall be 20 square feet. The sign bas materials shall match the retail center materials and the sign colors shall match those employed by the grocery store. Sign color maximums shall meet the Dublin Zoning Code.
8. No signs shall be applied to or mounted within three feet behind windows for the purpose of outdoor or exterior advertising or tenant identification.

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Subarea G - Multi-family

Permitted Uses:

The following uses shall be permitted within Subarea G: Multi-family units at an overall net density of twelve units per acre.

Yard and Setback Requirements:

1. Along Perimeter Drive pavement setbacks shall be 30' and building setback 50'.
2. All other local public rights-of-way pavement setbacks shall be 25' and building setbacks 50'.
3. Total ground covered by all buildings, excluding parking garages, shall not exceed 25% of the total lot area. However, parking garages and buildings shall cover no more than 75% of the total lot area.

Height Requirements:

1. Maximum height for buildings in Subarea G shall be 45' as measured per Dublin Zoning Code.

Parking and Loading:

1. All parking and loading shall be regulated by the Dublin Code Chapter 1193.

Circulation:

1. Perimeter Drive shall have a 100' right-of-way and a 56' pavement width.
2. All other local public access streets shall have a 60' right-of-way and a 32' pavement width.
3. Curb cuts on Perimeter Drive shall be spaced a minimum of 200' (as measured from the driveway's centerline) with opposing curb cuts offset no less than 100' or directly aligned wherever possible consistent with prudent traffic engineering principles and practice.

Waste and Refuse:

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

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Storage and Equipment:

1. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of a parcel outside a permitted structure. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building.

Landscaping:

1. All landscaping shall conform to the Dublin Landscaping Code Chapter 1187.
2. Along both sides of Perimeter Drive, a 3' - 4' landscaped mound shall be provided with trees planted 50' on center and located within the R.O.W. planted +1' from the R.O.W.
3. Buffering shall be provided between the multi-family units and any residential area to include lots along Post Road. The minimum 60' wide landscaped buffer will consist of mounding to an approximate height of 3' - 4' with deciduous/evergreen landscape material installed to a summer opacity of 75% taken 6' above grade.

Architecture:

All buildings will be finished with natural materials (brick, wood, stone, stucco) and shall be of earth tone colors. Roofs shall have a pitch no flatter than 6:12 and shall use dimensional asphalt shingles.

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Subarea G-1 - Multi-Family(Revised November 21, 1996)

Permitted Uses:

The following uses shall be permitted within Subarea G-1: Multi-family units at an overall density of fifteen (15) units per acre.

Yard and Setback Requirements:

1. Along Perimeter Drive pavement setbacks shall be 35' and building setback 75'.
2. Total ground covered by all buildings, excluding parking garages, shall not exceed 25% of the total lot area. However, parking garages and buildings shall cover no more than 75% of the total lot area.

Height Requirements:

1. Maximum height for buildings in Subarea G-1 shall be 45' as measured per Dublin Zoning Code.

Parking and Loading:

1. The appropriate parking ratio shall be determined at final development plan.

Circulation:

1. Perimeter Drive shall have a 100' right-of-way and a 56' pavement width.
2. All other local public access streets shall have a 60' right-of-way and a 32' pavement width.
3. Opposing curb cuts on Perimeter Drive shall be offset no less than 100' (as measured from the driveways centerline) or directly aligned wherever possible consistent with prudent traffic engineering principles and practices, subject to the approval of the City Engineer.

Waste and Refuse:

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

Storage and Equipment:

1. No materials, supplies, equipment or products shall be stored or permitted to remain on

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any portion of a parcel outside a permitted structure. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building.

Landscaping:

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

Signage & Lighting:

1. All signage and site lighting shall comply with Dublin code (but not the design guidelines), subject to staff approval.

Architecture:

The architectural design of the buildings shall be compatible with the Perimeter Shopping Center (Subarea F) and as revised based on the approved revisions to the buildings as part of Case 16-084Z/PDP/FDP dated 12/13/2016.

Apartment Buildings & Clubhouse

All buildings will be finished with brick, wood, manufactured stone, and stucco, and roofs shall have a pitch no flatter than 6:12 and shall use wood shingles or high-quality dimensional asphalt shingles to ensure compatibility with the Perimeter Shopping Center (Subarea F).

Detached Garages

All detached garage buildings backing onto the service corridor of Perimeter Center will be finished with a dimensional asphalt shingle to match, as close as possible, the wooden shingles in color and texture, a clay colored vinyl siding to match the dryvit portions of the main buildings, and dark green garage doors.

