

~~(f) Residential and business uses that have convenient access to existing and future transit stops.~~

~~(3) Open Space~~

~~The Bridge Street District should have a variety of functional, well-designed open spaces that enhance the quality of life for residents, businesses, and visitors. Open spaces should:~~

- ~~(a) Include a wide range of characters from small intimate spaces to larger neighborhood and community uses, including small parks and playgrounds to provide gathering spaces for neighborhoods;~~
- ~~(b) Be arranged and designed as part of a district-wide open space network that defines and connects neighborhoods and the larger Dublin community;~~
- ~~(c) Be located within convenient walking distance of all residents and businesses.~~

~~(4) Buildings~~

~~Buildings should have a range of high quality residential, commercial, mixed-use and civic architectural styles to reinforce the unique identities of each part of the District. Buildings should be characterized by:~~

- ~~(a) Easily convertible spaces that allow for uses to change over time;~~
- ~~(b) Residential uses with a variety of housing types, sizes, and price levels;~~
- ~~(c) A broad mix of shops, offices, and housing integrated within and among a variety of building types; and~~
- ~~(d) Architecture that reflects Dublin's commitment to high quality and enduring character.~~

## **§ 153.058 BRIDGE STREET DISTRICT (BSD) DISTRICTS SCOPE AND INTENT**

**(A) Scope**

The following Bridge Street District (BSD) districts are hereby created. The districts described by §153.058 are intended to be used for all land within the Bridge Street District. Unless otherwise specifically noted, after the effective date of this amendment all development and redevelopment within the BSD zoning districts shall be consistent with §153.057, General Purpose and subject to the regulations of §§153.058 through 153.066. Other provisions of Chapters 152 and 153 of the Dublin Code of Ordinances apply in the BSD zoning districts. Where there are conflicts, the provisions of §§153.058 through 153.066 shall prevail. Nothing contained herein shall prohibit an application for rezoning to any non-BSD zoning district provided in this Chapter.

**(B) Intent**

The Bridge Street District zoning districts are generally based on the District Framework of the Bridge Street District Area Plan. The purpose of the Framework is to allow development regulations to be adapted to the unique conditions present in each area. Although each district is unique, the five Vision Principles are intended to create a cohesive area, based on the concepts of walkability and urban vitality to support the quality of life for residents of all generations.

The titles of each district are intended to describe the predominant land use character and/or special geographic locations rather than a single type of use. The following further describes the intent of each BSD zoning district.

**(1) BSD Residential**

The intent of this district is to accommodate single-family, two-family, townhouse, live-work and multiple-family uses in mid-rise development. The BSD Residential district integrates existing and new residential developments to create true neighborhoods and add to the population base needed to help support nearby retail and office development. Uses are generally limited to residential and small-scale residential support uses, as listed in Table 153.059-A.

**(2) BSD Office Residential**

The intent of this district is to accommodate a mix of office and multiple-family residential development at higher densities and in larger buildings. This district offers great flexibility to take advantage of visibility and access for office uses, with opportunities to create residential neighborhoods to support the adjacent BSD zoning districts. Uses include a mix of residential, personal service, and commercial uses, as listed in Table 153.059-A.

**(3) BSD Office**

The intent of this district is to allow a mix of offices and retail support uses, as listed in Table 153.059-A. The BSD Office district provides significant additional development capacity and redevelopment opportunities that foster office uses with a walkable design along signature streets, and provides increased accessibility and an improved roadway network to ease traffic pressure along major roadways.

**(4) BSD Commercial**

This district applies generally to existing retail centers and other low-rise commercial uses, including single use freestanding retail buildings, as listed in Table 153.059-A. Properties initially zoned into this district may be eligible for rezoning to the BSD Vertical Mixed Use District or to other surrounding BSD zoning districts when future redevelopment to higher densities is desired.

**(5) BSD Historic Core**

This district applies to the historic center of Dublin and reinforces the character of this area as the

centerpiece of the Bridge Street District. The district focuses on ensuring sensitive infill development and redevelopment and providing an improved environment for walking while accommodating vehicles. The district accepts building types that are consistent with the historic development pattern of Historic Dublin, subject to review by the Architectural Review Board, and permit similar uses that support a highly walkable setting, as listed in Table 153.059-A.

(6) BSD Historic Residential

The intent of this district is to permit the preservation and development of homes on existing or new lots that are comparable in size, mass, and scale, while maintaining and promoting the traditional residential character of the Historic Dublin area. The purpose of these regulations is to protect the scale and character of the original platted village by maintaining regulations consistent with the previous Historic Residential zoning in place prior to the adoption of this amendment, as listed in Table 153.059-A.

(7) BSD Sawmill Center Neighborhood

This district applies to the majority of the commercial areas at the east end of the District. The standards of the BSD Sawmill Center Neighborhood create an active, walkable destination through integration of a strong mix of uses. Development within this district relies on the provision of physical and visual connections through improved access and enhanced visibility from Sawmill Road, and links to adjacent neighborhoods and open spaces.

