

WEST INNOVATION DISTRICTS

(13) *Uses definitions – M*

- (a) **MANUFACTURING AND ASSEMBLY.** A facility used for the fabrication, assembly, finishing, packaging or processing of components and/or finished goods.
~~Manufacturing and assembly includes Advanced Manufacturing. Uses classified under the Advanced Manufacturing definition shall also be permitted under Manufacturing and Assembly.~~

§ 153.037 DISTRICT PURPOSE AND INTENT.

(A) Purpose. The West Innovation District's (WID) requirements and standards are intended to provide six distinct zoning districts to implement the city's vision and goals in creating an innovation and research district. The district is envisioned as an important technology and research business center that will encourage the development and operation of suburban technology and office park campuses and promote individual sites for development attracting high-tech and related uses to the city. These requirements and standards are meant to foster the orderly growth and development of these uses as well as promote the development of commercial, service, recreational and residential uses in appropriately designated areas that serve the primary users in the districts. The goal is to create zoning districts that set development requirements to ensure that buildings and uses in the districts will adhere to high-quality, uniform design standards while addressing the unique needs of specialized industries and uses. At the same time, these requirements give a competitive advantage to the district by providing a streamlined process for reviewing development proposals.

(B) Standard districts. All Innovation Districts are standard zoning districts under § 153.016(A) and shall constitute separate and distinct zoning classifications.

(C) Conflicts. If these requirements 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 the City of Dublin Zoning Code.

(D) Severability. If any provision or provisions of this subchapter or the application thereof to any zoning lot, building or other structure or tract of land are declared by a court of competent jurisdiction to be invalid or ineffective in whole or in part or to be inapplicable to any person or situation, the effect of such decision shall be limited to the provision or provisions which are expressly stated in the decision to be invalid or ineffective to the zoning lot, building or other structure or tract of land immediately involved. All other provisions of this subchapter shall continue to be separate and fully effective, and the application of any such provision to other persons or situations shall not be affected.

(E) Establishment of districts. There are hereby created six Innovation District zoning classifications: Research Office (ID-1); Research Flex (ID-2); Research Assembly (ID-4); Research Mixed Use (ID-4); Research Recreation (ID-5) District; and Research Transition (ID-6).

(F) Zoning amendments. A request to zone or rezone land to any Innovation District designation shall be made in accordance with § 153.234, Zoning Text and Map Amendments.

(G) Applicability. Any development proposed to occur on land designated as ID-1, ID-2, ID-3, ID-4, ID-5, and ID-6 shall be required to meet the requirements of the Innovation Districts as specified herein. In the case of the ID-5 District, development shall comply with the latest adopted version of "Planned Industrial Park Development Text: Northwest Dublin Commercial Park/Sports Ohio."

(1) Continuance of existing structures. Where a lawful structure exists at the effective date of this amendment that does not comply with the requirements of this Code because of restrictions such as front property line occupation, lot coverage, required build zone, buildable area, height or other requirements related to the structure, that structure may be continued as an existing structure as long as it meets the requirements of § 153.039(C)(11). Notwithstanding the provisions of § 153.004, the following shall apply to buildings and structures within the Innovation Districts.

(2) Expansion of existing structures. Existing structures may be extended, enlarged, altered, remodeled or modernized only after approval by the Administrative Review Team (ART) upon finding that all of the following conditions are met:

(a) That the existing structure meets all height, area and/or parking and loading provisions that were applicable immediately prior to the rezoning of the property on which it is located into an Innovation District.

(b) That the enlargement or extension is limited to the same parcel on which the existing structure was located on at the time of the adoption of this amendment.

(c) That the improvement does not interfere with the use of other properties in the vicinity.

(d) That the enlargement or extension does not exceed 50% of the GFA of the existing structure at the time of the adoption of this amendment.

(3) Compliance with parking requirements. Any existing structure which does not have the minimum number of parking spaces or loading areas as required by this Code, and which thereafter provides additional parking and/or loading spaces in conjunction with an improvement as permitted in § 153.039(C)(11)(b), shall be required to meet the minimum number of parking spaces as required by the district in which it is located.

(4) Reconstruction or movement. Should an existing structure be destroyed to an extent of more than 60% of its replacement value, exclusive of the foundation, that existing structure shall be reconstructed only in conformance with the provisions of this Code.

Existing structures destroyed to an extent equal to or less than 60% of its replacement value, exclusive of the foundation, may be reconstructed in the location that existed prior to the adoption of this amendment. Should the property/building owner or lessee demolish more than 50% of the gross square footage of an existing structure, all improvements on the property must be constructed in accordance and/or brought into conformance with the requirements of this Code. All permitted reconstruction shall be started within 12 months of destruction and be continued until completion.

(5) Existing uses. The long range implementation of the West Innovation District requires sensitive treatment of existing uses that represent significant investment in the city. It is the intent of this section to permit existing uses to continue and to be considered conforming to this Code, even if the use is not otherwise permitted in the District or building type, provided that the following requirements are met:

(a) Continuation of use. All uses that were permitted or conditional uses under the zoning of a property immediately prior to its rezoning into an Innovation District shall continue to be allowed as permitted or conditional uses on the property in addition to those permitted and conditional uses under the applicable Innovation District, provided that at least one of the permitted or conditional uses under the prior zoning has been operated in an existing structure on the property within 12 months prior to the rezoning of the property into the Innovation District.

(b) Expansion of existing uses. In addition to the provisions of division (5)(a) above, any existing use may be extended throughout any building or parts of a building which were manifestly arranged or designed for that use at the time of adoption or amendment of this Code, but the use shall not be extended to occupy any land outside the building except as permitted by the ART in § 153.039(C)(11).

(c) Abandonment of existing uses. If an existing use is abandoned for any reason for a period of more than 12 months, any subsequent use shall conform to the requirements of this Code. With regard to a multi-tenant building, the term EXISTING USE shall mean all of the existing uses in that building.

(d) Determination of abandonment. An existing use shall be determined by the Director to be abandoned if one or more of the following conditions exist:

1. Utilities such as water, gas and electricity to the property have been disconnected;
2. The property, buildings and/or grounds have fallen into disrepair;
3. Signs or other indications as to the presence of the use have been removed;
4. Equipment or fixtures necessary for the operation of the use have been removed;

or

5. Other actions, which in the opinion of the Director constitute an intention on the part of the property owner or lessee to abandon the use.

(H) District intent.

(1) Research Office (ID-1) District. The purpose of the Research Office District is to provide for the integration of large format research and office uses in multistory buildings. Uses within the ID-1 District may include a mix of office, research, laboratory, clean manufacturing, assembly, and other uses incidental to office, technology and research uses. Higher-intensity sites in this district include those with higher freeway and major arterial visibility. Architecture should include taller buildings and be provided at a higher level of quality, and parking structures should be considered where feasible to maximize development potential for the district. This district may include manufacturing of a lower intensity nature conducted in a manner and with a character that does not create significant negative effects. Clean manufacturing and assembly should be incidental to a larger office/research facility and/or should be constructed at a higher level of architectural quality expected in this highly visible district.

(2) Research Flex (ID-2) District. The purpose of the Research Flex District is to provide for the integration of small to medium-size research and office uses in flexible building construction with smaller footprints and lower building heights than the ID-1 District. This District focuses on, but is not limited to, the provision of flexible space that can accommodate a broad range of changing business and research needs as businesses grow and change. Construction in this district is focused on smaller sites for single users or larger tract development with multiple buildings housing a variety of companies. Greater attention to architectural detail and quality should be expected similar to the ID-1 District.

(3) Research Assembly (ID-3) District. The ID-3 District is intended to provide for a greater emphasis on large format buildings and sites. Located at the western extents of the district, development focus in this area is intended for clean manufacturing and assembly at a higher intensity or scale. Uses are not expected to create significant impacts, and architecture is expected to accommodate uses with greater focus on manufacturing and assembly. Development within the ID-3 District may include uses and design quality appropriate to the ID-1 or ID-2 Districts but require less stringent architectural requirements.

(4) Research Mixed Use (ID-4) District. The ID-4 District provides opportunities for a limited mix of uses in close proximity to employment, recreational amenities and existing neighborhoods. This district is intended for smaller scale research uses, housing and office options either horizontally or vertically integrated as a coordinated mix of uses. Residential options should provide housing choices for employees within the Innovation Districts within easy walking or biking distance. Integration of offices and small support uses can provide a transition to adjacent land uses.

(5) Research Recreation (ID-5) District. The ID-5 District is intended to support the continued use and development of sports, recreation and amusement uses located within the Innovation Districts as an integral public amenity for residents and businesses within the area.

(6) Research Transition (ID-6) District. The ID-6 District is intended to support economic development, fostering innovation and the advancement of cutting-edge research, technology, and employment opportunities, while providing a sensitive transition

from residential or other sensitive land uses. Uses within the ID-6 District are expected to incorporate clean production principles that minimize waste, hazardous inputs, hazardous byproducts, and stormwater discharge; and that minimize the use, storage, production, disposal, or emission of biohazard materials. Land uses are expected to be of lower intensity and scale, and should not result in adverse impacts to surrounding properties, including but not limited to environmental emissions, noise, traffic, lighting, other off-site effects, and other environmental impacts, including but not limited to impacts occurring in containment or disposal of any minimized waste, hazardous inputs, or hazardous and/or biohazard byproducts. 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 are not appropriate within the District.

This District emphasizes the provision of flexible spaces that can accommodate evolving business, research, and technology needs, provided such flexibility does not compromise the District's low-intensity character, environmental responsibility, or its compatibility with adjacent areas.

(Ord. 13-08, passed 4-7-08; Am. Ord. 32-11, passed 6-27-11)

§ 153.038 DISTRICT USES.

(A) Rezoning to the Innovation Districts, as described below, shall be accomplished in accordance with the procedures of § 153.234. The six districts shall be designated on the Official Zoning Map for the City of Dublin as:

- (1) Research Office (ID-1) with a Research Support Buffer;
- (2) Research Flex (ID-2);
- (3) Research Assembly (ID-3);
- (4) Research Mixed Use (ID-4);
- (5) Research Recreation (ID-5); and
- (6) Research Transition (ID-6).

(B) Uses in the Innovation Districts are shown on the following table. Descriptions and characteristics of use categories can be found in § 153.002(A), uses definitions. Additional development requirements for particular uses are contained in division (C) of this section as referenced below within the "Use Specific Standards" column.

(1) Permitted uses. Uses denoted as "P" in Table 153.038(B)(4), Table of Uses, indicate that the use is allowed by right, subject to compliance with the use specific requirements referenced in the Table of Uses and all other applicable provisions of the Zoning Code.

(2) Conditional uses. Uses denoted as "C" in Table 153.038(B)(4), Table of Uses, indicate that the land use is allowed only upon approval of a conditional use permit as required by § 153.236, compliance with use specific requirements referenced in the Table of Uses and all other applicable provisions of the Zoning Code.

