

West Innovation District Code Updates

The West Innovation District (WID) is one of Dublin's Special Area Plans, guiding thoughtful development in the city's western corridor as part of the [2024 Envision Dublin Community Plan](#). In April 2025, City Council tabled [Ordinance 06-25](#) to allow staff time to draft and vet proposed WID code amendments through a coordinated, transparent public process. This step allowed the City to move forward with the Community Plan's land use direction while developing a new zoning district with clear standards, shaped by community feedback, to provide thoughtful transition from nearby neighborhoods. This document summarizes key WID code amendment updates that were developed based on that input.

Proposed WID ID-6 Code Amendments

- **No data centers permitted throughout WID.**
- **Creation of a new zoning district, ID-6 Research Transition District**, transitioning from nearby residential neighborhoods and allowing lower-intensity research and innovation uses
- **200-foot Cosgray Road setbacks** with buffers and landscaping to obscure buildings and create a more visually appealing streetscape
- **No stand-alone warehousing**, wholesaling or higher-traffic distribution facilities
- **Lower building heights**, reduced from 68 feet to 45 feet maximum
- **Operational limits**, requiring primary uses to occur fully within buildings
- **Additional standards** to reduce noise, lighting and visual impacts to residents, prohibiting service areas, loading docks and overhead bay doors along Cosgray Road frontage

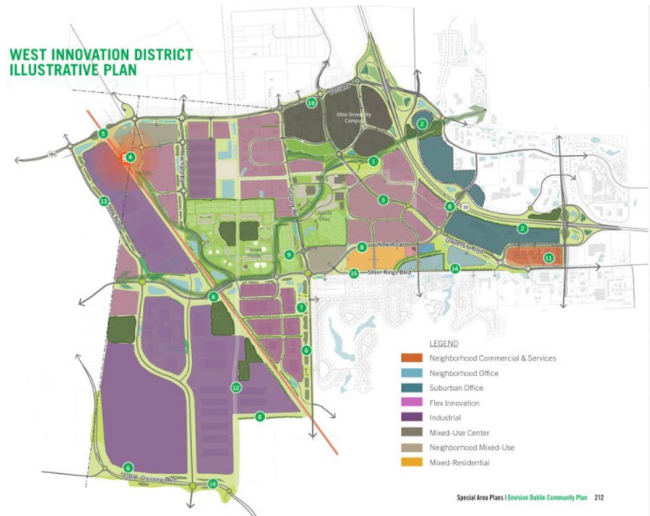
At a Glance: Permitted Uses

West Innovation District ID-6 code amendments being submitted to the Dublin Planning & Zoning Commission and then Dublin City Council for adoption would permit:

- Office – general and medical
- Clean, indoor research and development
- Small-scale advanced manufacturing for innovative technologies such as robotics and 3D printing
- Indoor contract and construction services
- Parks and open space

Community Input

The City engaged the public with community conversations, meetings with community leaders, property owners and other stakeholders, as well as feedback received online and at Dublin City Council and Planning & Zoning Commission meetings. The resulting code amendments reflect this community input.



Design and Layout

Uses are organized to create separation and transitions from residences. Proposed requirements address health and safety, building quality, landscaping, lighting, screening and site design to reduce impacts to neighboring properties.

Transportation

The **Cosgray Road Alignment Study** will begin in April 2026. It will assess key intersections to guide configuration and access decisions, improving safety and traffic flow. The team will also explore shifting roadway widening west, where feasible and within design and right-of-way constraints, to minimize impacts on nearby residential properties.

Safety and Environmental Protections

Safety, health and long-term neighborhood compatibility are central to the City's decisions. All development in Dublin, including WID, must comply with local, state and federal standards, regulations and policies to protect and preserve:

- Health and safety
- Air and water quality
- Natural features - trees, greenways and open spaces



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Use Case Examples



Hidaka USA – Example of a 220-foot setback from Shier Rings Road. Not an example of mounding, screening or buffering.



ROTO – Advanced manufacturing use, and a 180-foot setback from Discovery Boulevard. Not an example of mounding, screening or buffering.



Andelyn Biosciences – Research/development use. Not an example of mounding, screening, buffering or setback

Learn More:

bit.ly/DublinWID



What's Next?

There are upcoming opportunities for the public to provide feedback during the public review and approval process for the planning efforts in WID and code/buffer amendments. *All dates outlined below are tentative and subject to change.*

WID ID-6 Code/Buffer Amendments

- Planning & Zoning Commission (PZC)
 - May 7 - Introduce WID ID-6 code/buffer amendments. This is for discussion; no vote taken.
 - May 21 (tentative) – Review of updates to ID-6 code/buffer requirements; consider a recommendation to City Council. Vote expected.
- City Council
 - May 26 (tentative) - Remove WID rezoning from the table and schedule for future meeting. Vote expected only on placing on a future agenda, not on the rezoning request.
 - June 8 (tentative) – Conduct first reading of ID-6 code/buffer requirements. No vote taken.
 - July 1 (tentative) – Conduct second reading/public hearing of ID-6 code/buffer requirements and conduct additional reading/public hearing for WID rezoning. Vote expected.

WIDIIS and PARC Planning Efforts

- City Council
 - April 13 – Introduce the West Innovation District Integrated Implementation Strategy (WIDIIS) and Premier Athletic and Recreation Campus (PARC). No vote taken.
 - April 27 (tentative) – Consider resolution to adopt the WIDIIS and PARC. Vote expected.

Updated April 9, 2026



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