This district accommodates a wide variety of building types and permitted uses, as listed in Table 153.059-A. Redevelopment of the BSD Sawmill Center area creates a walkable, mixed use core as the east anchor of the District. The district is subject to the specific neighborhood standards defined in §153.063(C), establishing open space patterns, location requirements for building types, and permitting pedestrian-oriented, mixed use shopping areas.

(8) BSD Historic Transition Neighborhood

This district complements the BSD Historic Core district by accommodating a variety of building types within a finer grained street and block network and uses consistent with that district. It accommodates uses similar to those in the BSD Historic Core district, as listed in Table 153.059-A. Development allows an extension of the walkable mixed use character of the BSD Historic Core district on the larger parcels within this district. The district is subject to the specific neighborhood standards defined in §153.063(D). These requirements establish open space patterns and location requirements for building types, provide additional residential opportunities, and extend the small scale commercial activities of the BSD Historic Core district.

(9) BSD Indian Run Neighborhood

This district applies to the larger parcels north and west of the Indian Run and south of I-270, including adjacent properties fronting the north side of Bridge Street. The BSD Indian Run Neighborhood district is intended to develop as a new walkable, mixed use district that takes advantage of excellent highway visibility, an improved road network, and proximity to Historic Dublin and the natural areas flanking the Indian Run. Development within the district relies on a comprehensive road network providing connections within the Indian Run district and to the rest of the District, as well as sensitivity of development at its edges given its proximity to Historic Dublin and the Indian Run.

This district accommodates a wide variety of building types and permitted uses, as listed in Table 153.059-A. Redevelopment of the area creates a walkable, mixed use core as the west anchor of the District. The district is subject to specific neighborhood standards defined in §153.063(E). These regulations are intended to establish natural and man-made open space patterns; build pedestrian, bicycle, and vehicular networks; provide location requirements for building types; and foster a pedestrian-oriented, neighborhood scale mixed use shopping area.

(10) BSD Scioto River Neighborhood

The standards of the BSD Scioto River Neighborhood are intended to create an active, walkable destination through integration of a vibrant mix of uses. Development in this district is oriented toward the Scioto River and the public spaces along the riverfront, and includes important vehicular and bicycle links to adjacent neighborhoods and open spaces.

This district accommodates a wide variety of building types and permitted uses, as listed in Table 153.059-A. Development of the BSD Scioto River Neighborhood area establishes a walkable, mixed-use core as the center of the Bridge Street District. The district is subject to the specific neighborhood standards defined in §153.063(F), establishing open space patterns, location requirements for building types, and permitting pedestrian-oriented, mixed-use shopping areas.

(11) BSD Vertical Mixed Use

The intent of this district is to allow a wide variety of mid-rise, mixed use development, including vertical mixed use with ground floor retail, and large format retail with liner buildings, as listed in Table 153.059-A. It is intended to be available for areas initially zoned into the BSD Indian Run Neighborhood, BSD Scioto River Neighborhood and BSD Sawmill Center Neighborhood districts, once these areas are developed and the applicable neighborhood standards are no longer needed to establish the organization and hierarchy of places. The district may be applied to areas initially zoned to the BSD Commercial District

or elsewhere in the Bridge Street District as may be deemed appropriate when future redevelopment to higher densities is desired. Accordingly, the district is not intended to be mapped at the time the BSD zoning districts are initially adopted.

(12) BSD Public

This district applies to a variety of public spaces and facilities, including but not limited to schools, parks, open spaces, and places that accommodate more intensive recreation, such as outdoor entertainment venues, as listed in Table 153.059-A. It also applies to lands in and adjacent to rivers and creeks on which development is limited due to inclusion in a Federal Emergency Management Agency (FEMA) designated floodplain as regulated by this chapter, or lands that have special cultural or environmental sensitivity.

- those modifications to the Existing Structure shall not be further modified in a manner that brings the Existing Structure out of compliance with those specific requirements.
2. For Existing Structures within the BSD Historic Core and Historic Residential Districts, the Architectural Review Board shall determine those building type requirements that will apply to specific buildings.
  3. All new construction in the BSD Historic Core District shall meet the requirements of §153.062, §§153.170 through 153.180, and the Historic Dublin Design Guidelines.
  4. All new construction in the BSD Historic Residential District shall meet the requirements of §153.063(B), §§153.170 through 153.180 and the Historic Dublin Design Guidelines, in addition to the requirements of §153.062 as determined to be architecturally appropriate by the Architectural Review Board.

- (g) Refer to §153.059(A)(6) for requirements for Existing Uses.
- (3) General Requirements
 

Every building, erected, altered or moved, shall be located on a lot as defined herein, or as otherwise permitted by this chapter. All building types shall meet the following requirements.