Reversion:

If construction activity has not commenced one year after zoning takes effect, then the parcel shall revert back to its previous zoning, as described within the Perimeter Center Development Text, revised February 6, 1995.

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Subarea H – Condominium (Revised Nov. 7, 1994: Ordinance 77-94, Case Z94-008)

Permitted Uses:

The following uses shall be permitted within Subarea H: Residential condominiums units at a net density not to exceed 7 units per acre, plus clubhouse and swimming pool.

Yard Setback Requirements:

1. Along Perimeter Drive, pavement setbacks shall be 30' and building setback 50'.
2. Building and pavement setbacks along Wilcox Road shall be 25' as provided in the recorded plat of Perimeter Center. There shall be no curb cuts for vehicular access to Wilcox Road.
3. Total ground covered by all buildings, excluding parking garages, shall not exceed 25% of the total lot area. However, parking garages and buildings shall cover no more than 75% of the total lot area.

Height Requirements:

1. Maximum height for buildings in Subarea H shall be 45' as measured per Dublin Zoning Code.

Parking and Loading:

1. All parking and loading shall be regulated by the Dublin Code Chapter 1193.
- 2.
3. At least one parking space shall be required per dwelling unit, excluding infirmary type beds.

Circulation:

1. Perimeter Drive shall have a 100' right-of-way and a 56' pavement width.
2. All other local public access streets shall have a 60' right-of-way and a 32' pavement width.
3. Curb cuts on Perimeter Drive shall be spaced a minimum of 200' (as measured from the driveway's centerline) with opposing curb cuts offset no less than 100' or directly aligned wherever possible consistent with prudent traffic engineering principles and practice.

Waste and Refuse:

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

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or fence.

Storage and Equipment:

1. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of a parcel outside a permitted structure. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building.

Landscaping:

1. All landscaping shall conform to the Dublin Landscaping Code Chapter 1187.
2. Along Perimeter Drive, a 4' landscaped mound shall be provided with trees planted 50' on center and located within the R.O.W. planted +1' from the R.O.W. line.
3. A landscape mound to an approximate height of 3' to 4' shall be provided between this subarea and the multifamily area (subarea G) to the north. It will include deciduous/evergreen landscape material installed to a summer opacity of 75% taken 6' above grade.

Architecture:

All buildings shall be finished with natural materials (brick, stone, wood or stucco). Buildings shall be of earth tone colors and blend harmoniously with adjacent multi-family development.

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Subarea I - Transitional Area

The Transitional Nature of Subarea I: The area proposed for Subarea I was contemplated to be general office, corporate headquarters, hotels, etc. It was further contemplated that this site would form an important part of the entrance impression of not only Perimeter Mall but Dublin itself. Because of specific high quality retail use fulfilling this purpose, the original concept for Perimeter Center was altered to allow creation of Subarea I permitting automobile dealerships under strict development standards, in addition to the standards set out for Subarea D.

Subarea I will additionally serve as an architectural transition, incorporating elements of the Perimeter Mall, while at the same time easing into the higher scale uses of Subarea D, where common architectural themes are not contemplated.

Interrelationships of Rezoning and Development Plan:

To create the new Subarea I, a rezoning was necessary. This rezoning is agreed by the initial end user of Subarea I (the Mercedes automobile dealership), the City, and the developer of Perimeter Mall to be specifically conditioned on the development plan presented for the parcel and the rezoning and development plan are presented concurrently. It is further agreed that a simple rezoning to a retail use for this parcel would be inappropriate. In effect, the rezoning amounts to a variance; the development plan, the architecture, building materials, and development standards of the specific rezoning and development plan proposal presented are integral parts of the rezoning. Taking all of these matters together, the particular retail use presented at the time of the rezoning of Subarea I is appropriate for this site. However, it does not follow that any other use deviating in any respect from the development plan presented would be appropriate for the site. It is a condition of the rezoning of Subarea I that any future use of Subarea I must meet the requirements set out in this text.

Permitted Uses:

The following uses shall be permitted within Subarea I:

1. Those uses listed in Section 1159.01 and 1175.01 of the Zoning Code.
2. Corporate offices.
3. Hotel and motel.
4. Institutional uses.
5. Drive-in facilities developed in association with a permitted use.
6. Ancillary commercial uses within a structure primarily devoted to office uses.

