

West Innovation Districts Text Amendment Roadmap

This roadmap delineates the specific sections of Chapter 153 that are proposed for amendment to integrate the Research Transition District (ID-6) within the West Innovation District regulatory framework. The document is intended to summarize the scope and intent of the proposed modifications and to affirm the overarching direction for the new ID-6 District. While certain amendments cited in this document are more detailed in nature (such as those pertaining to Section 153.038 District Uses) additional analysis and discussion will be necessary to develop corresponding revisions to dimensional standards, architectural standards, and landscaping requirements in Sections 153.039 – 153.042.

The amendments outlined below represent targeted updates to the West Innovation District regulatory framework to accommodate the inclusion of the ID-6. These changes are not intended to serve as a comprehensive list of zoning requirements. Any provisions not specifically modified or referenced herein will remain governed by the existing regulations.

Section 153.037 District Purpose and Intent

153.037(A) Purpose:

- Revise the reference from “five” to “six” zoning districts to account for the addition of the ID-6 District.

153.037(E) Establishment of Districts:

- Include the Research Transition District (ID-6) in the list of established Innovation Districts.

153.037(G) Applicability:

- Include the Research Transition District (ID-6) in the applicability provisions.

153.037(H)(6) District Intent:

- Establish the specific purpose and intent of the Research Transition District (ID-6). It is expected that the intent of the district will be focused on:
 - Context-sensitive development that is integrated into the existing natural and built environment, and transitions appropriately from existing single-family residential neighborhoods;
 - Uses of lower intensity that are operated solely inside the building and have limited traffic, noise and lighting impacts; and
 - Low to medium-sized uses with lower building heights.

Section 153.038 District Uses

153.038(A):

- Revise the reference from “four” districts to “six” districts.

153.038(A)(6):

- Include the Research Transition District (ID-6).

153.038(B)(4) Table of Uses:

- Include reference to the ID-6 District.
- Remove *Data Centers* as a permitted or conditional use in the ID-1, ID-2, and ID-3 Districts.
 - Clarify that the term Data Center applies to a large-scale, secure facility that houses computer systems and related equipment to store, manage and process digital information.
 - This does not prohibit a use from having a server room or similar supporting data storage for the purposes of the business. This does prohibit a building from primarily operating as a data center.

Include the following as principally permitted (P) uses in the ID-6 District:

- Office – General (P)
- Office – Medical (P)
- Construction and Contract Services (P)
 - Limit the use and storage to be located entirely within the building. No outdoor storage will be permitted for this use.
 - Uses that generally fit within this category are general contractors offices, trade contractors, contractor offices with associated storage, and trade service shops.
 - Additional consideration is required to determine whether the district should include the existing use listed as Construction and Contract Services, or create a similar use that focuses on Professional Services and limits the use to within the building.
- Parks and Open Space (P)
- Advanced Manufacturing (P). This is a new use proposed to be permitted solely in ID-6. This use is expected to:

- Be industrial in nature but fully contained in a building to minimize environmental impacts, emissions, and waste; and not create noise, odor, vibration, or hazardous byproducts detectable beyond the property line.
- Require a high level of unique skill training that is specific to each company and commonly involves computer technology, robotics, or other innovative uses to improve a product or process.
- Exclude other uses such as Data Centers.
- Include examples such as precision tooling (including 3-D printing), life sciences, equipment and processing technologies, environmental and energy technologies, information technology, and artificial intelligence technology.
- Research and Development (P). Use specific standards are proposed to be added specifically for the ID-6, which aim to:
 - Limit the use to a facility or designated area used for systemic or technical activities aimed at discovering new technologies, developing new products or processes, or improving existing ones.
 - Allow for primary activities such as laboratory research, product testing and design, data analysis, prototype fabrication, equipment assembly, and other experimental and investigative work.
 - Allow for the temporary or accessory use of machinery, tools, and materials to support the research functions.
 - Allow for support areas which are incidental and subordinate to the primary use for offices, storage space, and technical workshops.
 - Clarify that this use does not include manufacturing and assembly or direct retail operations as a principal use.

Include the following as permitted accessory uses (P), conditionally permitted accessory uses (C), or temporary uses (T), or size limited (S) in the ID-6 District:

NOTE: In zoning, principal use is the primary purpose for which a property is intended and occupied, such as a business, store, or flex innovation space. Accessory use is a secondary activity that is incidental and subordinate to the principal use and is customarily associated with it, such as a garage, parking area, or storage. Accessory uses serve and support the principal use and typically cannot exist independently or exceed it in scale or intensity.

- Bicycle Facilities (P)
- Community Activity (P, T)
- Construction Trailer/Office (P, T)
- Parking Structures (C)

- Utilities – Essential Services (P)
 - This is intended to address standard public and private utilities that are necessary for the operation of the site. This does not address alternative modes of utility delivery.
- Utilities – Renewable Energy - Geothermal (P)
 - Solar energy is an established permitted accessory use within the City of Dublin and would be permitted in the ID-6 if it met the existing regulations. Additional renewable energy sources on individual sites (ex. wind, nuclear, natural gas, etc.) are not permitted for sites in the ID-6.
- Vehicle Charging Stations (P)
- Warehousing, Wholesaling, and Distribution (P)
 - The intent is to allow warehousing, wholesaling, and distribution as an accessory use and prohibit it as a principal use in the ID-6.
 - Warehousing and distribution is an accessory use when it is clearly subordinate and incidental to another principal use, such as limited on-site storage supporting a manufacturing facility, contractor service areas, or laboratory facility. In this case, the storage and distribution activities serve only the on-site operation, remain secondary in area and intensity, and do not function independently of the principal use.
 - Additional considerations will be required to clarify that the intent is for limited warehousing as a supportive component of business operations, allowing storage of materials essential for their services. The intent is to encourage diverse business models while ensuring that large-scale distribution centers are not permitted.