  - (a) Zoning Districts
 

Each building type shall be constructed only within its designated BSD zoning district. Table 153.062-A, Permitted Building Types in Each BSD Zoning District, outlines which building types are permitted in which BSD zoning districts. Refer to §153.058, BSD Districts Scope and Intent, for a description of each district.
  - (b) Uses
 

Each building type may house the uses allowed in the district in which it is located. Refer to Table 153.059-A. Additional use restrictions may apply based on the specific building type requirements

**TABLE 153.062-A. PERMITTED BUILDING TYPES IN EACH BSD ZONING DISTRICT**

		BSD DISTRICTS											
		Residential	Office Residential	Office	Commercial	Historic Core	Historic Transition Neighborhood	Indian Run Neighborhood	Sawmill Center Neighborhood	Scioto River Neighborhood	Vertical Mixed Use	Public	Historic Residential
<b>PERMITTED BUILDING TYPES</b>	Single Family Detached	●											
	Single Family Attached	●	●				●	●	●	●			
	Apartment Building	●	●	●			●	●	●	●			
	Loft Building	●	●	●			●	●	●	●			
	Corridor Building		●	●				●	●	●	●		
	Mixed Use Building	●	●	●	●			●	●	●	●		
	Commercial Center				●			●	●				
	Large Format Commercial Building				●			●	●	●	●		
	Historic Mixed Use Building					●	●						
	Historic Cottage Commercial					●							
	Civic Building	●	●	●	●	●	●	●	●	●		●	
	Parking Structure	●	●	●	●	●	●	●	●	●	●	●	
Podium Apartment Building						●	●	●	●				

particular care must be taken to render these elements less visible to public view through architectural integration or other means of screening as approved by the required reviewing body. These elements shall not be used to meet blank wall requirements.

(b) Façade Divisions

1. Architectural elements or forms shall be used to divide the surface of the façade into pedestrian scaled vertical increments appropriate to the architectural character of the building type. Acceptable divisions include, but are not limited to:
  - A. A recess or projection along the building façade for a minimum of 18 inches in depth.
  - B. Use of a distinctive architectural element protruding from or recessed into the façade a minimum of three inches, including pilasters, entranceways, or storefronts.
2. Architectural elements, forms, or expression lines may be used to divide portions of the façade into horizontal divisions appropriate to the architectural character of the building type. Elements may include a cornice, belt course, corbelling with table, moulding,

stringcourses, pediment, or other continuous horizontal ornamentation with a minimum one-and-a-half inch depth.

3. Where changes in roof plane are required by the building type, they shall be used to divide the roof mass into increments no greater than the dimensions permitted for each building type and shall correspond to recesses and projections in building mass. Permitted changes include a change in roof type and/or horizontal or vertical variations in the roof plane.
4. Unless otherwise determined to be architecturally appropriate by the required reviewing body, minimum increments shall be provided pursuant to the building type tables.

**(O) BUILDING TYPES**

The following defines the building types permitted in the BSD zoning districts. Refer to Table 153.062-C for the list of symbols used on the building type tables to illustrate the individual building type requirements. Because some of the individual building type requirements do not apply to every building type, not every symbol is represented on every building type.

**TABLE 153.062-C. BUILDING TYPE TABLE LEGEND**

<b>Symbol</b>	<b>Building Type Requirement</b>	<b>Symbol</b>	<b>Building Type Requirement</b>
A	Multiple Principal Buildings	W	Upper Story
B	Front Property Line Coverage	X	Parking within Building
C	Occupation of Corner	Y	Occupied Space
D	Front Required Building Zone (RBZ)	Z	Ground Story Street Facade Transparency
E	Corner Side RBZ	AA	Upper Story Transparency
F	Front Setback	BB	Transparency (Street Facing Facades)
G	Corner Side Setback	CC	Blank Wall Limitations (Street Facing Facades)
H	Side Yard Setback	DD	Garage Openings
I	Rear Yard Setback	EE	Parking Lot Ground Story Transparency
J	Minimum Lot Width	FF	Transparency (Non-Street Facing Facades)
K	Maximum Lot Width	GG	Blank Wall Limitations (Non-Street Facing Facades)
L	Maximum Building Length or Depth	HH	Principal Entrance Location
M	Minimum Lot Depth	II	Number of Street Facade Entrances
N	Parking Location	JJ	Number of Parking Lot Entrances
O	Loading Facility Location	KK	Mid-Building Pedestrianway
P	Entry for Parking Within Building	LL	Facade Divisions
Q	Access	MM	Vertical Increments
R	Minimum Building Height	NN	Horizontal Facade Divisions
S	Maximum Building Height	OO	Required Change in Roof Plane or Type
T	Accessory Structure Height	PP	Permitted Roof Types
U	Minimum Finished Floor Elevation	QQ	Tower
V	Ground Story		