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7. Use listed in Section 1163.01 (a) (3) (551). New car dealer, developed to provide a retail-to-office transition and in accordance with, accompanying standards.

Development Standards for Automobile Dealerships:

The development shall be limited to the highest caliber auto dealership which shall exhibit an extraordinary visual quality. Construction shall be limited to one building which does not exceed 44,000 square feet in area. Auto display, sales and service, shall be permitted and may not include a body shop, or storage of damaged vehicles or other activities which may detract from the higher visual quality intended here. This site will be treated as an important gateway into Dublin and the design will reflect both high quality and a coordination with surrounding development.

No automobile bodywork permitted on site. No damaged automobiles stored outdoors on site. Automobiles stored outside of buildings and awaiting sale are limited to number of approved parking spaces, and may be displayed in single rows only; i.e., automobiles may be displayed nose to tail or side to side, but not both. Display pad areas outside of parking areas are not included in foregoing requirement, providing same is finished with concrete, brick pavers or other permanent material and is located behind building setback line. No outside loudspeakers permitted. No balloons, banners, flags, blimps or helium air devices or similar devices, may be used on site for any purpose. All building materials must be of equal quality all four sides.

Display information on vehicle not a part of the vehicle itself is limited to stickers required by federal or state law and in addition, one additional sticker not larger than 3 by 6 inches, not an iridescent color, and listing the year and type of car. There will be no slogans, prices or other information painted or added to the windows, either on the interior or exterior side, of automobiles held for display on site.

No loading docks are permitted on site. All curb cuts on public streets shall require brick pavers or concrete finished in a brick pattern at point of entry into site.

Treatment of hazardous materials on site:

1. Waste oil and waste anti-freeze must be stored above ground in concrete vault within the primary structure.
2. All hydraulic lifts shall use only biodegradable vegetable oil as a hydraulic medium, or future EPA approved material.
3. New (as yet unused) oil will be stored above ground indoors within the building.
4. No automobile gasoline or diesel fuel storage tanks will be permitted on site, for the purpose of fueling autos.

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Mechanical:

All mechanicals must be so located or screened so as to not be visible by automobile from either State Route 33, the exit ramps to Avery Road, Avery Road, or the interior roads of the center.

Architecture:

All buildings shall be designed to reflect the architectural elements of Perimeter Mall and reflect the image and scale of an office building. Materials must be complementary and compatible with the mall as determined by the Dublin Planning and zoning Commission. This standard does not require exact duplication of the themes, materials or elements of the mall. The goal is to achieve total site compatibility within Perimeter Center.

Yard and Setback Requirements:

1. Setback along Perimeter Loop Drive shall have a 25' pavement setback and 50' building setback.
2. All other publicly dedicated local streets shall have a 25' pavement setback and 50' building setback.
3. Side yards shall be 25' for pavement and buildings.
4. Rear yards shall be 25' for pavement and buildings.
5. Total ground covered by all buildings shall not exceed 25% of the total lot area. However, parking garages and buildings shall cover no more than 75% of the total lot area.

Height Requirements:

1. The maximum height for structures in Subarea I shall be measured per the Dublin Zoning Code and have a maximum height limitation of 65'. A minimum height of 20' shall be required for all primary structures.

Parking and Loading:

1. Sizes, ratio and type of parking and loading and other facilities shall be regulated by Dublin Code Chapter 1193. Development plan will reflect Phase I and Expansion Layout for parking.
2. Bank drive-thru requirements as per the Columbus Zoning Code.

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Circulation:

1. Perimeter Loop Road shall have a 60' right-of-way and a 36' pavement width.
2. Curb cuts on Perimeter Loop Drive shall be spaced a minimum of 200' (as measured from the driveway's centerline) with opposing cuts offset no less than 100' or directly aligned wherever possible consistent with prudent traffic engineering principles and practice.

Waste and Refuse:

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

Storage and Equipment:

1. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building. Storage of automobiles displayed for sale is regulated by specific requirements for automobile dealerships. See Development Standards.

Landscaping:

1. All landscaping shall be according to the Dublin Landscape Code Chapter 1187.
2. In addition and within the required building setback, a 3'- 4' earthen landscaped mound shall be provided along Perimeter Drive with street trees planted 50' on center and located +1' from R.O.W. line within R.O.W.
3. Along SR 161, a 6' landscaped mound shall be provided with trees planted a minimum of 1 tree per 30' O.F.T.O. (trees may be grouped).
4. Street trees shall be planted along Perimeter Loop Road. Trees shall be planted one (1) per 30' along the R.O.W. (trees may not be grouped). The minimum caliber shall be 3" per tree.