(3) Size or time limited uses. Uses denoted with an "S" or "T" in Table 153.038(B)(4), Table of Uses, indicate special limits regarding size or time duration of the use and are subject to compliance with the use specific requirements referenced in the Table of Uses and all other applicable provisions of the Zoning Code.

(4) Table of uses. The following table identifies permitted and conditional uses within the ID-1, ID-2, ID-3, ID-4, and ID-6 Districts. In all cases, blank spaces or uses not included indicate that the uses are not permitted. For the Research Recreation (ID-5) District, uses shall be those as outlined in the latest adopted version of "Planned Industrial Park Development Text: Northwest Dublin Commercial Park/Sports Ohio."

P=Permitted C=Conditional S=Size Limited T=Time Limited						
PRINCIPAL USES	Research Office	Research Flex	Research Assembly	Research Mixed Use	Research Transition	USE SPECIFIC STANDARDS
Commercial Uses	ID-1	ID-2	ID-3	ID-4	ID-6	
Animal Care – General Services	C					153.038(C)(1)
Animal Care – Veterinary Offices	C					153.038(C)(1)
Animal Care- Veterinary Urgent Care and Hospitals	C					153.038(C)(1)
Conference Center	P	P				153.038(C)(2)
Data Center						
Eating and Drinking	C					153.038(C)(3)
Entertainment and Recreation – Indoor	C	P				153.038(C)(4)
Entertainment and Recreation – Outdoor						153.038(C)(4)
Exercise and Fitness	C	P		P		153.038(C)(4)
Fueling/Service Station	C					153.038(C)(5)
Hotel	P					
Office – General	P	P	P	P	P	
Office – Call Centers	P	P	P			
Office – Flex	P	P	P	P		153.038(C)(6)
Office – Medical	P	P	P	P	P	
Parking Structures	P					153.038(C)(7)
Personal, Repair and Rental Services	C					153.038(C)(8)
Retail	C					153.038(C)(8)
Transportation – Park-and-Ride	P	P	P			153.038(C)(9)
Civic, Public & Institutional Uses	ID-1	ID-2	ID-3	ID-4	ID-6	
Day Care	C	P		P		153.038(C)(10)
Educational Facility	P	P	P			153.038(C)(11)
High School	P	P	P			153.038(C)(11)
Government Services – General	P	P	P			

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Government Services - Safety		P	P			
Government Services – Service		P	P			
Hospital	P	P	P			
Library, Museum or Gallery	C					153.038(C)(12)
Religious or Public Assembly	P					153.038(C)(13)
Parks and Open Space	P	P	P	P	P	
Transportation – Transit Station	P	P	P			
Industrial Uses	ID-1	ID-2	ID-3	ID-4	ID-6	
Advanced Manufacturing					P	153.038(C)(14)
Construction and Contract Service		P	P		P	153.038(C)(15)
Manufacturing and Assembly		P	P			153.038(C)(16)
Mini-Storage						153.038(C)(17)
Research and Development	P	P	P	P	P	153.038(C)(19)
Utilities – District Energy Plant	P	P	P			153.038(C)(20)
Utilities – Electric Substation			P			153.038(C)(21)
Utilities – Essential Services	P	P	P	P		
Utilities – Wireless Communications	See Dublin Code Chapter 99					153.038(C)(22)
Warehousing Wholesaling, and Distribution		C	P			153.038(C)(23)
Residential Uses	ID-1	ID-2	ID-3	ID-4	ID-6	
Dwelling – Single-Family						153.038(C)(24)
Dwelling – Townhome				P		153.038(C)(25)
Dwelling – Live-Work		C		P		153.038(C)(25)
Dwelling – Multiple-Family				P		153.038(C)(25)
		= Research Support Buffer ONLY				

P=Permitted C=Conditional S=Size Limited T=Time Limited						
Accessory uses are permitted only in connection with a permitted or approved conditional use on the same property and must be clearly subordinate and incidental to that use. No accessory use may be operated when a permitted or conditional use does not exist on the property. Permitted principal uses are permitted as accessory uses						
ACCESSORY/TEMPORARY USES	Research Office	Research Flex	Research Assembly	Research Mixed Use	Research Transition	USE SPECIFIC STANDARDS
Commercial Uses	ID-1	ID-2	ID-3	ID-4	ID-6	
Bicycle Facilities	P	P	P	P	P	153.038(C)(26)
Child Day Care	P	P	P	P		153.038(C)(10)
Community Activity	P,T	P,T	P,T	P,T	P,T	153.038(C)(27)
Construction Trailer/Office	P,T	P,T	P,T	P,T	P,T	153.038(C)(28)
Corporate Residences	P	P	P			
Drive-In/Drive-Thru	C					153.038(C)(29)
Dwelling Rental or Sales Office				P		153.038(C)(30)
Eating and Drinking	P	P	P	P		153.038(C)(3)
Entertainment and Recreation – Indoor	P	P		P		153.038(C)(4)
Exercise and Fitness	P	P	P	P		153.038(C)(4)
Helipad/Heliport	P	C				153.038(C)(31)
Home Occupation				P		153.038(C)(32)
Outdoor Display/Seasonal Sales	C,T					153.038(C)(33)

Parking Structures	P	P			C	153.038(C)(7)
Personal, Repair, and Rental Services	P,S	P,S	P,S			153.038(C)(8)
Retail	P,S	P,S	P,S			153.038(C)(8)
Transportation – Park and Ride	P	P				153.038(C)(9)
Transportation – Transit Stop	P	P	P	P		
Utilities – Essential Services	P	P	P	P	P	
Utilities – Renewable Energy	P	P	P	P	P	153.038(C)(34)
Utilities – Renewable Wind Equipment	C	C	C	C		153.038(C)(34)
Utilities – Wireless Communications	See Dublin Code Chapter 99					153.038(C)(22)
Vehicle Charging Stations		P	P	P	P	
Warehousing, Wholesaling, and Distribution	P,S	P,S	P,S		P,S	153.038(C)(23)
		Research Support Buffer ONLY				

(C) Use specific standards. The following requirements shall apply in addition to all other applicable development regulations for specific types of uses in the ID-1, ID-2, ID-3, ID-4, and ID-6 Districts. For the Research Recreation (ID-5) District, use regulations shall be those as outlined in the latest adopted version of "Planned Industrial Park Development Text: Northwest Dublin Commercial Park/Sports Ohio."

(1) Animal care-general services; animal care-veterinary offices; animal care-veterinary urgent care and hospitals. Principal uses are limited to the research support buffer within the ID-1 District as a stand-alone use or as part of a larger retail center. Conditional use approval must be obtained as required by § 153.236. All activities shall be conducted indoors. No outdoor animal exercise or activity areas shall be permitted. Boarding of animals shall only be permitted for the ongoing care of animals in treatment and must be provided within the principal structure.

(2) Conference centers. Facilities may be either freestanding or included within permitted hotels. Uses include accessory components such as banquet facilities and restaurants.

(3) Eating and drinking. Principal uses are limited to the research support buffer within the ID-1 District as a stand-alone use or as part of a larger retail center. Conditional use approval must be obtained as required by § 153.236. As an integrated use on the ground floor of another principal use, facilities shall not exceed a cumulative total of 15% of the gross floor area of the ground floor. The following requirements shall apply for outdoor seating:

(a) Speakers for amplified sound must not operate at a level greater than that to provide background music;

(b) Advertising on furniture is prohibited;

(c) A secure, enclosed area must be provided for the storage of furniture when not in use that will not interfere with pedestrian movement.

(4) Entertainment and recreation-indoor; entertainment and recreation-outdoor; exercise and fitness. Principal uses are permitted in the ID-2 District. Within the ID-1 District uses are limited to the research support buffer as a stand-alone use or as part of a larger retail center, subject to conditional use approval as required by § 153.236. No use shall exceed 20,000 square feet of gross floor area. Accessory uses shall not exceed 10% of the gross floor area of the principal use.

(5) Fueling/service station. Principal uses are limited to the research support buffer within the ID-1 District as a stand-alone use or as part of a larger retail center. Conditional use approval must be obtained as required by § 153.236. The following requirements shall also apply:

(a) Facilities shall be located no less than 200 feet from any intersection, as measured from the corner property pin.

(b) Each fueling station/pump shall be designed to accommodate a minimum of three vehicles (one at pump and two waiting).

(c) Under canopy lighting should be recessed to avoid glare and light trespass.

(d) All canopies shall be clad in materials to match the primary structure, and multiple canopies are preferred over one continuous roof form.

(e) Convenience store components shall be located along the public right-of-way and provide entry and orientation to the public street.

(f) Accessory items for fueling stations such as waste receptacles should be located between stations. Vending machines and outdoor sales and displays must obtain separate approval as required by this section.

(g) All inoperable vehicles must be parked in a defined service area providing screening in accordance with § 153.133.

(h) Each fueling/service station shall be adequately buffered from adjacent properties as required by § 153.133.

(6) Office-flex. Flex office must include a minimum of 30% office use. Remaining space may be used for any combination of research and laboratory space, clean manufacturing and assembly, wholesaling and/or related showroom, warehousing and or distribution purposes. Any showroom component shall not exceed 10% of the gross floor area of the principal structure and shall not count toward office calculations.

(7) Parking structures. All parking structures shall meet the requirements of § 153.040(J).

(8) Personal, repair and rental services; retail. Principal uses are limited to the research support buffer within the ID-1 District as a stand-alone use or as part of a larger retail center. Conditional use approval must be obtained as required by § 153.236. As ground-floor accessories to a larger permitted use, integrated establishments shall not

exceed 10,000 square feet or 20% of the ground floor of the structure, whichever is smaller.

(9) Transportation- park-and-rides. Park and ride facilities shall provide only one shelter per bus route.

(10) Day care. Principal uses are permitted within the ID-2 District and are limited to the research support buffer within the ID-1 District as a stand-alone use or as part of a larger retail center subject to conditional use approval as required by § 153.236. As accessories to a larger permitted use, integrated establishments shall not exceed 15,000 square feet of gross floor area and shall comply with the requirements of R.C. § 5104.011.

(11) Educational facility; high schools. Uses shall have no rooms for the regular housing or sleeping of students. Educational programs and/or uses should also have a defined mission to engage in technology or entrepreneurial programs.

(12) Library, museum or gallery. Principal uses are limited to the research support buffer within the ID-1 District as a stand-alone use or as part of a larger retail center. Conditional use approval must be obtained as required by § 153.236. Incidental sales relating to the facility are permitted.

(13) Religious or public assembly. Only uses on sites existing as of the effective date of this amendment are permitted. Once removed, no further religious or public assembly uses shall be permitted.

(14) Advanced manufacturing. The following shall apply:

- (a) Indoor Operations Required. All activities shall occur entirely within an enclosed building. No outdoor activity is permitted.
- (b) Performance Standards. The use shall not generate noise, vibration, odor, dust, smoke, glare, heat, or electromagnetic interference at a level above that normally perceptible from other development in the area or from the usual street traffic observed at the street right-of-way line of the lot.
- (c) The use of incinerators, smokestacks, smelting, natural gas turbines and fuel cells is prohibited. Similar structures may only be permitted if the occupant is able to provide sufficient information, via a currently acceptable method of testing, that the structure does not create any measurable increase of hazardous emissions to neighboring properties.

