

To: Members of Dublin Planning and Zoning Commission

From: Jennifer M. Rauch, AICP, Director of Community Planning & Development

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Initiated By: Jeremiah Gracia, CEcD, Director of Economic Development
Jenna Goehring, CEcD, Economic Development Administrator
Zachary C. Hounshell, Planner II

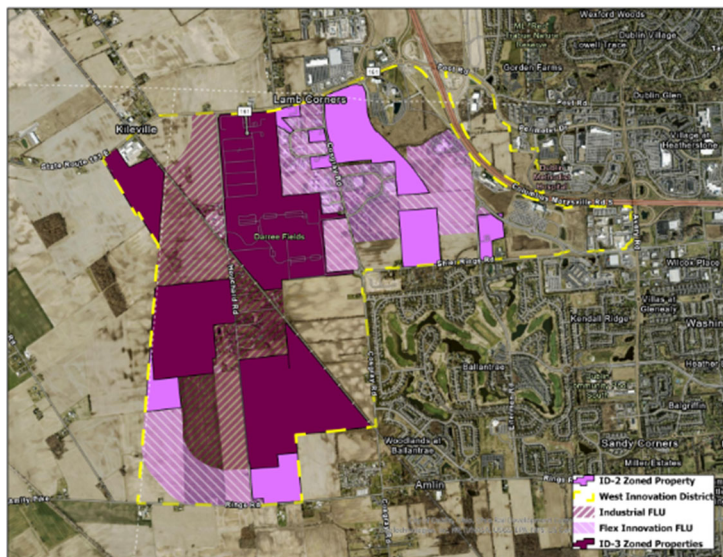
Re: 26-066ADMC - ID-2 and ID-3 Districts Code Amendments & WID Setback and Screening Design Manual

Summary

Following the adoption of Ordinance 06-25 on July 1, 2026 for the rezoning of approximately 370 acres of land to ID-2, ID-3, and ID-6, City Council directed staff to review and outline a strategy for future refinements to existing ID-2 and ID-3 zoning standards within the West Innovation District (WID) using resident and stakeholder input from the ID-6 rezoning process. This memo outlines the recommended path, process, and timeline to move forward with targeted near-term code amendments focused on uses, use-specific standards, and setback and screening expectations. These amendments are intended to address potential interim impacts by ensuring uses remain consistent with the intent of the existing districts. Broader changes will be considered as part of the upcoming Zoning Code and Subdivision Regulations update. These amendments do not contemplate the rezoning of property in the district.

Background

One of City Council's 2026 Visionary Goals is "Catalyze Economic Development in the West Innovation District." In furtherance of this goal, in April 2026 City Council adopted the West Innovation District Integrated Implementation Strategy (WIDIIS) to unlock the full economic innovation potential of the District. The WIDIIS took into consideration existing and future land uses and necessary infrastructure investments as contemplated in the adopted Envision Dublin Community Plan.



A significant portion of the WID is either zoned or planned for Flex Innovation and Industrial uses. Property currently zoned ID-2 or ID-3 is regulated by the WID Code, while properties not currently zoned to either district but considered for Flex Innovation and Industrial in the Future Land Use

Plan would require annexation or rezoning at a future date, should they wish to develop under WID zoning. The WID includes 20 properties zoned ID-2 – Research Flex and 23 properties zoned ID-3 – Research Assembly, as well as 52 properties designated Flex Innovation in the Future Land Use Plan, which aligns with ID-2, and 40 properties designated Industrial, which aligns with ID-3. Together, these areas comprise approximately 78 percent of the land within the district. Because the proposed amendments to the existing code would affect a substantial geographic area and numerous existing property owners and tenants, the scope and timing of the changes warrant careful consideration.

The scope of the proposal is solely focused on permitted uses and use-specific standards for all ID-2 and ID-3 properties, and the setback and screening design manual for the entire district. A comprehensive review of the district structure, development standards, and review process would be considered as part of the long-term approach with the broader Zoning Code and Subdivision Regulations update.

PZC Feedback

At the October 1 PZC meeting, planning staff introduced the draft code amendments and design manual to the Commission. Public comments included concerns about the proposed amendments regarding the permitted uses and requirements, environmental impacts, setback distances, and building heights. The Commission provided the following comments:

- Add more specificity to uses of concern from the community such as Manufacturing and Assembly and Research and Development.
- Clarify how pollutants will be handled for these industrial uses.
- Clarify how performance standards would be administered for industrial uses.
- Consider including some uses back into the ID-2 and ID-3 to encourage a mix of uses throughout the district.
- Varied opinions on whether the 100-foot setback was appropriate or whether it needed to be more flexible and usable for developers.

Updates

Permitted Uses

As part of the Commission's feedback, staff was asked to investigate whether any of the uses proposed to be removed should be added back to the ID-2 and ID-3, such as Exercise and Fitness and other commercial oriented uses. Based on staff's analysis of the intent language for both ID-2 and ID-3 districts, the proposed list of refined uses provides the best alignment within the areas designated for flex innovation and industrial uses. The goal of these land uses is to ensure employment-oriented development advances the district's primary economic development objectives. The commercially oriented uses proposed for removal from ID-2 and ID-3 are expected to play a part in areas of the WID anticipated for neighborhood-scale mixed use and development adjacent to St. Rt. 161 and the Premier Athletic and Recreation Campus. Staff does not recommend these uses remain within the flex innovation and industrial zoning districts.