Signage:

Signage shall be in accord with Dublin Code and the Development Standards contained in general section of text. The signage for the initial automobile dealership use of this subarea may include an architecturally integrated pylon sign within the display area. A second ground sign, not to exceed Code Standards and consistent with other signs for the Mall, may be used for identification at the driveway.

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Lighting:

General standards for lighting are contained in the general text. Lighting for automobile dealerships must comply with the general standards. Further, lighting for automobile dealership display if of a higher intensity than surrounding parking lot lighting must make a smooth transition to lower intensity lighting on surrounding uses. Applicants for this type of land use must show specific fixtures to be used and specifications, and further must provide lighting engineering plan showing actual intensities of light falling on illuminated areas and cutoff areas. Higher intensity display lighting may be used only in association with sales activity, limited to the hours of the showroom operation. A secondary lower intensity lighting level consistent with the adjacent parking lot(s) will be used at other times.

If fixtures selected for surrounding uses in Perimeter Center are not suitable for lighting for automobile dealerships, then similar and visually compatible designs must be used. Fixture finish and color will be the same as Perimeter Center standard.

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Subarea J-1 – Midwestern Auto Group Parking Lot

The subject site consists of 2.21± acres of real property located south of and adjacent to Venture Drive, north of U.S. Route 33/State Route 161, and east of Perimeter Loop Road. This proposal seeks to rezone the property to permit the same uses and same development standards as are currently applicable to the property, and also serves to clarify the right to improve the property with a stand-alone parking lot that will accommodate employee parking and vehicle storage for the Midwestern Auto Group (MAG) automobile dealership, which is found adjacent to this site.

The stand along parking lot will accommodate the automobile dealership's parking needs following the redesign of that facility as proposed in an amended final development plan that is on file with the city. The intent is to integrate the parking lot into the redesigned site so as to provide a seamless transition across the properties.

Development Standards:

Unless otherwise set forth in the submitted drawings or in this written text, the development standards of Chapter 153 of the City of Dublin Code shall apply to this PUD.

Permitted Uses:

The following uses shall be permitted in Subarea J-1:

1. Those uses listed in Section 153.026 (Suburban Office and Institutional District) and 153.034 (Office, Laboratory and Research District) of the Dublin City Code, and such other general office uses not specified in those districts or in other sections of the standard zoning district regulations, but which are of similar intensity and impact.
2. Corporate offices
3. Hotel and motel
4. Institutional uses
5. Ancillary commercial uses within a structure primarily devoted to office uses.
6. A stand-alone parking lot for employee parking and/or vehicle storage serving an automobile dealership located in Subarea J of the Perimeter Center PUD or a successor zoning district that is applicable to the same property ("Stand Alone Parking Lot") shall be allowed as a conditional use, provided that it is approved in accordance with Section 153.236.

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Development Standards:

1. Stand Alone Parking Lot Development Standards. A Stand Alone Parking Lot (as defined above) shall be limited to a maximum of 191 spaces. The Stand Alone Parking Lot shall be used for the purposes of employee parking and/or vehicle storage and shall not be used for the sale of automobiles.
2. Yard and Setback Requirements.
 - a. The minimum setback along Venture Drive shall be 25 feet for all pavement and buildings.
 - b. The minimum setback from the southern boundary of this PUD shall be 30 feet for all pavement areas and buildings.
 - c. Side yards along the western boundary of this subarea shall be 25 feet for pavement and buildings. If this subarea is used solely as a parking lot to serve the automobile dealership found in Subarea J of the Perimeter Center PUD then there shall be no minimum setback for pavement between that subarea and this Subarea J-1.
 - d. There shall be a minimum side yard of 10 feet along the eastern boundary of this subarea.
 - e. Total ground covered by all buildings shall not exceed 25% of total lot area. If this subarea is used solely as a parking lot, then there shall be a maximum lot coverage requirement of 65%.
3. Height Requirements. The maximum height for structures in Subarea J-1 shall be 65 feet as measured per the Dublin Zoning Code. The maximum height may be extended if the structure is set back from both the Perimeter Drive and State Route 161 right-of-way an additional 2 feet beyond the required setback for every 1 foot of height above the 65 foot maximum. A minimum height of two stories shall be required for all primary structures fronting on State Route 161.
4. Waste and Refuse. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence.
5. Storage and Equipment. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structures.
6. Landscaping
 - a. All landscaping shall be in accordance with to the Dublin Landscape Code unless a deviation is specifically approved as part of the Final Development Plan.