(15) Construction and contract service. The following shall apply to construction and contract service uses located in the ID-6 District:

- (a) Indoor Operations Required. All activities shall occur entirely within an enclosed building.
- (b) Storage of Equipment. All equipment and vehicles utilized by the construction and contract service use shall be stored inside the building. Fleet vehicles shall be permitted to park outside the building.

- (c) Parking of Fleet Vehicles. Parking areas for fleet vehicles must comply with the landscaping and perimeter standards applicable to off-street parking areas under § 153.209. In addition, all fleet vehicles must fit within a standard off-street parking space as defined in § 153.200. A fleet vehicle within the ID-6 does not include semi-tractor, semi-trailer, any non-recreational trailer used for commercial purposes, or any heavy construction equipment.

(16) Manufacturing and assembly. ~~The following shall apply to all manufacturing and assembly:~~

- (a) Any auxiliary showroom areas associated with the primary use shall not exceed 10% of the gross floor area of the principal structure.
- ~~(b) Performance Standards. The use shall not generate noise, vibration, odor, dust, smoke, glare, heat, or electromagnetic interference at a level above that normally perceptible from other development in the area or from the usual street traffic observed at the street right-of-way line of the lot.~~

(17) Mini-storage. Only uses existing as of the effective date of this amendment are permitted. Once removed, no further mini-storage facilities shall be permitted.

(18) (Reserved)

(19) Research and development.

(a) ~~The following shall apply to research and development uses within all districts:~~

~~i. located in the ID-6 District;~~

~~i. — Performance Standards. The use shall not generate noise, vibration, odor, dust, smoke, glare, heat, or electromagnetic interference at a level above that normally perceptible from other development in the area or from the usual street traffic observed at the street right-of-way line of the lot.~~

~~The following shall apply to research and development uses located in the ID-6 District:~~

(b)

- i. ~~(a)~~ Indoor Operations Required. All research, testing, fabrication, storage, loading, and related activities shall occur entirely within an enclosed building. No outdoor activity is permitted.
- ii. ~~(b)~~ Prototype Limitation. Fabrication, assembly, or processing shall be limited to prototype or pilot-scale development only and shall be clearly incidental and subordinate to the research function.
- iii. ~~(c)~~ No On-Site Retail or Commercial Sales. Retail sales, wholesale distribution, and customer pickup of goods are prohibited.

~~(a) Performance Standards. The use shall not generate noise, vibration, odor, dust, smoke, glare, heat, or electromagnetic interference at a level above that normally perceptible from other development in the area or from the usual street traffic observed at the street right-of-way line of the lot.~~

(20) Utilities- district energy plant. The incidental sales of electrical energy to public utilities are permitted.

(21) Utilities- electric substation. Electric substations shall be located at least 700 feet from all residential districts or residential subarea of a planned development district.

(22) Utilities- wireless communications. For regulations governing wireless communication uses, Chapter 99 of the Dublin Codified Ordinances shall apply.

(23) Warehousing, Wholesaling, & Distribution. Any auxiliary showroom areas associated with the primary use shall not exceed 10% of the gross floor area of the principal structure. The following shall apply to warehousing, wholesaling, & distribution located in the ID-6 District:

(a) Warehousing, wholesaling, and distribution shall not operate as a stand-alone logistics, wholesale, or bulk storage facility.

(b) Permitted accessory activities include the storage, staging, packaging, assembly, shipment, and limited distribution of goods, materials, equipment, or products used in, produced by, or sold as part of the principal use.

(24) Dwelling- single-family. Only residential uses existing as of the effective date of this amendment are permitted. Once removed, no further single-family dwelling shall be permitted.

(25) Dwelling, live-work; dwelling, townhome and dwelling, multi-family. Live-work units may include up to two non-resident employees, and the non-residential use must be owned or operated by a resident of the live-work dwelling unit. In all cases, gross density for live-work, townhome or multi-family development shall not exceed ten units per acre.

(26) Bicycle facilities. Facilities shall be provided in accordance with § 153.040(H).

(27) Community activity. Community activities shall be conducted in accordance with this code.

(28) Construction trailer/office. All construction trailers and offices must obtain required permits and comply with setbacks applicable to the principal structures for sites upon which the construction will occur. Trailers/offices may be located on site no more than 30 days prior to the commencement of construction activity and must be removed no later than 60 days following occupancy.

(29) Drive-In/drive-thru. Facilities are not permitted within the ID-2, ID-3 or ID-4 Districts, principal uses are limited to the research support buffer within the ID-1 District as a stand-alone use or as part of a larger retail center. Conditional use approval must be obtained as required by § 153.236, and must comply with the following requirements:

(a) Reductions may be requested by the applicant and approved pursuant to § 153.041(E)(6) if a lower need can be adequately demonstrated.

(b) Stacking may not impede on-site or off-site traffic movement or circulation.

(c) All menu boards, speakers or service windows must be located on the side or rear of the principal structure.

(30) Dwelling rental or sales office. Rental or sales offices within the ID-4 District must comply with setbacks applicable to principal structures on the property and must be conducted in compliance with all applicable Code requirements for model homes and sales.

(31) Helipad/heliport. Proposed facilities must comply with the provisions of § 153.094.

(32) Home occupation. Within the ID-4 District, all home occupations shall comply with applicable provisions of § 153.073 and the following:

(a) Uses must be conducted completely within the residence or an accessory building and shall not exceed 25% of the gross floor area of the dwelling.

(b) No retail sales from the premises are permitted and the exterior of structures shall not be modified to accommodate the use.

(c) No display or signs for the home occupation shall be visible from the street.

(d) No employees are permitted other than those persons residing within the dwelling.

(e) No equipment shall be used that creates noise, vibration, sound, smoke, dust, odors, heat, glare, x-ray or electrical disturbance that is discernable to adjacent dwellings or at the property line.

(f) Uses requiring licenses from the state or city shall maintain licenses at all times and shall operate in compliance at all times.

(g) Home occupations shall not include or involve motor vehicle or equipment repair, sale of weapons or hazardous materials or other activities that would constitute a nuisance within a residential area.

(33) Outdoor display/seasonal sales. Outdoor displays and/or seasonal sales must be associated with the primary use of the property and comply with the provisions of § 153.099.

(34) Utilities- renewable energy equipment; utilities- renewable wind equipment. Incorporation of renewable energy for individual uses or groups of uses within the district is highly encouraged subject to the following:

(a) Ground-mounted equipment for the collection of geothermal energy is permitted only to the side or rear of the principal structure, and equipment must be adequately screened.

(b) Ground-mounted equipment for the collection of wind energy must be located to the rear of the principal structure. Both building-mounted and ground-mounted equipment are subject to conditional use approval as required by § 153.236.

(c) For regulations pertaining to renewable energy equipment - solar, refer to § 153.074, Accessory Uses and Structures.

(D) Similar uses or uses not addressed.

(1) 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.

(2) The Director shall base the decision on a finding that the proposed use satisfies all of the following:

(a) 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.

(b) Will not impair the present or potential use of other properties within the same District in the vicinity.

(c) 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.

(d) Will not adversely affect the West Innovation District elements of the Community Plan.

(3) Once a finding of similar use is made, it shall comply with all applicable Code provisions, review and approval requirements and district regulations that apply to that use.

(4) The Director's determination shall be in writing and sent to the applicant. The applicant may either appeal the decision to the Board of Zoning Appeals in accordance with the provisions of this Code, or submit an application for an amendment to the Code.

(Ord. 13-08, passed 4-7-08; Am. Ord. 32-11, passed 6-27-11; Am. Ord. 19-12, passed 4-23-12; Am. Ord. 70-22, passed 6-12-23)

§ 153.039 INNOVATION DISTRICT REQUIREMENTS.

(A) Lot requirements. In addition to the provisions of §§ 153.070 through 153.076, the following requirements for arrangement and development of land and buildings shall be met in the ID-1, ID-2, ID-3 and ID-4, and ID-6 Districts. For the Research Recreation (ID-5) District, lot requirements shall be those as identified in the latest adopted version of "Planned Industrial Park Development Text: Northwest Dublin Commercial Park/Sports Ohio."

(1) Intensity of use. Lot size shall be sufficient to provide the yard spaces required by this section and the following provisions:

(a) Minimum lot size. The size of lots within the Innovation Districts shall meet the following:

Zoning District	Minimum Lot Size
ID-1	3 acres
ID-2	2 acres
ID-3	3 acres
ID-4	No minimum
ID-6	2 acres

(b) Maximum lot coverage. Lot coverage for structures and impervious surfaces shall not exceed the following.

ZONING DISTRICT	MAXIMUM LOT COVERAGE
ID-1	70%
ID-2	75%
ID-3	70%
ID-4	75%
ID-6	75%

(c) Building height. The height of principal and accessory structures shall be limited based upon setback requirements of this District . All structures greater than 68 feet in height shall require conditional use approval in accordance with § 153.236. The height of principal and accessory structures in the ID-6 District shall be limited to 45 feet in height. **The height of principal and accessory structures in the ID-2 and ID-3 Districts shall be limited to 55 feet in height. This Building** height shall include rooftop screening and mechanical equipment **within all districts.**

(2) Setback requirements. Placement of structures and improvements shall provide sufficient separation to the adjacent site or use according to the following provisions. Setbacks shall be provided as necessary to accommodate any additional site requirements such as landscaping, mounding and buffering.

(a) Lot width. Lots shall be a minimum of 60 feet in width at the public right-of-way.

(b) Front yards. The required front yard setback for principal and accessory structures shall be determined based on the roadway type as identified by the Multimodal Thoroughfare Plan, unless as outlined below in 153.039(A)(2)(f) or as required in the West Innovation District Setback and Screening Design Manual, whichever is greatest.

STREET TYPE	REQUIRED FRONT SETBACK
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Arterials	50 feet
Collectors	35 feet
Local	30 feet

(c) Side and rear yards. The following setbacks for components of principal and accessory structures shall be determined based upon the height of each individual component, unless as outlined below in 153.039(A)(2)(f).

<i>Building Height</i>	<i>Side/Rear Building Setbacks</i>			
	<i>ID-1</i>	<i>ID-2</i>	<i>ID-3</i>	<i>ID-4</i>
<17 feet	30 feet	15 feet	30 feet	15 feet
>17 – 34 feet	35 feet	20 feet	35 feet	20 feet
>34 – 51 feet	50 feet	35 feet	50 feet	35 feet
>51 feet	75 feet	50 feet	75 feet	50 feet

<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

Required side and rear setbacks for principal and accessory structures for non-residential uses shall in no case be less than 75 feet from a limited access right-of-way and 30 feet from any residential zoning district or a residential subarea of a planned development district as listed in § 153.016, unless developed as part of the ID-4 District.

(d) Side pavement setbacks. Required side yard setbacks for pavement, which includes open storage, service and loading areas, shall be at least 15 feet, except for common access drives or shared service courts. Required side pavement setbacks shall be at least 30 feet from any residential zoning district or a residential subarea of a planned development district as listed in § 153.016.