NOTE: The Code includes a section for Similar Uses or Uses Not Addressed. In those situations where a use is not specifically addressed but could reasonably be interpreted as similar in character to a use listed in the District, the Director may determine that the use is similar to the uses in the District, either as a permitted or a conditional use. The decision would be required to be made if the use satisfies all of the following criteria:

- 1) Is consistent with the intent of this section and with the development intent for each District, as described in § 153.037(G) and this Code.
- 2) Will not impair the present or potential use of other properties within the same District in the vicinity.
- 3) The operation, scale and characteristics of the proposed use are no greater than those listed in the District, in terms of aesthetics, traffic generated, noise, potential nuisances, and other impacts related to community health, safety and welfare.

- 4) Will not adversely affect the Economic Advancement Zone elements of the Community Plan.

Section 153.039 Innovation District Requirements

It is intended that the district standards for the ID-6 will reflect the existing standards for the ID-2 unless otherwise stated. Added requirements include:

153.039(A) Lot Requirements:

- Include a reference to the ID-6 District.

153.039(A)(1)(a) Minimum Lot Size:

- Establish a minimum lot size of 2 acres for the ID-6 District, consistent with the ID-2 district.

153.039(A)(1)(b) Minimum Lot Coverage:

- Establish a maximum lot coverage of 75% for the ID-6 District, consistent with the ID-2 district.

153.039(A)(1)(c) Building Height:

- Establish a maximum building height of 45 feet for the ID-6 District including rooftop screening.

153.039(A)(2)(c) Side and Rear Yards:

- Include the following table for building height in the ID-6 District showing how height affects required side and rear building setbacks.

<i>Building Height</i>	<i>Side/Rear Building Setbacks</i>
	<i>ID-6</i>
17 feet	15 feet
>17 – 34 feet	20 feet
>35 – 45 feet	35 feet

153.039(A)(2)(d) Side Pavement Setbacks:

- Require a minimum 15-foot side yard pavement setback, which includes open storage, service and loading areas, consistent with other ID districts. This is applicable to side yards that do not abut residential properties. See 153.039(A)(2)(f) for setbacks from residential.

153.039(A)(2)(e) Rear Pavement Setbacks:

- Require a minimum 25-foot side yard pavement setback, which includes open storage, service and loading areas, consistent with other ID districts. This is applicable to rear yards that do not abut residential properties. See 153.039(A)(2)(f) for setbacks from residential.

153.039(A)(2)(f) Setbacks from Residential:

- Require a minimum 150-foot building and pavement setback for properties in the ID-6 District adjacent to residential zoning districts, with the exception of Cosgray Road, which is required to be 200 feet. These are measured from the property line or future right-of-way line, whichever is greater.

153.039(B) Additional Outdoor Requirements:

- Include a reference to the ID-6 District.

153.039(B)(2)(d) Outdoor Operations:

- Uses shall operate entirely within an enclosed structure in the ID-6 district.

153.039(B)(2)(d) Outdoor Storage:

- Prohibit outdoor storage along Cosgray Road in the ID-6.

153.039(B)(4) Service Areas:

- Service Areas: Strengthen service area standards for overhead doors and loading bays along Cosgray Road and existing residential in the ID-6 District.

153.039(C): Architectural Requirements

- Include a reference to the ID-6 District.

153.039(C)(2)(e) Architectural Intent:

- Add an architectural intent statement specific to the ID-6 District which is intended to be similar to the intent of the ID-2, however, include increased design guidelines for buildings along Cosgray Road. Corrugated metal is intended to be prohibited in the ID-6 in line with the regulations for the other districts.

- Permitted primary materials: glass, stone, pre-cast concrete, architectural metal, synthetics (fiber cement siding EIFS), concrete masonry units, and tilt-up panels. 80% of each building façade is required to be constructed of these materials.
- Permitted secondary materials: any of the primary materials, gypsum fiber reinforced concrete, frost-proof ceramic tile, architectural metal, split-faced block, and EIFS.

Section 153.040 Site Development Requirements

It is intended that the district standards for the ID-6 will reflect the existing standards for the ID-2 unless otherwise stated.

- Include a reference to the ID-6 District.

153.040(B) Landscape Requirements:

- Include heightened landscaping regulations for properties in the ID-6 abutting Cosgray Road.
- Development in the ID-6 will be required to meet existing perimeter and parking lot buffering, interior landscape requirements, street tree requirements, open space planting requirements, and parking lot planting requirements.
- Buffer and setback requirements along public right-of-way will be outlined and required in the Landscape Buffer Design Manual.
 - Requirements will address the height and location of mounding, and types, quantity, and location of landscaping/trees within the buffer.

153.040(L) Sign Requirements:

- Consider prohibiting signs located along Cosgray Road to reduce light pollution.

Section 153.041 Sustainability and Development Incentives

- Include a reference to the ID-6 District.

153.041(A) Development Incentives:

- Clarify that the maximum height of buildings cannot exceed 45 feet if sustainability and development incentive criteria are met in the ID-6 district.

Section 153.042 Development Approval Process (WID)

153.042(D)(2)(a) Administrative Review Team:

- Include a reference to the ID-6 District.
 - Development process will be consistent with the rest of the ID districts.
- Applications that meet all the requirements of the Code will apply to the Administrative Review Team. Portions of a project that do not meet the requirements or qualify for an Administrative Departure would be reviewed by the Planning and Zoning Commission.