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7. Circulation. The vehicular access points for the site shall be approved on the Final Development Plan for this subarea. In the event that this subarea is used solely as a parking lot to serve the automobile dealership in Subarea J of the Perimeter Center PUD, then the parking lot shall be accessed only through Subarea J and shall not be permitted any curbcuts on Venture Drive. The owner of Subarea J-1 shall be required to provide evidence to the City of a cross-access agreement with the owner of Subarea J which reflects this access arrangement prior to the issuance of the necessary permits for operation and use of the parking lot.

Development Standards for Other Permitted Uses:

For uses other than automobile dealerships the development standards shall be those contained in Subarea D of the Perimeter Center PUD as they exist on the date this rezoning is approved.

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Subarea K - Gordon Flesch Co., Inc. (new subarea from Subarea D)

Subarea Description:

Subarea K shall be established as the south east 4.3± acres of the existing □ Subarea D□, originally established in the Perimeter Center Subarea standards as adopted by Dublin City Council on February 9, 1988. Subarea K is adjacent to and immediately west of the existing City of Dublin Justice Center. Due to Subarea K' s high visibility from State Route 161/US 33, it is essential to maintain a high level of quality both as to exterior finishes and landscaping. Thus, all of the qualitative aspects of Subarea D as originally established for Subarea D shall be incorporated in this Subarea K, but the use definition shall be expanded to include general office and distribution for the sale, preparation and distribution of office copiers, business machines and related equipment and supplies, in addition to the originally established uses for Subarea D.

Interrelationships of Rezoning and Development Plan:

To create the new Subarea K, a rezoning was necessary. This rezoning is agreed by the initial end user of Subarea K (The Gordon Flesch Company, Inc.), the City, and the developer of Perimeter Center to be specifically conditioned on the development plan presented for the parcel and the rezoning and development plan are presented concurrently. It is further agreed that a simple rezoning to an office distribution facility use for this parcel would be inappropriate. In effect, the rezoning amounts to a use variance, the development plan, the architecture, building materials, and development standards of the specific rezoning and development plan proposal presented are integral parts of the rezoning. Taking all of these matters together, the particular use presented at the time of the rezoning of Subarea K is appropriate for the site. It is a condition of the rezoning of Subarea K that any future use of Subarea K must meet the requirements set out in this text.

Permitted Uses:

The following uses shall be permitted in Subarea K:

1. Those uses listed in Section 1159.01 (Suburban Office and Institutional District: Permitted Uses only) and 1175.01 (Office, Laboratory and Research District: Permitted Uses Only) of the Zoning Code.
2. Corporate offices.
3. Hotel and motel
4. Institutional uses.
5. Drive-in facilities developed in association with a permitted use.

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6. Ancillary commercial uses within a structure primarily devoted to office use.
7. Office and distribution facility for the sales, leasing, storage, repair and distribution of copiers and/or business machines and related products.

Yard and Setback Requirements:

1. Setback along State Route 161 shall be 60 feet for all pavement areas and buildings.
2. All other publicly dedicated local streets shall have a 25 feet pavement setback and 50 feet building setback.
3. Side yards shall be 25 feet for pavement and buildings.
4. Rear yards shall be 25 feet for pavement and buildings.
5. Total ground covered by all buildings shall not exceed 25% of the total lot area. However, parking garages and buildings shall cover no more than 75% of the total lot area.

Height Requirements:

1. The maximum height for structures in Subarea K shall be measured per the Dublin Zoning Code and have a maximum height limitation of 65 feet. The maximum height may be extended if the structure is set back from both Perimeter Drive and State Route 161 right-of-way an additional 2 feet beyond the required setback for every 1 foot of height above the 65 feet maximum. A minimum height of two stories shall be required for all primary structures.

Parking and Loading:

1. Sizes, ratio and type of parking and loading and other facilities shall be regulated by Dublin Code Chapter 1193.

Circulation:

1. The proposed Wall Street Loop Drive shall have a 60-foot right-of-way and a 30 foot pavement width.
2. Curb cuts on Wall Street Loop Drive shall be spaced a minimum of 200 feet (as measured from the driveways centerline) with opposing cuts offset no less than 100 feet or directly aligned wherever possible consistent with prudent traffic engineering principles and practice.