(e) Rear pavement setbacks. Required rear yard setbacks for pavement, which includes open storage, service and loading areas, shall be at least 25 feet, except for common access drives or shared service courts. Required rear pavement setbacks shall be at least 75 feet from limited access right-of-way and 50 feet from any residential zoning district or a residential subarea of a planned development district as listed in § 153.016.

(f) Setbacks from residential. For properties located within the ID-3 and ID-6 districts, a 150-foot building and pavement setback is required from the property line(s)

immediately adjacent to a residential zoning district. For properties located within the ID-6 district, a 200-foot building and pavement setback is required from the property line(s) or future right-of-way, whichever is greater for properties adjacent to Cosgray Road. When setbacks conflict with the recommendations of the West Innovation District Special Area Plan, the greater setback shall apply.

(B) Additional outdoor requirements. The following requirements for outdoor storage, operations and service areas shall be met in the ID-1, ID-2, ID-3, ID-4, and ID-6 Districts. For the Research Recreation (ID-5) District, requirements shall be those as identified in the latest adopted version of "Planned Industrial Park Development Text: Northwest Dublin Commercial Park/Sports Ohio."

(1) Outdoor operations. Uses shall operate entirely within an enclosed structure, unless it is determined by the Director that proposed outdoor operations are harmonious to the surrounding area and are adequately screened. Outdoor operations are not permitted in the ID-6.

(2) Outdoor storage. Exterior storage shall be screened in accordance with § 153.133(C)(1). Storage must be located to the side or rear of all buildings and shall not be visible from adjacent properties or from the public right-of-way. Areas devoted to the storage of materials, supplies, equipment or products outside of a permitted structure shall not exceed the following:

(a) An area equal to 25% of the GFA of the primary building when the GFA is less than 225,000 square feet;

(b) An area equal to 5% of the GFA of the primary building when the GFA is more than 225,000 square feet; or

(c) An area equal to 50% of the GFA of the primary building within the ID-3 District.

(d) Outdoor storage is not permitted in the ID-6 District.

(3) Off-site impacts. Uses must be conducted in a manner harmonious with the surrounding area and comply with minimum requirements as set forth by the provisions of § 153.076 and § 132.03 of the Dublin Codified Ordinances.

(4) Service areas. Overhead doors shall be located to the side or rear of structures to minimize visibility from public streets. Open service areas and loading docks shall be screened by walls a minimum of six feet in height, but not greater than 14 feet. Walls, fences or landscape screening shall have 100% opacity to effectively conceal service and loading operations from an adjoining public right-of-way and from any residential zoning district or a residential subarea of a planned development district as listed in § 153.016. Compliance with the provisions of § 153.133(C) shall also be required. On ID-6 properties directly adjacent to Cosgray Road, building elevations along this frontage shall not feature service areas, loading docks, and overhead bay doors.

(5) All storage areas and structures for outdoor mechanical equipment must be screened so as not to be visible from the street and from pedestrian circulation areas, or recessed within the footprint of the building.

(C) Architectural requirements. The following requirements for architectural design shall be met in the ID-1, ID-2, ID-3, ID-4, and ID-6 Districts. For the Research Recreation (ID-5) District, architectural requirements shall be those as identified in the latest adopted version of "Planned Industrial Park Development Text: Northwest Dublin Commercial Park/Sports Ohio."

(1) Design purpose. The Innovation Districts utilize architecture as a key component for establishing a specific character for the area. Structures within the Innovation Districts are expected to have a forward-looking, contemporary architectural expression that is typically associated with technology and research uses. Buildings within the Innovation Districts shall reflect the high standard of development that is found throughout the community while seeking to accommodate the unique nature of uses within the Districts. All development in the Innovation Districts shall be required to meet the objective architectural requirements of this section unless a modification is approved, as provided herein. These requirements are intended to encourage creative architectural design while setting a level of expectation for development.

(2) Architectural intent. All structures within the Innovation Districts are expected to be thoughtfully designed with materials, detailing, scale, and proportion that is intentional and carefully thought through and with specific attention toward aesthetics and overall style and character. Buildings may utilize any combination of exterior materials from the list of permitted materials, however, in all cases, these materials shall be applied in a manner that provides well-detailed and aesthetically pleasing facade surfaces. Characteristics of a well-detailed facade include, but are not limited to, deliberate joint patterns, finished edge detailing, and durable, rust and fade resistant finishes. Concealed fasteners are highly encouraged.

(a) ID-1. The Research Office District is intended to focus on larger buildings with multiple stories. As a district with high visibility focused on office-type construction, greater attention to architectural style and variety will be expected than other portions of the West Innovation District. Elements of the ID-1 District that are within the research support buffer may have a greater focus on retail and mixed use construction, but should utilize the same attention to quality and detail as other technology-related structures.

(b) ID-2. The Research Flex District is expected to have a greater focus on smaller footprint buildings that effectively blend office and industrial design together in a manner that pays attention to quality and detail. The high quality level of the Research Office District is desired; however, review of projects in the ID-2 District will recognize that the increased emphasis on industrial-type components will warrant greater architectural flexibility to meet the needs of the market segment.

(c) ID-3. As the most remote district of the WID, the Research Assembly District is planned for more intensive industrial activity. With larger footprint manufacturing expected as a focus, a high level of quality is expected. The level of architectural detail and

variation expected in this district will be lessened to meet the needs of clean manufacturing operations and smaller flex construction with different price points.

(d) ID-4. Located adjacent to park amenities and existing residential uses, architecture should provide for high quality combination of office, residential and mixed architecture that effectively conveys the contemporary nature of the WID and provides for a more pedestrian-focused environment.

(e) ID-6. Similar to the Research Flex District, the Research Transition District is intended to effectively blend office and high-quality, detail-oriented design together in a manner that pays attention to quality and detail. Buildings are expected to be smaller in scale that provides four-sided architecture and sensitive building design adjacent to residential.

(3) Applicability. Architectural requirements as specified by this section shall apply to new construction. Design of additions to structures existing as of the date of this amendment may coordinate with architecture of the existing structure, but to the extent possible shall meet the requirements of this section.

(4) Critical design components. Architecture within the Innovation Districts should incorporate design technique and the application of building methodology that will result in architecture that is unique and diverse, while fitting into a general category of style. In particular, development will be evaluated according to the following criteria:

(a) The visual and functional components of the building shall be complementary to the contemporary design style selected for the Innovation Districts and any adjacent users.

(b) The design expression is to be a modern application that is appropriate to high end technology or research uses. The design is consistent with the look and feel of a high-end technology or research uses where applicable. Consideration shall be given to the unique nature of the use or the interior arrangement of uses and activities within the structure.

(c) All buildings are to use durable, long-lasting materials constructed with solid craftsmanship that will provide longevity.

(5) Elements of contemporary style. Building design within the WID should clearly address in any appropriate combination, the following list of critical elements that embody the contemporary style.

(a) Innovative use and presentation of building materials;

(b) Utilize opaque, translucent and transparent materials to create facade compositions;

(c) Make use of textures, protrusions, recesses, overhangs and other features that make use of shadow;

(d) Design beyond the basic box by integrating added shapes, recesses, curvilinear forms, angles, non-conventional shapes, cantilevers, independent planes and by using special architectural features;

(e) Avoid materials that are strongly associated with traditional residential architecture such as ashlar stone patterns, stressed or tumbled brick, brick that has been flashed to give it an older, non-uniform appearance and lap wood siding; and

(f) Emphasize natural light and sustainable building techniques.

(6) Applying the pattern book. Architectural requirements of the Innovation Districts and applicable review procedures highlight the most important site and building development issues. The provisions of the Districts recognize that design details not included in these requirements are best left to the inventive discretion of architects, land planners, and owners. Nevertheless, acceptance and implementation of the broader design themes of the WID are vital to the success of the city. Architectural provisions of the WID Plan should be used to provide additional clarification and guidance. The architectural pattern book portion of the plan illustrates acceptable levels of architectural expression and can be used to find cost-effective design methods by which to balance visual quality and project cost.

(7) Building variation.

(a) Elevations. All sides of a principal structure shall display a compatible level of quality and architectural interest, particularly those highly visible to the public. Each street facing elevation for principal structures on corner and through lots shall be required to vary the design of the facade. The structure's architectural features and treatments shall be distributed through all of the facades.

(b) Architectural variation. All building facades shall include architectural design elements that will provide greater visual interest and a consistent level of quality. Single-material, monolithic wall planes with lack of detail shall be avoided. This is particularly applicable to large footprint buildings with long, uninterrupted walls. Elements may include, but are not limited to the following:

1. Recessing and projecting of wall planes. Variations in depth shall be a minimum of 12 inches.

2. Architectural features that compose an aesthetically pleasing composition that reinforces the building character;

A. Overhangs, columns, arcades and recessed entries;

B. Architectural sunscreens, plant grids and green wall systems, trellises, arbors or pergolas; and

C. Reveals, projecting ribs and offsets or insets 18 inches or greater in depth.

3. Variations in roof area and wall heights along the top of building walls and eave lines to create visual interest.

(8) Architectural detail. All building facades facing public streets or residential districts shall incorporate architectural details, textures and/or design techniques that provide greater visual interest.

(9) Fenestration. Building walls facing public streets or residential districts shall incorporate adequate changes in architectural fenestration to effectively avoid blank and undifferentiated elevations while balancing the needs of internal space needs and operations. To achieve this objective, the following shall be observed:

(a) Windowless exterior walls are prohibited.

(b) Windows and doors shall be in harmony with and proportionate to the building facade.

(c) For industrial warehouse and production areas, clerestory windows and/or other comparable architectural elements shall be encouraged as a means to enhance interior lighting and to avoid blank facades.

(10) Entrances. Main entrances to the public shall be designed to be clearly identifiable and provide visual orientation for visitors according to the following:

(a) Buildings shall have at least one primary facade with a public entrance facing a street, main parking lot, or connection to a parking structure serving the building.

(b) Any public entrance shall be clearly identified as a special architectural feature for the building and be designed with a high level of care and detail and have an appropriate scale to the rest of the building. Insets, canopies, porticos, arches, change in roofline or form, overhangs or other architectural design elements shall be used.

(11) Roofs. Building roofs and rooflines shall meet the following minimum criteria:

(a) Buildings are encouraged to be designed to include varied eave lines, parapet heights and/or ridgelines to provide visual interest when appropriate.

(b) Rooftop mechanical equipment and other functional components shall be screened from view from the ground by parapets not lower than the height of the roof equipment, screens with materials and details compatible with the building's facades, pitched roof areas, or special architectural features. Parapets on flat roofs shall not be included in the calculation for building height.

(c) Energy conserving roof components are encouraged but their application shall fit comfortably within the building's design if visible, or be completely concealed from the ground views.

(d) Low pitched, long span metal panel roofs commonly found on pre-engineered metal buildings are discouraged unless they are concealed by a parapet or other architectural component.

(e) Visible roof materials shall be standing seam or batten seam metal or other products that are compatible with a high technology architectural expression.