## (10) Historic Cottage Commercial

### (a) Building Siting

#### 1. Street Frontage

Multiple Principal Buildings	Permitted	
Front Property Line Coverage	Minimum 50%	<b>B</b>
Occupation of Corner	Required	<b>C</b>
Front RBZ	0-25 ft. <sup>1</sup>	<b>D</b>
Corner Side RBZ	0-15 ft. <sup>1</sup>	<b>E</b>
RBZ Treatment	Landscape, Patio, or Streetscape	
Right-of-Way Encroachment	Projecting signs, eaves, awnings, patios, & canopies	

#### 2. Buildable Area

Minimum Side Yard Setback	3 ft.	<b>H</b>
Minimum Rear Yard Setback	5 ft.	<b>I</b>
Minimum Lot Width	30 ft.	<b>J</b>
Maximum Lot Width	None	
Maximum Building Length or Depth	70 ft.	<b>L</b>
Maximum Impervious Coverage	75%	
Additional Semi-Pervious Coverage	10%	

#### 3. Parking Location & Loading

Parking Location	Rear or side, provided the minimum front property line coverage is met	<b>N</b>
Loading Facility Location	Not applicable	
Entry for Parking within Building	Not applicable	
Access	Refer to §153.062(N)(1)(c)	<b>Q</b>

### (b) Height

Minimum Height	1 story	<b>R</b>
Maximum Height	2 stories	
Ground Story: Minimum Height	8 ft.	
Maximum Height	11 ft.	
Upper Stories: Minimum Height	7.5 ft.	
Maximum Height	11 ft.	

### (c) Uses & Occupancy Requirements

Ground Story	Residential uses prohibited
Upper Story	No additional requirements
Parking within Building	Not permitted
Occupied Space	Not applicable

### (d) Façade Requirements

Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.

#### 1. Street Façade Transparency

Transparency	Minimum 25%	<b>BB</b>
Blank Wall Limitations	Required on ground story only	

#### 2. Non-Street Façade Transparency

Transparency	Minimum 15%	<b>FF</b>
Blank Wall Limitations	Not required	

#### 3. Building Entrance

Principal Entrance Location	Principal frontage street façade of building	<b>HH</b>
Street Façades: Number of Entrances	1 per every 30 ft. for buildings over 50 ft. minimum	
Parking Lot Façades: Number of Entrances	Not applicable	

#### 4. Façade Divisions

Vertical Increments	No greater than 30 ft.	<b>MM</b>
Horizontal Façade Divisions	Not applicable	
Required Change in Roof Plane or Type	At every vertical division	

#### 5. Façade Materials

Permitted Primary Materials	Stone, Brick, Wood Siding
-----------------------------	---------------------------

#### 6. Roof Types

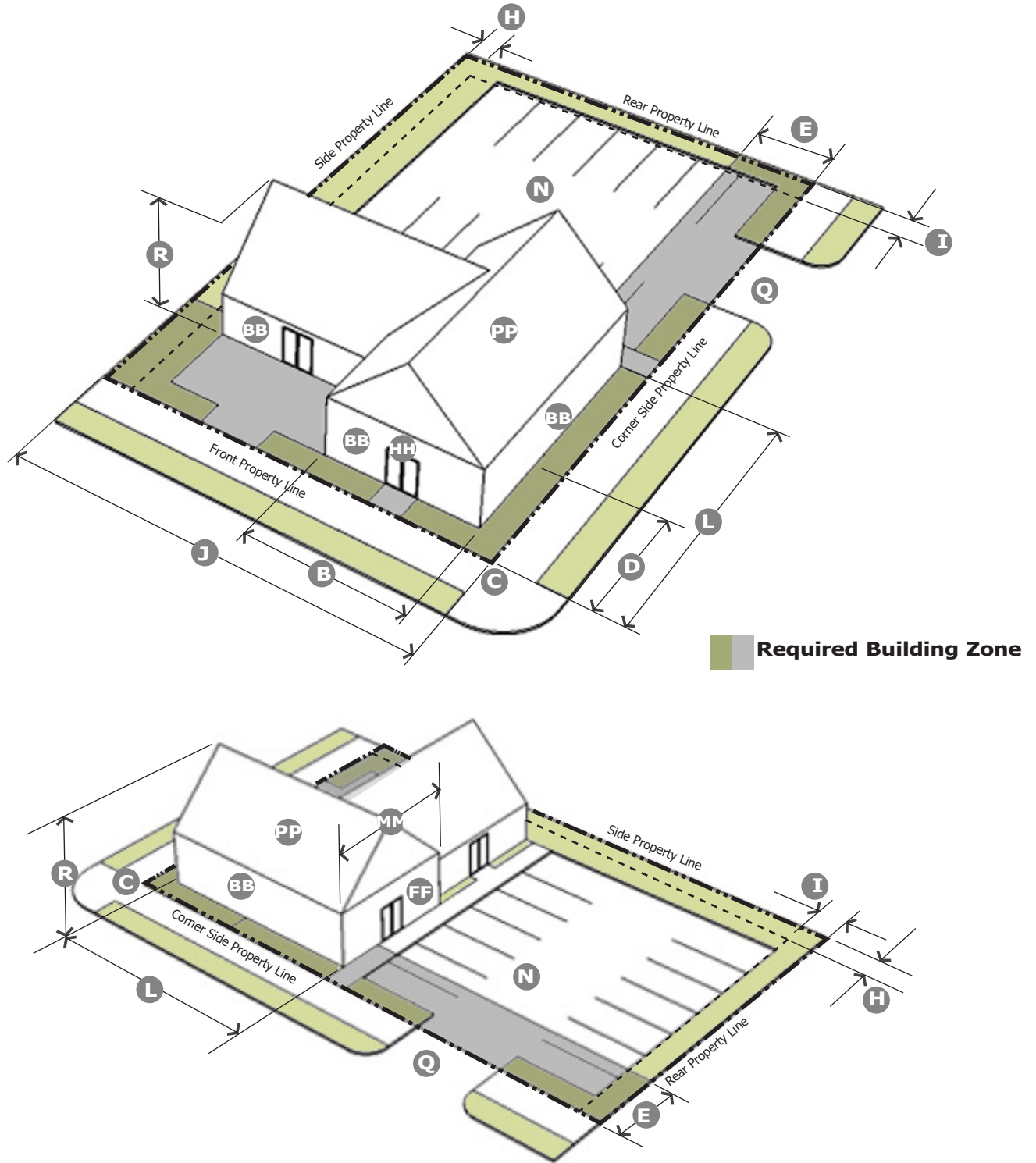
Permitted Types	Pitched roof; other types permitted with approval (refer to §153.062(D))	<b>PP</b>
Tower	Not permitted	