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Waste and Refuse:

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

Storage and Equipment:

1. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building.

Landscaping:

1. All landscaping shall be according to the Dublin Landscape Code Chapter 1187.
2. Street trees shall be planted along Wall Street Loop Drive. Trees shall be planted one (1) per 30 feet along the R.O.W. (trees may not be grouped). The minimum caliper shall be 3 inches per tree.
3. Along SR 161, a 6' landscaped mound shall be provided with trees planted a minimum of 1 tree per 30' O.F.T.O. (trees may be grouped).

Signage:

Due to the freeway oriented nature of Subarea K and the need for corporate identity along the State Route 161/US 33 corridor, the signage code shall be developed consistent with that of the signage code developed for the I-270 oriented corporate facilities as established by Dublin's signage, amended ordinance 103-95 (as set forth in Section 153.161 of the Dublin Zoning Regulations), passed 2/18/95, as outlined on the attached Exhibit C. [Staff Note: Bob Apel, Meacham & Apel Architects, agreed to a 50 square foot sign on U.S. 33 and a 25 square foot sign on Venture Drive with the stipulation that if a new Sign Code is adopted that allows U.S. 33 frontage to be treated the same as I-270 frontage, then Gordon Flesch Co. can be granted an 80 square foot sign subject to staff review.] **[Ordinance 74-97, June 9, 1997]**
[Staff Note: Correct Ordinance is 62-97, July 9, 2014]

Lighting:

General standards for lighting are contained in the general text. Lighting for Subarea K must comply with the Perimeter Center general standards, and meet Dublin lighting guidelines.

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Subarea L Services Zone: (June 21, 2001)

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

Permitted Uses:

The following uses shall be permitted within Subarea L:

1. Those uses listed in Sections 153.026 (Suburban Office and Institutional District) and 153.034 (Office, Laboratory, and Research District) of the Zoning Code.
2. Those uses listed in Section 153.028 (a), (2), (5), and (8), eating, drinking places. (Community Commercial District- Permitted Uses Only).
3. Drive-in facilities developed in association with a permitted use.
4. Ancillary commercial uses within a structure primarily devoted to office uses.
5. Gas station.

Conditional Use: (per Planning and Zoning Commission 04/15/01 and City Council 5/21/01)

1. Outdoor seating. Outdoor music or loudspeakers, outdoor advertising on umbrellas, and outdoor winter storage of furniture is prohibited. The outdoor dining area shall conform to the pending Perimeter Center Planned Commerce District Development text as it may be amended by City Council.

General:

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

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the site. The following additional standards are deemed appropriate to produce such a function.

Yard and Setback Requirements:

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

Utilities:

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

Circulation:

1. Avery Road R.O.W. width and pavement section will be per approved engineering plan.
2. The Perimeter Drive shall have a 100-foot right-of-way and a 56' pavement width.

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3. The south entry drive shall have an 80-foot right-of-way and a 56' pavement width and taper to a 60' right-of-way beginning directly south of the intersecting north-south service road.
4. The loop road shall have a 60' right-of-way and a 32' pavement width.
5. All other local public streets shall have a 60' right-of-way and a 32' pavement width.
6. Opposing curb cuts on Perimeter Drive and the Loop Road shall be offset no less than 100' (as measured from the driveway's centerline) or directly aligned wherever possible, consistent with prudent traffic engineering principles and practice.
7. Plans shall meet the engineering comments contained in the staff report, subject to staff approval.

Paving:

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

Parking:

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

1. All parking and loading shall be regulated by Dublin Code.
2. Drive-thru stacking areas for fast food restaurants shall accommodate a minimum of eight spaces per exchange window.
3. Bank drive-through stacking requirements as per the Columbus Zoning Code.
4. Parking stalls shall be laid out in the most efficient manner; 90 degree layouts are suggested with 9' x 9' stalls and 22'-24' aisles.

