

City of Dublin
Planned Unit Development (PUD)
Request to amend Final Development Plan

VISTA COMMUNITY CHURCH
5626 FRANTZ ROAD

EXHIBIT B
CITY OF DUBLIN CODE
MIXED USE REGIONAL DISTRICTS

MIXED USE REGIONAL (MUR) DISTRICTS

§ 153.045 PURPOSE AND INTENT.

(A) *Purpose.* The Mixed Use Regional Districts are intended to implement the vision set forth in the Dublin Corporate Area Plan, which promotes a vision of a walkable, mixed use district that is comprised of high quality employment facilities, integrated with or adjacent to complementary retail and commercial uses as well as supporting residential and recreational uses, and pedestrian amenities. The Mixed Use Regional District standards are intended to ensure development is compatible with the surrounding character and uses.

(B) *Applicability.* Any development proposed to occur on land designated as Mixed Use Regional (MUR)-1, MUR-2, MUR-3, and MUR-4 shall be required to meet the requirements of the MUR Districts as specified herein.

(C) *Conflicts.* If the regulations within this section conflict in any manner with the City of Dublin Codified Ordinances, the provisions of the districts shall prevail. All matters not covered by the districts and their requirements shall be regulated by the requirements and standards contained in Chapter 153 of the Codified Ordinances.

(D) *Relationship to Design Guidelines.* In addition to the regulations contained within this section, new development within the MUR Zoning Districts shall comply with the Mixed Use Regional (MUR) Design Guidelines. The guidelines supplement the regulations contained within the Code and will guide the Planning and Zoning Commission in determining requests for approvals. While the Guidelines are not zoning regulations, they are critical to interpreting the intent of these regulations and should be used in unison with them. The Guidelines provide additional detail and explanation of the regulations and provide important guidance in applying the regulations. Applicants should consult the Design Guidelines prior to filing an application, and throughout the approval process.

(E) *Intent.* The titles of each zoning district reflect the general location of each district within the overall mixed use regional area as depicted in the Dublin Corporate Area Plan. The following further describes the intent of each of the Mixed Use Regional (MUR) Districts.

- (1) MUR-1: Metro/Blazer District.
- (2) MUR-2: Tuttle/Rings District.
- (3) MUR-3: Emerald District.

(4) MUR-4: Llewellyn Farms Office District. The Llewellyn Farms Office District is different in character from the other MUR districts due to its proximity to existing residential neighborhoods. The permitted uses and development standards are sensitive to this and intend to provide a cohesive transition between residential and non-residential development focusing on lower density and intensity to ensure compatibility with the existing residential character.

(Ord. 86-21, passed 12-6-21)

§ 153.046 USES.

(A) *Intent.* This section establishes the desired uses for land and buildings in each of the MUR Districts. This is achieved through the variety of permitted, conditional, accessory, and temporary uses allowed in each district. In some cases, building location requirements and size limitations to establish the desired development character apply.

(B) *General provisions.*

(1) Permitted and conditional uses in each of the MUR Districts, shown in Table 1, may be restricted by location, size, period of operation, or other use-specific standards as designated herein.

(2) *Explanation of terms.*

(a) Listed uses are defined in § 153.002: Definitions.

(b) A "P" in a cell indicates a use that is permitted by right in that zoning district, subject to compliance with any use specific standards referenced in Table 1 and the applicable provisions herein.

(c) A "C" in a cell indicates a use that is allowed in that zoning district only upon approval of a conditional use as described in § 153.236 and compliance with any use specific standards referenced in Table 1 and the applicable provisions herein.

(d) An "S" in a cell indicates a use that is allowed in that zoning district only if limited in size, subject to compliance with any use specific standards referenced in Table 1 and the applicable provisions herein.

(e) A "T" in a cell indicates a use that is allowed in that zoning district for a limited period of time pursuant to a permit from the city, subject to compliance with any use specific standards referenced in Table 1 and the applicable provisions herein.

(f) A blank cell indicates that the use is prohibited in that district.

(3) *Use specific standards.* Additional standards may apply to either permitted or conditional uses in the MUR Districts. These additional standards are cross-referenced in the last column of Table 1.

Accessory and Temporary Permitted Uses					
ATM, Walk-Up				P	
Bicycle Facilities				P	YES
Construction Trailer/Office				P	YES
Day Care, Adult and Child				P	YES
Exercise and Fitness				P	YES
Parking, Surface Lot				P	
Renewable Energy Equipment				P	YES
Transportation, Transit Stop				P	YES
Vehicle Charging Station				P	YES
Wireless Communications					Refer to Chapter 99 of Dublin Code of Ordinances

(C) Use specific standards.

(1) Banks.

- (a) Banks are limited to a maximum of two drive-thru lanes, including ATM's.
- (b) Drive-thru lanes shall be located on the rear or side of the building.
- (c) Each drive-thru lane shall provide a minimum of four stacking spaces, including the point of service.
- (d) Off-street parking spaces shall be located in a manner to provide safe pedestrian connections to the primary building entrance.

(2) Day care, adult and child.

- (a) The use shall at all times comply with the requirements of R.C. Chapter 5104.
- (b) Outdoor recreation areas shall not be located in front of the primary entrance of the building and shall be enclosed with a permitted fence. The outdoor recreation area shall be screened using fencing and/or landscaping to provide a minimum of 50% opaque screening.

(3) Professional/technical training facilities.

- (a) Professional/technical training facilities are permitted in the MUR Districts that are up to 10,000 square feet in floor area. Such uses that exceed 10,000 square feet in floor area and up to 20,000 square feet in floor area may be permitted in the MUR Districts with the approval of a conditional use permit.

- (b) Professional/technical training facilities shall not have outdoor activities or outdoor storage unless specifically permitted herein.

(4) Accessory and temporary uses.

- (a) Bicycle facilities. Bicycle facilities are subject to the regulations set forth in § 153.047(G)(7).

- (b) Construction trailer/office. Construction trailers and/or offices shall comply with the setbacks applicable to principal structures on the property. Such uses shall additionally comply with the provisions of § 153.097.

(c) Day care, adult and child.

- 1. The use shall at all times comply with the requirements of R.C. Chapter 5104.
- 2. Outdoor recreation areas shall not be located in front of the primary entrance of the building and shall be enclosed with a permitted fence. The outdoor recreation area shall be screened using fencing and/or landscaping to provide a minimum 50% opaque screen.

- (d) Exercise and fitness.** Exercise and fitness uses shall be located completely within a building and shall not be visible from an adjacent residential zoning district or use.

(e) Renewable energy equipment, geothermal.

- 1. In the MUR Zoning Districts, only equipment for the collection of solar and geothermal energy is permitted.
- 2. Ground-mounted equipment for geothermal equipment shall adhere to the following requirements:
 - A. The collection of geothermal energy is permitted only to the rear of and within five feet of the principal