#### Note:

<sup>1</sup> When any front or corner property line is within five feet or less of the back of curb, the RBZ shall begin five feet off the back of curb to allow for adequate sidewalk width.



**Note: Graphic figures are intended to illustrate one result of one or more of the general requirements and do not represent all requirements or actual development.**



**FIGURE 153.062-W: HISTORIC COTTAGE COMMERCIAL BUILDING TYPE DIAGRAM.**

## § 153.059 USES

### (A) INTENT

- (1) The intent of §153.059 is to establish uses for land and buildings desired in each BSD zoning district based on the vision for each area described in the Dublin Community Plan (Bridge Street District Area Plan) and the Bridge Street District's five Vision Principles. This is achieved through the variety of permitted, conditional, accessory and temporary uses allowed in each zoning district. In some cases, special siting and size limitations to establish the development character articulated in the Dublin Community Plan apply.
- (2) This section ensures vibrant, mixed-use, pedestrian-oriented development by emphasizing certain uses in each zoning district and positioning the Neighborhood Districts to thrive as critical activity nodes by concentrating commercial activity in these special character areas. Refer to §153.063, Neighborhood Standards, for the neighborhood district requirements.
- (3) The titles of each zoning district describe the predominant land use character and/or special geographic locations rather than a single type of use. Zoning district titles shall not be construed as requiring a particular use and shall not preclude other uses from being established in each district, as permitted in this section. Refer to §153.058, BSD Districts Scope and Intent, for the intent of each zoning district.

### (B) GENERAL PROVISIONS

- (1) Permitted and conditional uses available in each BSD zoning district are shown in Table 153.059-A. Permitted and conditional uses may be restricted by location, size, period of operation, or other use-specific standards as designated in Table 153.059-A.
- (2) Table 153-059-A - Explanation of Terms
  - (a) Listed uses are defined in §153.002(A).
  - (b) A "P" in a cell indicates a use that is permitted by right in that BSD zoning district, subject to compliance with any use specific standards referenced in the Use Table and the applicable provisions of Chapter 153.
  - (c) A "U" in a cell indicates a use that is allowed by right in that BSD zoning district on any upper floor of the structure, subject to compliance with any use specific standards referenced in the Use Table and the applicable provisions of Chapter 153. Unless otherwise restricted by specific building type requirements of 153.062(O), permitted or conditional uses not specified as "U" may occur on any floor, including basements or lower levels, subject to applicable use specific standards.
  - (d) A "C" in a cell indicates a use that is allowed in that BSD zoning district only upon approval of a conditional use as described in §153.236

and compliance with any use specific standards referenced in the Use Table and the applicable provisions of Chapter 153.