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5. All parking lots should be paved, curbed and internally drained.
6. Wheel stops should be used where sidewalks abut parking spaces, to prevent car bumpers overhang from blocking the sidewalks. Increase parking blocks from 6" to 8" in parking areas adjacent to the outdoor seating area.
7. No parking shall be permitted on Perimeter Drive or Perimeter Loop Road.
8. One curb cut shall be permitted for each parcel. An additional combined curb cut shall also be permitted creating a maximum of three curb cuts for every two parcels.
9. Where slopes occur that exceed 3:1, the area shall be terraced or treated with erosion control materials, shrubs or ground cover. Materials which will roll, wash, or float away are to be avoided on these slopes.
10. Full, compact, handicap and motorcycle parking spaces shall be provided.
11. If compact parking spaces are provided, they shall be grouped in rows as illustrated, rather than a few spaces spotted at several locations around the site. All compact spaces shall be 16' long and 8' wide.
12. Handicap parking spaces shall be 19' long and 12' wide. Handicap ramp access shall be included in conjunction with these parking spaces.
13. Required parking for a 5,000 square foot restaurant is 100 spaces. Required parking for the 850 square foot outdoor seating dining area is 17 spaces. Total required is 117. Reduce the required number of parking spaces to 82. (per City Council 5/21/01.)
14. If deemed necessary, subject to staff approval, additional parking is to be provided.

Waste and Refuse:

1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence.
- 2.
3. Trash enclosure shall be kept in a closed condition. (per City Council 5/21/01.)

Service:

1. All loading activity shall occur within a building.
2. All refuse, trash and garbage collection shall be enclosed or not visible.
3. No noises, smoke, odors, vibrations or other nuisances shall be permitted.

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4. No area of the site will be used for outdoor storage.
5. Service courts and loading docks shall be screened from all streets by landscaping, mounding, or walls.
6. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence.
7. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.
8. All noise producing services (as measured just off-site) are to be limited to the hours of 7:00 a.m. to 9:00 p.m., as required by code, and that a sign be mounted on the inside of the dumpster gates indicating the limitation of those services and that the dumpster doors are to remain closed at all times.
9. Any satellite dish shall be located in a more pleasing position, ground or wall mounted, as determined by staff. (added by City Council 05/21/01.)

Landscaping:

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

General Conditions:

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

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of shrubs and ground cover will be introduced to the plant palette as needed to provide interest, focal points and screening around new development.

Fence/Walls:

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

Graphics:

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

1. Dimensions of Signs

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

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Information Signage:

1. This category includes all information and directional signage, other than identification, which occurs on site. On site permanent direction signs, e.g. employee and visitor parking, deliveries, etc. will be of a common design material and size must meet signage standards.
2. The height of the signage is designed such that the viewing panel is always visible for a person seated in an automobile for a maximum height of 3-1/2' above grade.
3. All copy for information/directional signage shall be kept flush to the left without identification.
4. In addition to signage, traffic control may be indicated via painted markings on pavements.

Architectural:

1. Height:
 - a. No out parcel structure shall be more than 28' in height. For structures with pitched roofs, this height will be measured to the roof peak.
 - b. Building façade height, as measured from the base of the eave to the ground elevation, shall not vary by more than 2' between buildings.
 - c. Building height for the structure shall not exceed 32' at the peak of the pitched roof. (per City Council 05/21/01).
2. Color Palette:
 - a. Earth tones, muted and natural tones are preferred. Accent colors in brighter hues are permitted for building accent features only, such as awnings, doors, limited trim, etc. A mixed palette on a single building should be carefully selected so all colors harmonize with each other. Colors and materials (brick, stone, roof, awnings, sign background, etc.) are to match the Perimeter Center materials scheme and color palette, subject to staff approval.
3. Materials:
 - a. Warm-tone brick.
 - b. Stone veneer with limestone trim (limestone rubble in a coarse ashlar pattern).
 - c. Cedar shakes/shingles with not less than 325 lb. per square weight.

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- d. Split-face concrete block used only as an accent with brick only.
4. Roof:
- a. Pitched roofs with gabled or hipped ends are required with a slope equal to 8/12.
 - b. Minimum 8" overhangs are required.
 - c. Mansard roofs are not permitted.
 - d. Flat roofs are not permitted.
5. Scale:
- a. The scale of structures should be sympathetic to a residential character.
 - b. Structures should be designed to harmonize with the landscape.
 - c. The scale of each building can be aided through the use of articulated building elements, such as porticoes, dormers, recesses, and other such elements which help break up the mass and bring it into a more residential character.
6. Wall Articulation/Fenestration:
- a. In addition to using building elements to articulate the building mass, individual walls must be articulated with fenestration, pattern, or structural expression equally on all sides of each structure.
 - b. Blank façades on the "rear" of the building will not be permitted, however, articulation such as facades with recesses, fenestration, fences, pilasters, etc. is encouraged.
 - c. The amount of fenestration should be balanced with the amount of solid façade.

With the exception of enclosed service corridors, the buildings shall have the same degree of exterior finish on all sides.