(f) Downspouts and scuppers shall be carefully integrated into the facade design.

(12) Materials. At least 80% of exterior walls shall be constructed of one or more of the primary materials listed below:

(a) Primary materials.

1. Brick. Brick shall be uniform in color within any one specific color range but using more than one color range to create patterns is acceptable. Bricks that have been flashed to change color in the individual unit, distressed bricks and wood mold bricks are not acceptable.

2. Glass. Transparent, tinted, reflective, coated, opaque, translucent, and textured glass, as well as glass block, is permitted.

3. Stone. Stone such as limestone, granite and marble are acceptable. Synthetic stone of a high quality that is indistinguishable from natural stone is also acceptable.

4. Pre-cast concrete. Pre-cast concrete panels developed with shadow lines, reveals, textural changes, color variations and/or exposed aggregate are acceptable.

5. Architectural metal. Smooth face, textured face and corrugated type insulated or un-insulated metal panels are acceptable. Careful attention to how the panels are adjoined, detailed at corners and attached is required. Long span, high profile fluted or ribbed metal panels, are prohibited from use in the ID-1, ID-2, ID-4, and ID-6 Districts. Use of fluted or ribbed metal panels shall be limited to no more than 65% of the exterior in the ID-3 District.

6. Synthetics. Synthetic siding materials such as fiber cement siding and EIFS are acceptable if carefully integrated into the building's design and detailed with a high level of shadow lines and reveals.

7. Concrete masonry units. Architectural masonry units with special aggregates and finishes are acceptable. Split face masonry units may be acceptable if combined with other masonry products to raise the level of visual quality.

8. Tilt-up panels. Concrete tilt-up panels are acceptable if they contain a high degree of detail by the use of shadow lines, textural variations and/or applied projections and limited to large footprint buildings.

9. Other primary building materials may be approved by the Architectural Review Team (ART) if demonstrated to be of similar quality to the permitted primary materials.

(b) Secondary materials.

1. Any primary material listed above may be considered as a secondary material.

2. Gypsum fiber reinforced concrete (GFRC). Fiber reinforced concrete products may be used for trim or architectural features.

3. Frost-proof ceramic tile. Porcelain or other frost-proof ceramic tiles may be used as accents or to create special features.

4. Architectural metal. Metal extrusions, panels and structural components may be used as accents or for special features such as canopies and sunshades. These materials must be finished to prevent rust or corrosion. Use of corrugated or long span, high-profile fluted or ribbed metal panels is prohibited.

5. Split-faced block. Split-faced block shall be used in limited quantities for components like foundations or site walls.

6. EIFS. Exterior insulated finishing systems may be used to add three dimensional features to the walls.

7. Other secondary building materials may be approved if demonstrated to be of similar quality to the permitted secondary materials.

(13) Color. Structures shall incorporate combinations of color that will provide visual interest while being harmonious with the surrounding area.

(a) Base colors. Main building colors shall be neutral, off-white or earth tone. Base colors shall constitute a predominance of the visible building exterior.

(b) Accent colors. Building trim and/or detailing may utilize brighter accent colors to create visual interest, enhance wayfinding and/or to identify main public entrances. Application of accent colors may be used up to an amount not to exceed 10% of the total area of all building elevations.

(14) Accessory structures. Attached or detached accessory structures shall be constructed similar in design, style, quality and appearance with identical materials as the principal structure.

(Ord. 13-08, passed 4-7-08; Am. Ord. 32-11, passed 6-27-11)

§ 153.040 SITE DEVELOPMENT REQUIREMENTS.

The following requirements for site development shall be met for the ID-1, ID-2, ID-3, ID-4, and ID-6 Districts. For the Research Recreation (ID-5) District, site development requirements shall be those as identified in the latest adopted version of "Planned Industrial Park Development Text: Northwest Dublin Commercial Park/Sports Ohio."

(A) Fences. Fences within the Innovation Districts will comply with §§ 153.078 to 153.083.

(B) Landscape requirements. Unless otherwise specified in this section, all other applicable requirements of §§ 153.134 to 153.148 shall be met.

(1) Intent. Landscaping should emphasize a naturalized appearance and blend with the design of public rights-of-way, while demarking areas of more formal design where people will gather and use space.

(2) Character elements. Site landscaping shall comply with the general character and design components as prescribed by the Community Plan.

(3) Property perimeter and parking lot buffering. To meet the intended landscape character for the Innovation Districts to provide a more naturalized appearance, required screening additional deciduous trees, shrubs and grasses shall be used to augment screening and visually soften the appearance of required evergreen screening.

(4) Use of mounding. The general design of sites shall avoid the use of uniform mounding to meet screening and buffering requirements. Integration of mounding as one form of screening should focus on landforms of varying width and height that will achieve a more natural and less "engineered" appearance.

(5) Interior landscape requirements. All landscape islands must include a minimum width of ten feet from back to back of curb. All islands must be a minimum of 180 square feet in area. Parking lot islands shall be designed in a manner so as to be distributed as evenly as possible throughout paved parking areas without being required in the interior of service courts and loading dock areas.

(6) Street trees. One, two-inch caliper street tree shall be provided for each 35-foot interval of public or private street frontage and along entry driveways exceeding 200 feet in length. Trees shall be planted in informal clusters along public arterials and collectors . Entry drives and local streets may include more uniform spacing.

(7) Open space plantings. One deciduous tree must be planted for each 1,000 square feet of open space (areas not part of lot coverage). Trees must have a minimum caliper of two inches at the time of planting. Groupings or clusters of trees are preferred, planted at intervals necessary to ensure their survival.

(8) Parking lot plantings. To help reduce excessive heat build-up and emissions from large areas of hard surfacing, landscape areas must be provided within parking lots designed for a capacity of 40 cars or more. Landscape islands with a surface area equal to 5% of the area of the paved surface (including all parking spaces, interior drives, loading docks, drop-off/pick-up lanes, and access drives beyond the right-of-way) shall be provided in all parking lots. The required landscape areas shall meet the following requirements:

(a) All required landscaped areas shall consist of curbed islands or peninsulas that are surrounded on at least two sides by pavement. Landscaping on the perimeter of the parking lot shall not be counted toward meeting this requirement.

(b) A minimum of one broad leaf/deciduous tree shall be provided for every 300 square feet of landscaped area required.

(c) The landscape areas may be located in "dead corners" or in landscape islands so as to break up expanses of parking spaces and to contribute to orderly circulation of pedestrian or vehicular traffic in the parking area.

(9) Screening and Buffering along Cosgray Road. The West Innovation District Setback and Screening Design Manual is hereby incorporated by reference into this Zoning Code and shall apply to properties within the ID-6 that have frontage along Cosgray Road.

(10) Screening and Buffering from residential areas. When a side or rear yard is adjacent to a residential zoning district, properties located in the zoning districts ID-3 and ID-6 shall provide landscape screening between the residential properties and the operations of the site measured at ground level. To achieve a goal of 90 percent opacity, tree spacing shall vary randomly in a staggered pattern between 6' and 10' on center to achieve a naturalized appearance. A minimum of 30 trees shall be provided per 100 linear feet of setback. Landscaping shall be planted in a natural pattern with mixed deciduous and evergreen trees and native understory shrubs. Mounding is encouraged as part of the screening design.

(C) Tree preservation. All sites within the Innovation Districts are expected to retain and protect natural features to the greatest extent possible as part of the development process. Sites shall also comply with the procedures for §§ 153.140 to 153.149.

(D) Open space and greenways.

(1) Development within the Innovation Districts shall include the dedication of land or provision of public access easements for the purposes of establishing key greenway connections.

(2) For residential development within the Innovation Districts, dedication of public open space shall be provided in accordance with Code requirements.

(3) All uses within the WID are highly encouraged to provide outdoor plazas, squares or greens and public art accessible to the general public from the public right-of-way.

(4) Open space areas shall be large enough and of proper dimensions so as to constitute a useable area, with adequate access, through easements or other similar arrangements.

(5) The inclusion of the following amenities are permitted and encouraged within an open space where appropriate to the principal use: public art, sidewalk cafes, food kiosks, ornamental fountains, drinking fountains, waterfalls, sculpture, arbors or trellises, planted beds, clock pedestals, transit shelters, awnings (not including canvas materials), canopies and similar structures.

(6) Any permanent open space developed in conjunction with a building or site must be equipped for congregation and recreational opportunities by users of the building and surrounding areas.

(7) Common/open space must be accessible to and visible from the street. In no instance shall the open space be more than three feet above or below the adjoining right-of-way.

(E) Utilities. All utility lines including water supply, sanitary sewer service, electricity, telephone and gas, and their connections or feeder lines shall be placed underground. Unless otherwise dictated by the needs of the building, all utility connections shall be kept to the rear or the side of the building, out of view or screened.

(F) Parking requirements.

(1) Parking shall comply with §§ 153.200 to 153.212, unless specifically provided for herein. In the case of conflicts, regulations for the Innovation Districts will prevail.

(2) Parking for employees and service shall be located along the side or rear of the structure. Visitor parking may be located forward of the building for wayfinding and access, but should be designed and located to limit its visual appearance from the public right-of-way.

(3) All employee and service parking areas shall be accessed from a rear alley or side street where available.

(4) Sidewalks shall be provided on-site to link parking and the public sidewalk to the entrance of the building.

(5) Parking and maneuvering areas shall meet the minimum requirements of the parking space dimensions table below:

Parking Pattern	Aisle Width		Parking Space		Total Width ³	
	1-Way	2-Way	Length ¹	Width ²	1-Way	2-Way
Parallel	12 ft.	16 ft.	25 ft.	9 ft.	33 ft.	36 ft.
0-75 Degree	12 ft.	22 ft.	21 ft.	9 ft.	48 ft.	58 ft.
76-90 Degree	12 ft.	22 ft.	19 ft.	9 ft.	50 ft.	60 ft.

1 Measured perpendicular to the longitudinal space centerline.
 2 Measured along the longitudinal space centerline.
 3 Total width of two tiers of parking spaces plus maneuvering lane

Parking Space Dimensions

(6) The following Table of Parking Requirements lists the parking to be provided for individual uses. The number of off-street parking spaces shall not exceed these requirements, except as provided as a parking adjustment (see division (G) of this section).