- (e) An "S" in a cell indicates a use that is allowed in that BSD zoning district only if limited in size, subject to compliance with any use specific standards referenced in the Use Table and the applicable provisions of Chapter 153.
  - (f) A "T" in a cell indicates a use that is allowed in that BSD zoning district for a limited period of time pursuant to a permit from the City, subject to compliance with any use specific standards referenced in the Use Table and the applicable provisions of Chapter 153.
  - (g) A blank cell indicates that the use is prohibited in that district.
- (3) Use Specific Standards
    - (a) Additional standards may apply to either permitted or conditional uses in a BSD zoning district. These additional standards are cross-referenced in the last column of Table 153.059-A as use specific standards and detailed in §153.059(C).
    - (b) In some cases, additional restrictions on uses apply to specific building types in §153.062(O) and to the Bridge Street District neighborhood districts in §153.063.
  - (4) Similar Use Determination
    - (a) When a proposed land use is not explicitly listed in Table 153.059-A, the Director shall determine whether it is reasonably included in the definition of a listed use, or that the proposed use meets the following criteria to the extent that it should be treated as a permitted or conditional use in the district.
      1. The use is not specifically listed in any other BSD zoning district.
      2. The use is generally consistent with the intent of the BSD zoning district and this chapter.
      3. The use will not materially impair the present or potential use of other properties within the same district or bordering districts.
      4. The use has no greater potential impact on surrounding properties than those listed in the district in terms of aesthetics, traffic generated, noise, potential nuisances and other impacts related to health, safety and welfare.
      5. The use will not adversely affect the relevant elements of the Community Plan, including the Bridge Street District Area Plan.
    - (b) The Director's written determination shall be provided to the applicant and may be appealed to the Board of Zoning Appeals.



**TABLE 153.059-A: PERMITTED AND CONDITIONAL USES IN BSD ZONING DISTRICTS**

KEY	BSD Zoning Districts												Use Specific Standards See §153.059 (C)
	Residential	Office Res.	Office	Commercial	Hist. Core	Hist. Res.	Hist. Trans. Neighborhood	Indian Run Neighborhood	Sawmill Center Neighborhood	Scioto River Neighborhood	Vertical Mixed Use	Public	
<b>P</b> Permitted <b>U</b> Permitted on upper floor only <b>C</b> Conditional Use <b>S</b> Size Limited <b>T</b> Time Limited													
<b>PRINCIPAL USES</b>													
<b>Residential</b>													
Dwelling, Single-Family	P					P							(1)(a)
Dwelling, Two-Family	P												
Dwelling, Townhouse	P	P					P	P	P	P			(1)(b)
Dwelling, Live-Work	C	P	P		P		P	P	P	P	P		(1)(c)
Dwelling, Multiple-Family	P	P	P	U	U		P	P	P	P	P		(1)(d)
<b>Civic/Public/Institutional</b>													
Cemetery												P	
Community Center	C	C					P	P	P	P	P		(2)(a)
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	(2)(b)
Day Care, Adult or Child	C	P	P	P	P		P	P	P	P	P		(2)(c)
District Energy Plant	C	C	C	C	C		C	C	C	C		C	(2)(d)
Educational Facility	C	P	P	P	P		P	P	P	P	P	P	
Elementary or Middle School		P	P	P	P	P	P	P	P	P	P	P	
Government Services, Safety	C	C	C	C			C	C	C	C	C	P	
High School		P	P	P	P		P	P	P	P	P	P	
Hospital		C/S	C/S					C/S	C/S	C/S	C/S	C/S	(2)(e)
Library, Museum, Gallery	P	P	P	P	P		P	P	P	P	P	P	(2)(f)
Municipal Parking Lot		P	P	P	P		P	P	P	P	P	P	
Religious or Public Assembly	C/S	C/S	C/S	C/S	C/S		C/S	C/S	C/S	C/S	C/S	C/S	(2)(g)
Parks and Open Space	P	P	P	P	P	P	P	P	P	P	P	P	
Transportation, Park & Ride			C	C				C	C	C	C	C	
Transportation, Transit Station			C	C				P	P	C	C	C	
<b>Commercial</b>													
Animal Care, General Services, Veterinary Offices, and Veterinary Urgent Care and Animal Hospitals	C	C	P	P	P		P	P	P	P	P		(3)(a)
Bank	C	P	P	P	P		P	P	P	P	P		
Bed and Breakfast					P								(3)(b)
Conference Center			C				C	C	C	C	C		
Eating and Drinking	C/S	P/S/C	P/S/C	P	P		P	P	P	P	P		(3)(c)
Entertainment / Recreation, Indoor	C/S	P/S/C	P/S/C	P/S/C			P/S/C	P	P	P	P	C	(3)(d)
Exercise and Fitness	C/S	C	P	P	C		P/S/C	C	P	P	P	P	(3)(e)
Fueling / Service Station				C									(3)(f)
Hotel		P	P	P	P		P	P	P	P	P		
Office, General	C	P	P	P	P		P	P	P	P	U		