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Subarea M – Children’s Hospital (new subarea from Subarea D)

Subarea Description:

Subarea M shall be established as the 4.07 ∇ acres directly east of "Subarea K" which is part of the existing "Subarea D", originally established in the Perimeter Center Subarea Standards as adopted by Dublin City Council on February 9, 1988. Due to Subarea M's high visibility from State Route 161/ US 33, it is essential to maintain a high level of quality both as to exterior finishes and landscaping. Thus, all of the qualitative aspects of "Subarea D" as originally established for "Subarea D" shall be incorporated in this Subarea M, but the parking requirements shall be modified due to the special nature of Children's operations.

Interrelationships of Rezoning and Development Plan:

To create the new Subarea M, a rezoning was necessary. This rezoning is agreed by the initial end user of Subarea M (Children's Hospital) and the City to be specifically conditioned on the development plan presented for the parcel and the rezoning and development plan are presented concurrently. In effect, the rezoning amounts to a parking variance, the development plan, the architecture, building materials, and development standards of the specific rezoning and development proposal presented are integral parts of the rezoning. The on-site parking provided here is substantially less than either the off-street parking requirements of Code provisions, or general experience in Dublin, would seem to justify. In this particular case, the urgent care facility has been fully operational and has demonstrated an almost minimal utilization of parking.

Given this unusual circumstance, a lower than normal ratio of parking is being provided on the site. If the urgent care facility operation or use changes in any way which would increase parking needs, a new parking plan will need to be submitted to the Dublin Planning and Zoning Commission for consideration. This new parking plan may include, but not be limited to, cross-access and parking easements, installation of additional spaces, agreements for use of off-site parking, provision of off-site employee parking, and/ or reducing the use or intensity of the use(s) on this site. (Alteration of the urgent care facility cannot be undertaken until the new parking plan is approved by the Planning and Zoning Commission).

Permitted Uses:

The following uses shall be permitted in Subarea M:

1. Those uses listed in Section 1159.01 and 1175.01 of the Zoning Code.
2. Corporate offices.
3. Hotel and motel.
4. Institutional uses.

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5. Drive-in facilities developed in association with permitted use.
6. Ancillary commercial uses within a structure primarily devoted to office use.
7. Office and distribution facility for the sales, leasing, storage, repair, distribution of copiers and/ or business machines and related products.

Yard and Setback Requirements:

1. Setback along State Route 161 shall be 60 feet for all pavement areas and buildings.
2. All other publicly dedicated local streets shall have a 25 feet for pavement and building setback.
3. Side yards shall be 25 feet for pavement and buildings.
4. Rear yards shall be 25 feet for pavement and buildings.
5. Total ground covered by all buildings shall not exceed 25% of the total lot area. However, parking garages and buildings shall cover no more than 75% of the total lot area.

Height Requirements:

1. The maximum height for structures in Subarea M shall be measured per the Dublin Zoning Code and have a maximum height limitation of 65 feet. The maximum height may be extended if the structure is set back from both Perimeter Drive and State Route 161 right-of-way and additional 2 feet beyond the required setback for every 1 foot of height above the 65 feet maximum. A minimum height of two stories shall be required for all primary structures.

Parking and Loading:

1. The subarea will contain 129 parking spaces. Size and type of parking and loading and other facilities shall be regulated by Dublin Code Chapter 1193.

Circulation:

1. The proposed Wall Street Loop Drive shall have a 60 foot right-of-way and a 30 foot pavement width.
2. Curb cuts on Wall Street Loop Drive shall be spaced a minimum of 200 feet (as measured from the driveway's centerline) with opposing cuts offset no less than 100 feet or directly aligned whenever possible consistent with prudent traffic engineering principles and

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practice.

Waste and Refuse:

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

Storage and Equipment:

1. No materials, supplies, equipment, or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building.

Landscaping:

1. All landscaping shall be according to the Dublin Landscaping Code Chapter 1187.
2. Street trees shall be planted along Wall Street Loop Drive. Trees shall be planted one (1) per 30 feet along R.O.W. (trees may not grouped). The minimum caliper shall be 3 inches per tree.
3. Along State Route 161, a 6" landscaped mound shall be provided with trees planted a minimum of one (1) tree per 30' O.F.T.O. (trees may grouped).

Lighting:

General standards for lighting are contained in the general text. Lighting for Subarea M must comply with the Perimeter Center general standards, and meet Dublin lighting guidelines.