TABLE OF PARKING REQUIREMENTS

<i>USE</i>	<i>PARKING REQUIREMENT</i>
Education	1 space per 3 persons by seating capacity or maximum occupancy (whichever is greater) in the largest assembly area or stadium
	Where assembly areas are not present, 1 space per classroom and 1 space per 300 sq. ft. of GFA of office area
	Technical, vocational and trade schools: 1 space per each 3 students in addition to the spaces required above
Residential	Multiple-family: 1.5 spaces per dwelling unit
	Single-family: 2 spaces per dwelling unit
Day Care	1 space per 10 client at licensed capacity
Live-Work	1.5 spaces per dwelling unit plus 1 space per 500 sq. ft. of GFA
Government and Institutional	1 space per 3 persons by seating capacity or maximum occupancy (whichever is greater) in the largest assembly area; if no assembly area is provided, 2 spaces per 1,000 sq. ft. of GFA
Professional, Medical, Office	1 space per 350 sq. ft. of GFA
Medical Treatment Facilities	Spaces required for offices
	1 space per treatment room + 1 space per in-patient bed + additional spaces for office use
Personal Service	2 spaces per 1,000 sq. ft. of GFA
Retail Sales	3 spaces per 1,000 sq. ft. of GFA
Restaurant, Entertainment and Recreation	1 space per 3 persons by occupancy or 1 space per 150 sq. ft. of GFA, whichever is greater
	Outdoor recreation areas shall submit a parking plan for approval by the ART detailing expected parking needs
Warehousing	1 space per 5,000 sq. ft. of GFA + additional spaces for office use
Technology and Industry	1 space per 1,000 sq. ft. of GFA plus additional spaces for office
Utility	1 space per use

(G) Parking adjustments.

(1) Parking adjustments may be approved by the Administrative Review Team (ART) or by the Planning and Zoning Commission as part of a site plan review.

(2) Shared parking reduction. Fewer parking spaces may be permitted upon approval of a shared parking analysis submitted by the owner demonstrating that the spaces planned will be sufficient.

(3) Deferred parking reduction. Construction of the required number of parking spaces may be deferred if the following conditions are met:

(a) Areas proposed for deferred parking shall be shown on the site plan, and shall be sufficient for construction of the required number of parking spaces in accordance with the requirements of this section for parking area design and other site development requirements of the District.

(b) Alterations and construction of parking facilities within the deferred parking area may be initiated by the owner or required by the city.

(c) Additional parking spaces may be approved, based on documented evidence provided by the property owner or applicant demonstrating that the parking will be required to accommodate the use on a typical day.

(d) The parking requirements shall be waived for individual retail uses of 2,000 square feet or less and other uses that are determined by the ART or Planning and Zoning Commission, as applicable, as accessory to other principal uses, such as outdoor restaurant seating adjacent to the street, day care uses, and other similar uses and activities.

(4) Off-street parking requirements may be met in a shared parking lot located within 300 feet of building/structure served.

(5) On-street parking directly fronting the lot shall count toward fulfilling the parking requirement of that lot. Credit for parking spaces shall be given for those spaces immediately in front of the property to which they apply that have more than 50% of the length of the parking space within the lot or building frontage.

(H) Bicycle parking.

(1) One bicycle parking space shall be required for every 15 parking spaces required, or fraction thereof. In no case where bicycle parking is required no fewer than four spaces shall be provided.

(2) Every effort should be made to provide clear pedestrian connectivity from the public street to the main entrance of buildings. Clear path of travel through parking areas should be designed in a manner to effectively minimize conflict with vehicles.

(3) Bicycle parking shall be located within 100 feet of the entrance to a principal structure. Parking may be located within the principal structure and should be located where conflicts with pedestrian or vehicular travel are avoided.

(4) Bicycle parking racks, docks, or posts shall be designed and installed to provide two points of contact to an individual bicycle frame when used as intended. Enclosed locker-type facilities may be provided in lieu of open racks. Racks and lockers must be designed to allow a bicycle to be locked to a structure attached to the pavement, building, or other permanent structure.

(5) Bicycle racks shall be installed according to the dimensional requirements set forth by the bike rack manufacturer and the latest edition of the APBP Bicycle Parking Guidelines, or similarly acceptable industry publication.

(6) A minimum five foot access aisle or maneuvering zone shall be provided in each bicycle parking facility.

(I) Loading areas.

(1) Number. The minimum number of loading spaces shall be provided in accordance with the loading space requirements table below. Requirements may be modified upon making the determination that another measure would be more appropriate because of the number or type of deliveries experienced by a particular business or use.

LOADING SPACE REQUIREMENTS	
10,000 to 20,000 sq. ft. of GFA	1 space
20,001 to 50,000 sq. ft. of GFA	2 spaces
50,001 to 100,000 sq. ft. of GFA	3 spaces plus 1 space for each additional 100,000 sq. ft. GFA or part thereof
>100,000 sq. ft. of GFA	5 spaces

(2) Location. Loading/unloading areas and docks shall be prohibited in the front yard. Loading or unloading spaces or docks are prohibited within 50 feet of any residential use unless completely enclosed or screened from view in accordance with the Zoning Code. (3) Design requirements.

(a) An alley or front service drive may be used where a single loading space is required. In all cases, service vehicles must be able to maneuver on-site without interfering with travel on a public street, with off-street parking or the normal movement of vehicles and pedestrians on-site.

(b) Loading spaces separate from docks shall be at least 12 feet wide, 30 feet long and 14 feet high for adequate clearance.

(c) No loading docks are permitted on front elevations facing the public street.

(4) All service vehicles and/or fleet parking must be maintained within appropriately screened areas and shall not be placed forward of the structure.

(J) Parking structures.

(1) Dimensions. Parking stall and driving aisles shall be in accordance with the dimensional requirements as required by the City Engineer.

(2) Interior circulation. The interior of the structure shall be designed in accordance with the minimum requirements of the City Engineer and the following:

(a) Entering traffic shall circulate in a counter-clockwise direction. Opportunities for recirculation shall be provided.

- (b) Maximum aisle length shall not exceed 400 feet without providing a cross aisle.
- (c) Cross aisles shall be a minimum of 18 feet and no greater than 24 feet in width.
- (d) Design of all parking structures shall include a minimum ceiling clearance height of eight and one-half feet.

(3) Ingress/egress lanes. To provide for the orderly function of parking structures, the following shall be required:

- (a) Two smaller vehicle access openings are preferable to a single large one.
- (b) Storage areas for entering and exiting traffic shall be sufficiently long to minimize backups of traffic onto surrounding streets or within the garage.
- (c) A minimum of two vehicle lengths of storage shall be provided between the street and the garage entry gate, but more may be required.
- (d) One inbound lane shall be required each 300 spaces or fraction thereof. One exit lane shall be provided for each 200 spaces, or fraction thereof.
- (e) Single entrance lanes from the street shall be 13 to 16 feet in width, tapering down to ten feet at the approach to the control equipment. Double entrance lanes shall be 24 feet wide.

(4) Lighting. The following minimum requirements shall be met for the lighting of structured parking within the Innovation Districts:

- (a) Light trespass. There shall be no casting of glare or spillover lighting outside of the parking structure. Garage lighting shall be concentrated on aisles and ramps with spillover lighting to illuminate parking stalls.
- (b) Top deck lighting. Lighting on the upper level of a parking structure shall utilize full cut-off fixtures and lower pole heights to eliminate glare and visibility of pole mounted fixtures.
- (c) Adherence to guidelines. Except as otherwise provided to meet the intent of these standards, all parking structure lighting shall comply with § 153.133.

(5) General design and appearance. The design of freestanding or integrated structures should comply with the following:

- (a) The design intent for parking structures is to minimize the view of the automobiles from the exterior and to have more variation in the facade than is typically found in parking structures.
- (b) The parking structure shall be architecturally compatible with the building it serves and utilize a variety of opening sizes, opening locations, screens, building panels, colors and/or other approaches to create a richer facade composition.

(c) Sloped ramping shall be concealed from exterior view by interior screens or other methods on the exterior facade.

(d) No part of the structure shall exceed the height of the principal structure it is intended to serve. Freestanding structures shall not exceed the maximum building height of the District, without height incentives.

(e) Where a parking structure is within 40 feet of any existing principal structure, that portion of the parking structure shall not exceed that structure's eave or wall height.

(f) Individual parking structures shall not exceed 500 total parking spaces unless demonstrated that architectural design techniques are adequately implemented to reduce the overall mass and appearance of the structure.

(g) Pedestrian and vehicular entries shall be clearly distinguished.

(h) Parking structures are encouraged that incorporate space for retail, service or other commercial uses.

(6) Character and massing. Parking structure facades over 150 feet in length shall incorporate architectural features that break the continuity of these long facades through the following:

(a) Vertical facade changes: Incorporation of intervals of architectural variation at least every 80 feet over the length of the applicable facade, such as:

1. Varying the arrangement, proportioning and/or design of openings;
2. Incorporating changes in architectural colors, textures, details, materials or adding applied architectural features such as screens or panels; and/or
3. Projecting forward or recessing back portions or elements of the parking structure facade.

(b) Horizontal facade changes:

1. Stepping back the upper floors from the ground floor parking structure facade;
2. Changing materials, colors or textures between the parking structure base and upper floors; and/or
3. Including a continuous cornice line or pedestrian weather protection element between the ground floor and upper floors.

(c) Views to the interior. Facades of parking structures shall minimize continuous horizontal parking floor openings. Any portion of a parking structure ground floor with exposed parking areas adjacent to a public street shall minimize views into the parking structure interior through one or more of the following methods:

1. Decorative trelliswork and/or architectural screening on the parking structure facade, without compromising the open parking structure ventilation requirements of any applicable Code.

2. Special architectural or artistic features.

3. Alternative methods may be approved by the ART or Planning and Zoning Commission, as applicable.

4. Upon conversion of portions of a parking structure to a pedestrian retail/commercial use, the ART or Planning and Zoning Commission, as applicable, may approve the removal of initially installed pedestrian screening material in order to allow maximum visibility and access to the converted portions of the parking structure.

5. In addition to the above, views into the upper floors of parking structures shall be minimized through one or more of the following methods:

A. The use of planters integrated into the upper floors of parking structure facade design.

B. Decorative trelliswork and/or architectural screening on the parking structure's upper floor facades.

C. Upper parking floors designed with a pattern of more window-like openings on the parking structure facade.

(K) Sustainable parking lot design.

(1) In order to promote environmentally sensitive design and construction of parking lots, the following requirements apply.

(2) Permeable surface for paving.

(a) Parking areas may be surfaced with permeable asphalt, permeable concrete or turf blocks, subject to review by the City Engineer. If approved by the City Engineer, the calculations for required stormwater management and retention measures may be adjusted for the use of this paving.

(b) Driveway aprons connecting parking lots to public roadways may not be constructed with permeable materials.

(c) A maintenance plan, outlining responsible parties, procedures and schedules for permeable pavement areas must be submitted and approved by the City Engineer.

(d) Parking and circulation areas must meet pavement strength specifications as determined by the Fire Marshal.

(3) Alternative parking space dimensions.

(a) A property owner may request an adjustment to parking space dimensions for no more than 5% of required spaces, based on documentation of a formal policy or program to encourage the use of compact vehicles by employees or visitors, as approved by the ART.

(b) Where alternative dimensions are approved, which would have the effect of reducing the number of required spaces meeting the standard dimensional requirements, the remaining standard spaces shall be subject to the deferred parking requirements.

(4) Electric car parking requirements.

(a) Parking lots with 200 spaces or more are strongly encouraged to provide at least one electric plug-in service point for every 200 parking spaces.

(b) Plug-in points must be associated with an individual parking space and be installed according to appropriate design standards, as approved by the ART.

(c) Plug-in points are exempt from the service structure screening requirements outlined in § 153.133.