**TABLE 153.059-A: PERMITTED AND CONDITIONAL USES IN BSD ZONING DISTRICTS**

KEY	BSD Zoning Districts												Use Specific Standards See §153.059 (C)
	Residential	Office Res.	Office	Commercial	Hist. Core	Hist. Res.	Hist. Trans. Neighborhood	Indian Run Neighborhood	Sawmill Center Neighborhood	Scioto River Neighborhood	Vertical Mixed Use	Public	
Office, Medical	C	P	P	P	P		P	P	P	P	P		
Parking, Structure		P/C	P/C	P/C	C		P/C	P/C	P/C	P/C	P/C	P/C	(3)(g)
Parking, Surface Lot		C	P	C	C			P	P	C	C		(3)(h)
Personal, Repair, & Rental Services	C/S	P/S /C	P/S /C	P/S /C	P/S /C		P/S /C	P	P	P	P		(3)(i)
Research & Development		P	P	P	P		P	P	P	P	U		
Retail, General	C/S	P/S /C	P/S /C	P	P/S /C		P/S /C	P	P	P	P		(3)(j)
Sexually Oriented Business Establishment				C									(3)(k)
Skilled Nursing, Rehabilitation, Home for the Aging, and Nursing Homes	C	C	C	C									
Vehicle Sales, Rental and Repair				C					C				(3)(l)
Wireless Communications	Refer to Chapter 99 of Dublin Code of Ordinances												

ACCESSORY AND TEMPORARY USES	Residential	Office Res.	Office	Commercial	Hist. Core	Hist. Res.	Hist. Trans. Neighborhood	Indian Run Neighborhood	Sawmill Center Neighborhood	Scioto River Neighborhood	Vertical Mixed Use	Public	
ATM, Walk-Up	P	P	P	P	P		P	P	P	P	P		
Bicycle Facilities	P	P	P	P	P	P	P	P	P	P	P	P	
Community Activity and Special Event	T	T	T	T	T	T	T	T	T	T	T	T	(4)(a)
Construction Trailer/Office	T	T	T	T	T		T	T	T	T	T	T	(4)(b)
Day Care, Adult or Child	P	P	P	P	P	P	P	P	P	P	P	P	(2)(c)
Drive-in/Drive-through			C	C			C	C	C	C	C		(4)(c)
Dwelling, Accessory	P	P	P	P	P		P	P	P	P	P		(4)(d)
Dwelling Administration, Rental, or Sales Office	P	P	P	P	P		P	P	P	P	P		(4)(e)
Eating & Drinking	C	P	P	P	P		P	P	P	P	P	P	
Essential Utility Services	P	P	P	P	P	P	P	P	P	P	P	P	
Exercise and Fitness	P	P	P	P	P		P	P	P	P	P	P	
Farmers Market	C		P	P	P		P	P	P	P	P	P	
Helipad/Heliports			C					C	C	C	C	C	
Home Occupation	P	P	P		P	P	P	P	P	P	P		(4)(f)
Outdoor Dining and Seating	P/C	P/C	P/C	P/C	P/C		P/C	P/C	P/C	P/C	P/C	P/C	(4)(g)
Outdoor Display or Seasonal Sales	T	T	T	T	T		T	T	T	T	T		(4)(h)
Parking, Structure	P/C	P/C	P/C	P/C	C		P/C	P/C	P/C	P/C	P/C	P/C	(3)(f)
Parking, Surface Lot	P	P	P	P	P		P	P	P	P	P	P	(4)(i)
Renewable Energy Equipment	P	P	P	P	P	P	P	P	P	P	P	P	(4)(j)
Renewable Energy Equipment, Wind	C	C	C	C				C	C	C	C	C	(4)(k)
Residential Model Home	T	T	T		T		T	T	T	T	T		(4)(l)
Retail or Personal Services	C	P	P	P	P		P	P	P	P	P		

**TABLE 153.059-A: PERMITTED AND CONDITIONAL USES IN BSD ZONING DISTRICTS**

KEY	BSD Zoning Districts												Use Specific Standards See §153.059 (C)
	Residential	Office Res.	Office	Commercial	Hist. Core	Hist. Res.	Hist. Trans. Neighborhood	Indian Run Neighborhood	Sawmill Center Neighborhood	Scioto River Neighborhood	Vertical Mixed Use	Public	
Swimming Pool	P	P	P	P				P	P	P	P	P	
Transportation, Transit Stop	P	P	P	P	P		P	P	P	P	P	P	
Vehicle Charging Station	P	P	P	P	P		P	P	P	P	P	P	
Wireless Communications	Refer to Chapter 99 of Dublin Code of Ordinances												

**(C) USE SPECIFIC STANDARDS**

Certain uses listed in this section may be permitted or conditional only with additional use specific standards. Additional use specific standards may apply to uses within specific building types and neighborhood districts; refer to §153.062(O) for use and occupancy requirements based on building type and §153.063 for use requirements for neighborhood districts.

(1) Residential Uses

(a) Dwelling, Single-Family

1. Applications for development shall not contain more than 35 detached single-family dwelling units.
2. Development applications containing detached single-family dwelling units shall not be accepted if any of the property lines of the proposed units would be located within 400 feet of any single-family detached dwelling constructed or approved within the BSD Residential district after the effective date of this amendment.
3. No single-family detached dwelling unit may be constructed within 500 feet of the I-270 right-of-way as measured from the nearest property line.
4. Single-family detached dwellings shall have no more than one principal building and its permitted accessory structures located on each lot.
5. Single-family dwellings in the BSD Historic Residential District shall meet the requirements of §153.063(B) and shall not be required to meet the standards of §153.062(O) (1).