The only change proposed to this section is to include Transportation – Transit Station as a Conditional Use in the ID-3 zoning district. Use-specific standards are included to state that these shall only be considered when their location aligns with the WID Special Area Plan, such as the West Dublin Passenger Rail Station.

Additional questions were raised about uses that may be undefined such as Utilities – Essential Services. This use would fall under Essential Utility Services, which is defined in Zoning Code Section 153.002(A)(5)(f). The definition reads “**ESSENTIAL UTILITY SERVICES.** Facilities used to provide utility services to a building or property, including but not limited to water pipes, sewer pipes, electric lines and boxes, telecommunication lines or fiber optic equipment, gas regulator stations, and storm drainage pipes. This use does not include major utilities such as water or sewer treatment plants, electric generating plants, and other facilities that are primary rather than accessory uses of the sites on which they are located. Wireless communication facilities are also not included in this definition.” All primary and accessory uses within the ID-2 and ID-3 are defined in the Code.

Performance Standards

Questions were raised on how performance standards would be applied once development has occurred on a site that contains industrial uses. The language proposed for R&D and Manufacturing and Assembly is derived from the Public Nuisance requirements in Zoning Code Section 153.076. Public nuisance requirements address noise, smoke, dust, odors, and glare, as well as requirements for trash and property maintenance. The proposed performance standards are in addition to the existing requirements of the public nuisance section which apply to all properties within the City, including the WID.

Use-Specific Standards

Following comments from the Commission and public, the following language was added to both Research and Development uses and Manufacturing and Assembly uses:

- Biosafety. Businesses designated at Biosafety level (BSL) -3 and BSL-4, as indicated by the Center for Disease Control and Prevention (CDC), or uses of similar risk shall not be permitted.

Staff also considered the language regarding operations in facilities that may include incinerators, smokestacks, smelting, natural gas turbines and fuel cells. The existing requirements in ID-2 and ID-3 effectively limit the potential impacts of these operations by requiring industrial and research activities to comply with performance standards that limit noise, vibration, odor, dust, smoke, glare, heat, and electromagnetic interference to levels not exceeding those normally perceptible in the surrounding area. The Code also generally requires operations to occur within enclosed buildings, controls the location and screening of loading, service, storage, and mechanical areas, and requires appropriate setbacks, landscaping, and buffering, particularly where ID-3 properties adjoin residential areas. These zoning requirements are in addition to any building and fire code requirements that need to be met based on the operations of any use within the building. Finally, proposed developments are subject to ART evaluation and may be referred to the PZC when they fail to meet district requirements or could create significant community impacts. Together, these requirements focus on controlling measurable off-site effects and provide the City with tools to prevent or condition facilities that would be incompatible with the intended research, flex, and clean industrial character of the WID.

Setback and Screening Design Manual

The Commission provided mixed feedback on the appropriateness of the 100-foot setback proposed at the October 1 PZC meeting. While some members were supportive of the 100-foot setback, others expressed concern that it was too restrictive for smaller properties. The Type B classification was assigned to streets where more industrial development is expected in the western portions of the district. To maintain an appropriate setback for these anticipated uses, staff has proposed three options for the Commission to consider regarding the 100-foot setback on the Type B classification:

- 1) 100-foot building and pavement setback; 8-10-foot mounding and dense plantings:
This is the direction proposed at the October 1 PZC meeting and provides the most aggressive approach to establishing consistent and uninterrupted setbacks along public streets where Type B is proposed. This approach would allow for stormwater management within the setback on the private side of the mounding.
- 2) 100-foot building setback; 6-8-foot mounding and dense plantings:
This approach would maintain the 100-foot setback but only for the building. This also includes a reduced mounding height from 8-10 feet to 6-8 feet, which requires roughly 60-75 feet of space to accommodate. Where it can be accommodated, parking and stormwater management may be permitted on the private side of the mounding. This approach maintains the original building setback along streets such as Houchard Road and New Street 1 but allows more flexibility and usability within the buffer area for developers.
- 3) 80-foot building and pavement setback; 6-8-foot mounding and dense plantings:
This approach would reduce the building and pavement setback to 80 feet, which would allow more developable area for a building to be located adjacent to the street. This would also reduce the height of mounding, similar to option 2.

Staff requests a recommendation from the Commission on which approach would be most appropriate for the Type B classification. Other minor grammatical and formatting adjustments were made to the document which do not impact the design recommendations.

Process

The proposed code amendments and Design Manual follow the City's established code amendment process. The Planning and Zoning Commission are asked to review the amendments and make a recommendation to City Council for consideration and determination. The anticipated schedule for the near-term amendments is outlined below.

- 1) October 1 PZC – Introduction
- 2) **October 15 PZC – Recommendation to CC**
- 3) November CC – First Reading
- 4) November / December CC – Second Reading & Determination

Recommendation

Staff requests a recommendation of approval to City Council at the October 15, 2026 PZC meeting, include direction for the Type B screening. Should the Commission request any additional modifications, those improvements may be included ahead of a first hearing at City Council.