(5) Wheel stops or modified curb designs may be used in place of standard curbing where alternative stormwater techniques such as bioswales or rain gardens require surface drainage.

(L) Signs. Signs shall comply with §§ 153.150 through 153.162, unless specifically provided for in the following section. In the case of conflicts, regulations for the Innovation Districts will prevail.

(1) Table of height, area & setbacks. The following table shall provide for the implementation of sign requirements for the Innovation Districts:

USES	Wall Signs		Monument Signs			Window Signs	Projecting Signs (wall or post-mounted)		
	Maximum Area (sq. ft.)	Maximum Height (ft.)	Maximum Area (sq. ft.)	Maximum Height (ft.)	Minimum Setback (ft.)		Maximum Area (sq. ft.)	Maximum Height (ft.)	Minimum Setback (ft.)
Live-Work	6	15	Not permitted	Not permitted	Not permitted	6	6	6	6
Schools, Civic, Religious and Daycare	30	15	30	8	8	Not permitted	6	6	6
Office and Research	50	15	50	8	8	6	Not permitted	Not permitted	Not permitted

General Commerce									
First-floor integrated	30	14	30	8	8	6	6	6	6
Outparcel	50	15	50	8	8	6	Not Permitted	Not Permitted	Not Permitted
Retail center	80	15	50	8	8	6	Not Permitted	Not Permitted	Not Permitted
Manufacturing & Industry	50	15	50	8	8	6	Not Permitted	Not Permitted	Not Permitted
Fueling/Service Stations	See 153.159		See 153.159			See 153.159	See 153.159		
Joint Identification	Not Permitted	Not Permitted	50	8	8	6	Not Permitted	Not Permitted	Not Permitted

(2) Table of numbers. The following summarizes the number of signs permitted within the Innovation Districts. The intent of the Districts is that each site is permitted one monument, wall or projecting sign as its primary identification. For designated uses an additional window sign can be used to identify main entrances. An additional sign may be permitted in instances where support services available to the public are integrated within the first floor of a primary structure such as a large office complex. In no case shall more than one sign identifying a particular business be oriented toward the same property line.

SIGN TYPE	NUMBER
Wall Signs	• 1 sign per building or use. • For multiple street frontages, 1 sign per frontage, not to exceed a total of 2 (provided a minimum 100 feet of frontage on each street). • For multi-user buildings where tenants have individual entrances, 1 wall sign per tenant space is permitted to a size as defined by the Sign Code. • In larger office/research complexes with multiple building wings connected by a shared atrium, 1 wall sign may be permitted for each wing to denote the primary tenant.
Monument Signs	• 1 sign per lot or multiple lots if devoted to one specific use or user. • For multiple street frontages, 1 sign per frontage, not to exceed a total of 2 (provided a minimum 100 feet of frontage on each street).
Window Signs	• 1 sign per business or use when the use has an individual entrance (in addition to any monument, wall or projecting sign).

Projecting Signs	• Generally limited to 1 per building or use.
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(3) Multi-tenant signs. No more than two tenant panels may be provided on one monument sign. Tenant panels must include a frame to visually separate the individual panels.

(4) Wall signs. Based upon the specific architecture of buildings, wall signs may be administratively approved by the ART at a greater building height, not to exceed the primary roof line.

(5) Secondary image. Secondary images for signs within the Innovation Districts may be designed up to 30% of the maximum permitted area of the sign face.

(6) Colors. Within the Innovation Districts, signs shall be limited to the use of three colors. Colors for trademarked logos shall be permitted; logos shall be considered as one of the three permitted colors.

(7) Sign types. To better accommodate contemporary architecture, sites permitted multiple signs may utilize a combination of sign types.

(8) Interstate signs. Corporate offices with frontage along U.S. 33 are permitted an Interstate District sign as regulated by § 153.159.

(9) Ground Signs along Cosgray Road. Within the ID-6 District, ground signs shall not be placed within the 200 foot buffer along Cosgray Road.

(M) Site lighting. The lighting requirements of § 153.149 shall be met. In addition to the lighting requirements of §153.149, properties in the ID-6 shall be subject to the following:

(1) Light trespass. Light originating from a property shall not exceed 0.0 footcandles, measured at ground level along the property line, when the adjacent property is residential.

(2) Parking lot illumination. Parking lot illumination shall be reduced to 50 percent of full lighting levels at 10:00pm, or within one hour after the use served by the parking lot closers, whichever is later, subject to the following:

(a) Lighting levels may be reduced either by turning off 50% of the fixtures, by dimming all fixtures, or by an appropriate combination of these methods.

(b) At the option of the property owner, full lighting may be maintained within 150 feet of the main entrance for security purposes.

(N) Circulation and access.

(1) Rights-of-way dedication. Private development shall include the dedication of rights-of-way for the future expansion and widening of public roads to serve properties in accordance with the city's Multimodal Thoroughfare Plan.

(2) Site access. All access from public rights-of-way shall be provided at locations approved by the city for the purposes of access management and safety. Cross access easements shall be provided for all shared driveways, and all sites shall comply with the city's Administrative Policy for Intersection Visibility Triangles at proposed access points.

(3) Construction durability. All private drives, parking areas, pedestrian paths, and sidewalks shall meet at least the minimum requirements established by the city.

(4) Paths and connections.

(a) Public access easements shall be provided in all cases where multi-use paths are provided through a site and not along a public street.

(b) Installation of sidewalks and multi-use paths on site shall be made in compliance with the Community Plan.

(c) Pedestrian access shall be provided from all building entrances to public sidewalks along the street right-of-way. Continual maintenance of all access on a site shall be the responsibility of the property owner.

(d) A minimum four-foot sidewalk shall be required along the edge of all parking lots on sides adjacent to buildings to adequately facilitate pedestrian access into the building.

(Ord. 13-08, passed 4-7-08; Am. Ord. 32-11, passed 6-27-11)

§ 153.041 SUSTAINABILITY AND DEVELOPMENT INCENTIVES.

The following sustainability and development incentives shall apply to the ID-1, ID-2, ID-3, ID-4, and ID-6 Districts. Properties in the ID-6 may only utilize the following sustainability and development incentives to increase maximum lot coverage. Under no circumstances may incentives be utilized to increase building height. Properties within the ID-6 District located along Cosgray Road that provide the required 200-foot buffer shall qualify for the increased maximum lot coverage incentive provided herein.

(A) Development incentives. Development incentives are offered to induce applicants to provide various amenities or other activities that add vitality, environmental sensitivity and other activities consistent with the Community Plan. For each criteria that are met, either the maximum building height may be increased by one story (not to exceed two) or the maximum lot coverage increased by 5%:

(1) The building is designed to qualify for a Leadership in Energy and Environmental Design (LEED) Green Building Rating of gold or higher, or other equivalent accepted rating system.

(2) The site and/or building uses innovative stormwater provisions, such as rain gardens, green roofs, etc., to accommodate more than 50% of calculated stormwater flow required to be controlled.

(3) Use of a parking structure for at least 75% of required parking.

(Ord. 13-08, passed 4-7-08; Am. Ord. 32-11, passed 6-27-11)

§ 153.042 DEVELOPMENT APPROVAL PROCESS (WID).

(A) Process purpose and intent. The purpose of this section is to provide adequate review of applications for rezoning and/or development within the Innovation Districts. These procedures are intended to create an efficient and predictable review process for projects within the West Innovation District. The timing for reviews and approvals ensure that the WID is competitive with research and technology parks in other jurisdictions. Properties within the ID-5 District shall comply with procedures as provided for in § 153.051.

(1) Compatibility. It is the intent to ensure that development projects are completed in a manner generally harmonious with surrounding properties and without the endangerment of the health, safety, and general welfare of existing, prospective, or future owners, users, surrounding and adjoining properties, and the public.

(2) Coordination. These regulations and procedures are intended to ensure that development has adequate and efficient provision of facilities and/or infrastructure, land, rights-of-way, and easements, so as not to burden the fiscal resources of the city. These provisions include the construction of buildings and utilities, streets and sidewalks, landscaping, recreational open spaces, and other provisions meeting the standards of the city and the Community Plan, as required for the public good.

(B) Process summary. The following table provides an overview of the review procedures and requirements used in this section that apply to the Innovation Districts.

REVIEW PROCEDURE	ZONING CODE SECTION	REVIEWING BODY	APPLICATION
Zoning Districts			
Rezoning	153.234	City Council	Rezoning applications for all Innovation Districts.
Development Plan Applications			
Pre-Application Review (optional)	153.042(D)	Administrative Review Team	Non-binding review of applications prior to formal submission.
Development Plan Application	153.042(E)	As Applicable (see below)	Application submitted prior to commencing or modifying development on all or any portion of property in the Innovation Districts
Administrative Review	153.042(E)(5)	Administrative Review Team	Applications that comply with all requirements of the Innovation Districts

Administrative Departures	153.042(E)(6)		Administrative departures (See 153.042(E)(6))
Site Plan	153.042(E)(7)	Planning and Zoning Commission	Development in any Innovation District that fails to meet one or more of the District requirements; denials of administrative departures; review of conditions of ART approval when requested by applicant.
Development Plan Appeals			
City Council Appeal	153.042(E)(9)(e)	City Council	Site plan denials by the Planning and Zoning Commission
Conditional Use Reviews			
Conditional Use	153.236	Planning and Zoning Commission	Conditional uses as required in the Innovation Districts

(C) Pre-application meeting and procedures.

(1) Pre-application review. A request for a pre-application meeting shall be made in writing to the city on a form provided by the city for that purpose. The request shall also include, at a minimum, the following information:

(a) Ten copies of a site plan generally demonstrating the nature of the proposed development.

(b) A list of each possible administrative departure, as provided for in § 153.042(E)(6). Proposed administrative departures shall also be clearly noted on the required site plan.

(c) A fee as established by City Council.

(2) Scheduling. Upon written receipt of a request for a pre-application meeting, the city shall schedule the meeting no later than 14 days from the date when the request was submitted, unless a later date is otherwise mutually agreed to by the applicant and the Director. The city shall notify the applicants in writing or by email at least seven days prior to the meeting. The intent of the Innovation District review process will be to schedule the pre-application meeting as soon as practicable.

(3) Review timeframe. Prior to the meeting, the city shall distribute the submitted materials to other applicable city departments for input and recommendations. Applicable

departments shall be notified of the pre-application meeting and shall be encouraged to send appropriate representatives.

(4) Informal feedback. During the pre-application meeting, the city shall provide the developer with a non-binding and informal review of the development proposal, and information on the procedures and policies of the city, including application review procedures that may be used.

(D) Development plan applications and procedures.

(1) Development plan applications.

(a) Prior to the development of any property within the Innovation Districts, a development plan application shall be submitted to the city on a form prescribed by the city. The development plan application shall include the elements indicated in § 153.042(D)(3). Development plan applications shall not be subject to filing deadlines as required for other development applications and may be submitted to the city on any date during its normal hours of operation.

(b) Development plan applications within the ID-6 District shall include: (1) sufficient information to demonstrate that the proposed use meets the intent of the ID-6 District set forth in § 153.037(H)(6); and (2) data, using currently acceptable method(s) of testing, that the use does not create any measurable increase of hazardous emissions to neighboring properties.

(2) Review authorities. As part of the development plan review, the following entities shall be involved in the application review as specified.

(a) Administrative Review Team. Development plan applications within the ID-1, ID-2, ID-3, ID-4, and ID-6 Districts shall be reviewed by the Administrative Review Team (ART). The ART shall consist of the following members or their designated representatives, and others appointed by the City Manager as deemed necessary, either as permanent or temporary members. The city may contract with qualified architectural consultants to assist with the determination for compliance with architectural provisions of the Innovation Districts.

1. Director (Chair);
2. City Engineer;
3. Fire Chief;
4. Parks & Open Space Director;
5. Chief Building Official; and
6. Economic Development Manager.

(b) Planning and Zoning Commission. Applicants may submit development plan applications for site plan approval by the Planning and Zoning Commission in accordance with the procedures of § 153.042(E)(7) under the following conditions:

1. Approvals of the ART that include conditions for which the applicant wishes reconsideration.

2. Development plan applications within the Innovation Districts that fail to meet one or more of the requirements of the applicable District and are not eligible for an administrative departure.

3. Administrative departures denied by the ART.

(3) Contents of development plan applications. The development plan application shall include the maps, plans, designs, and supplementary documents itemized below. One copy of all required materials, including a site plan, shall also be submitted in appropriate digital formats, as determined by the city. The information submitted shall include the following:

(a) Site plans as required by the city, unless some materials are deemed unnecessary by the Director based on the nature and scale of the proposed development.

(b) Payment of a fee as established by City Council.

(c) A description of any requests for administrative departures as permitted in § 153.042(E)(6) listed in writing and clearly noted on the required site plan, including a description of the nature of the administrative departure, the specific provisions from which the administrative departure is being sought, how the application meets the requirements for approval under § 153.042(E)(6)(e)3., and other necessary illustrative materials describing the request.

(d) Site plans as required by the city, unless some materials are deemed unnecessary by the Director based on the nature and scale of the proposed development.

(4) Public notices. Written notice regarding applications received for administrative review or site plan approval shall be sent to the applicant, owner, and parcels of land within 300 feet of the property under consideration, as listed on the County Auditor's current tax list within ten days from the receipt of a complete application. The notice shall, at a minimum, indicate the property that is the subject of the request, describe the nature of the request, and indicate when and where written comments will be received concerning the request and, when applicable, the time, date and location of the applicable reviewing body's meeting at which the application will be considered.

(5) Administrative reviews.

(a) Upon receipt, the development plan application shall be distributed to the Administrative Review Team (ART) for review.

(b) The ART shall be responsible for reviewing all development plan applications and providing written input regarding the proposed development's compliance with the applicable requirements of the District.

(c) The ART shall meet as necessary to consider the development plan application. Applicants shall be given not less than five days notice of the ART review meeting, and may be required by the Director to attend any meetings of the ART.

(d) During the course of a development plan application review, the city shall schedule at least one meeting with the applicant to review the application. The applicant shall be given the opportunity to revise the application in response to the ART's comments.

(e) Within 28 days from the filing of the development plan application, unless otherwise agreed by the applicant and the city in writing, the ART shall be required to take one of the following actions:

1. Approve the development plan application when all of the requirements of the Innovation Districts and the intent of the WID Plan are met, including administrative departures as may be granted in accordance with § 153.042(E)(6)(f).

2. Issue a decision to permit the applicant to subject the development plan application to site plan approval by the Planning and Zoning Commission upon a determination by the ART that:

A. The application does not meet all of the requirements of the District and the standards of § 153.042(E)(8) or the intent of the WID Plan;

B. The application does not meet the requirements for the granting of administrative departures; or

C. The proposal has the potential for significant community impact that requires additional public review.

(f) Following the approval of an administrative review the applicant may apply for a certificate of zoning plan approval and building permit, consistent with approved development plan.

(g) A report shall be provided periodically to the City Council and Planning and Zoning Commission of Administrative Approvals by the ART.

(6) Administrative departures.

(a) Purpose. In certain instances strict enforcement of zoning and development requirements of the District may be either unreasonable or impractical. Therefore, a procedure for administrative departures from these regulations is provided to allow the flexibility necessary to adapt to changed or unusual conditions, both known and unforeseen, under circumstances that do not involve a change of the permitted use of the land or structure.

(b) Procedures. The ART shall be permitted to hear and grant requests for administrative departures that may modify the requirements in the Innovation Districts within the standards provided in division (6)(e), below.

(c) Application. A request for administrative departures may be submitted with a development plan application or at any time after the approval of a development plan application. If requested as part of a development plan application, the request shall be processed and reviewed concurrently with the development plan application.

(d) Review of these requests shall be subject to the same timing requirements that apply to development plan applications.

(e) Review by the Administrative Review Team (ART):

1. Requests. Requests for administrative departures shall be submitted to the ART for review in accordance with the procedures for administrative reviews.

2. Review criteria. The ART shall grant a request for an administrative departures provided the request meets the general purpose and intent of the District and one or more of the following criteria:

A. Is not so substantial in nature or degree that it represents a major divergence from the intent of requirements of the District;

B. Is necessitated by a condition related to the site, rather than simply as a means to reduce costs or a matter of general convenience;

C. If approved, would maintain the specific purpose of the requirements and conditions of the regulation that is the subject of the request; or

D. Is limited to that necessary to account for special site conditions or development requirements specific to an individual user.

3. Examples. The following is illustrative, but not inclusive, of what may be considered as administrative departures:

A. Changes to required building setbacks to account for individual site conditions.

B. Substitution of plant materials specified in the landscape plan with comparable materials of an equal or greater size.

C. Change of building materials to a comparable or higher quality.

(f) Approvals of administrative departures. Following the approval of an administrative departure, the applicant may proceed with applications for a certificate of zoning plan approval and building permit, consistent with the approved development plan.

(7) Site plan reviews of development plan applications.

(a) Intent and applicability. In order to balance the need to accommodate unique uses with the desire to ensure the presence of high-quality and orderly development within the District, development plan applications shall be reviewed by the Planning and Zoning Commission for a site plan approval as provided in § 153.042(D)(5)(e)2. and the conditions of this section.

(b) Authority and limitations. Site plan approval of development plan applications reviewed by the ART shall apply only to those portions of the plan failing to meet the requirements of the District. The Commission shall not have the authority to change any part of the development plan application that otherwise meets the development requirements of the District and/or has received an administrative review approval.

(c) Application deadline. The applicant shall make a written request to the Director for site plan approval no later than ten days following the date when the ART's decision on the development plan application is issued. The hearing before the Planning and Zoning Commission shall occur no later than 30 days following the receipt of the applicant's written request by the Director.

(d) Site plan approval procedures. The Planning and Zoning Commission shall approve, approve with conditions, or disapprove the applicable elements of the development plan using the standards of § 153.042(E)(8). The decision shall be made within 56 days of submission to a meeting of the Commission, unless otherwise agreed by the applicant and the city in writing.

(e) Appeals. Development plan applications disapproved by the Planning and Zoning Commission may be appealed by the applicant to City Council, which shall hear the appeal no later than 28 days following the date of the Commission's decision, unless otherwise agreed by the applicant and the city in writing.

(8) Development plan standards of approval. In addition to meeting all other requirements of the District, a development plan application shall only be approved by the ART or Planning and Zoning Commission, as applicable, if the requirements of the District and the following criteria are met:

(a) Site design characteristics.

1. All elements of the site design shall be harmoniously and efficiently organized in relation to topography, the size and type of lot, the character of adjoining property, and the type and size of buildings.

2. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted by the District.

3. All buildings or groups of buildings shall be arranged so as to permit emergency vehicle access by some practicable means to all vehicles.

4. Every structure or dwelling unit shall be provided with adequate means of ingress and egress via public streets and walkways.

(b) Environmental standards.

1. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, alteration to the natural drainage courses, and the amount of cutting, filling and grading. Natural features and the site topography shall be incorporated into the proposed site design to the maximum extent practical.

2. Landscaping buffers and/or greenbelts may be required beyond those otherwise required in the District to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.

(c) Vehicular and pedestrian circulation.

1. The expected volume of traffic to be generated by the proposed use shall not adversely affect existing roads and the circulation thereon.
2. Driveways shall be located to minimize conflict with traffic operations on the adjoining road. The number of driveways shall be the minimum needed to provide reasonable access to the site.
3. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.
4. Safe, convenient, uncongested and well-defined vehicular and pedestrian circulation within and to the site shall be provided. Drives, streets and other elements shall be designed to promote safe and efficient traffic operations within the site and at its access points.

(d) Public services. The scale and design of the proposed development shall facilitate the adequate provision of services currently furnished by or that may be required of the city or other public agency including, but not limited to, fire and police protection, stormwater management, sanitary sewage removal and treatment, recreational activities, traffic control, and administrative services.

(e) The general purposes and spirit of this chapter and the various provisions and components of the Community Plan.

(E) Modifications to approved development plans.

(1) The Director may authorize minor modifications to an approved development plan that are required to correct any undetected errors, that are consistent with the purpose of the approved application, or that are necessary to ensure orderly and efficient development. Minor modifications shall be limited to:

(a) Adjustments in lot lines, provided no additional lots are created and required setbacks are maintained;

(b) Adjustments in the location of and layout of parking lots, provided perimeter setbacks, yards and buffers are maintained;

(c) Modifications of building footprints up to 10% in total floor area of the originally approved building, building height(s) or floor plans, that do not alter the character or intensity of the use;

(d) Substitution of landscaping materials specified in the landscape plan with comparable materials of an equal or greater size;

(e) Redesigning and/or relocating stormwater management facilities provided that general character and stormwater capacities are maintained;

(f) Adjusting and/or relocating landscape mounds, provided that the same level and quality of screening is maintained;

(g) Minor modifications to an existing sign location, sign design, landscaping and lighting, provided the other sign requirements of the final development plan are maintained. For purposes of this section, “sign design” includes elements such as the sign cabinet, channel lettering, and similar design elements;

(h) Minor changes in building material or colors that are similar to and have the same general appearance comparable to or of a higher quality as the material approved on the final development plan;

(i) Changes required by outside agencies such as the county, state, or federal departments; and

(j) Other minor modifications deemed by the Director that do not alter the basic design or any specific conditions imposed as part of the original approval.

(2) Any modifications to be made to an approved development plan that are not deemed minor by the Director shall require the filing and approval of a development plan application in accordance with this section.

(Ord. 13-08, passed 4-7-08; Am. Ord. 32-11, passed 6-27-11; Am. Ord. 19-12, passed 4-23-12; Am. Ord. 01-24, passed 3-11-24)

§ 153.043 (RESERVED)

This section reserved for future use.

(Ord. 13-08, passed 4-7-08; Am. Ord. 32-11, passed 6-27-11; Am. Ord. 19-12, passed 4-23-12)