(b) Dwelling, Townhouse

1. If single-family attached residential units are located across the street from existing single-family detached dwellings, no more than eight attached units may be permitted in a building.

2. Ground floor residential uses are not permitted on Bridge Street in the BSD Historic Transition Neighborhood District.

(c) Dwelling, Live-Work

1. No more than two non-resident employees are permitted in addition to the resident(s) of the dwelling.
2. The non-residential use must be operated by a resident of the live-work dwelling unit.
3. Signs are permitted in accordance with §153.065(H).

(d) Multiple-Family

Multiple-family uses are not permitted on ground floor elevations fronting Principal Frontage Streets in the BSD Office Residential and Office districts.

(2) Civic/Public/Institutional Uses

(a) Community Center

Incidental sales of such products as refreshments, athletic supplies for activities conducted on the premises, and similar products are permitted.

(b) Community Garden

1. Incidental sales of items grown on the premises are permitted. Areas used for sales shall be located at least 10 feet from the edge of the pavement of any street. Parking shall be located off-street or in permitted on-street locations. One, 24-square-foot sign shall be permitted, located at least 10 feet from the edge of the street and not within the public street right-of-way.
2. Refuse and compost bins must be constructed to be rodent-resistant and located as far as practicable from abutting residential uses. Refuse must be removed from the site at least once a week.
3. No outdoor work activity that involves power equipment or generators may occur after 9:00 pm or prior to 7:00 am.

4. One accessory building, not exceeding 100 square feet in gross floor area, may be permitted, provided the location meets all setback requirements applicable to accessory buildings as provided in §153.074.
- (c) Day Care, Adult or Child
1. The use shall at all times comply with the requirements of O.R.C. §5104.
  2. Outdoor recreation areas shall be located to the side or rear of the principal structure and be enclosed with a permitted fence. The outdoor recreation area shall be screened using fencing and/or landscaping to provide a minimum 50% opaque screen.
  3. All outdoor play equipment and shade structures visible from the right-of-way or adjacent properties shall use subdued, earth toned colors.
  4. Adult and/or child day care uses are prohibited in civic building types as the sole principal use.
- (d) District Energy Plant  
Incidental sales of electrical energy to public utilities are permitted.
- (e) Hospital  
Hospitals shall be limited to no more than 75,000 square feet of gross floor area per structure, not including associated parking structures.
- (f) Library, Museum, Gallery  
Incidental sales of refreshments and items related to exhibits or activities at the facility are permitted.
- (g) Religious or Public Assembly  
Religious or public assembly structures shall be limited to no more than 100,000 square feet of gross floor area, not including associated parking structures.
- (3) Commercial
- (a) Animal Care, General Services, Veterinary Offices, and Veterinary Urgent Care and Animal Hospitals  
All activities shall be conducted indoors. No outdoor animal exercise or activity areas shall be permitted.
- (b) Bed and Breakfast
1. The property owner shall reside on the property and/or manage the facility. No more than eight guest units are permitted.
  2. Guest accommodations are limited to short-term stays of no more than 14 days.
- (c) Eating and Drinking
1. Eating and drinking facilities shall be limited to no more than 3,500 square feet of gross floor area for single tenant buildings in the BSD Office, BSD Office Residential, and BSD Residential districts, unless otherwise permitted as a conditional use.
  2. Eating and drinking facilities in multi-tenant buildings in the BSD Office, BSD Office Residential, and BSD Residential districts shall be limited to no more than 5,000 square feet of gross floor area, or 20% of the gross floor area of the ground floor of the principal structure, whichever is smaller, unless otherwise permitted as a conditional use.
- (d) Entertainment or Recreation, Indoor
1. Indoor entertainment or recreation uses shall be limited to no more than 25,000 square feet of gross floor area in the BSD Office, BSD Office Residential, BSD Residential, BSD Commercial, and BSD Vertical Mixed Use districts, unless otherwise permitted as a conditional use.
  2. In the BSD Public district, the use must be owned and operated by either a public or non-profit organization.
- (e) Exercise and Fitness  
To avoid large, single tenant uses that detract from the urban, walkable intent of the Bridge Street District, exercise and fitness uses shall be limited to no more than 10,000 square feet of gross floor area in the BSD Residential and BSD Historic Transition Neighborhood districts. Exercise and fitness facilities exceeding 10,000 square feet in this district may be permitted as conditional uses.
- (f) Fueling/Service Station
1. Fuel pumps shall be located on the same lot as a permitted building type.
  2. Fuel pumps are not permitted between the principal structure and an adjacent principal frontage street.
  3. Where pumps are facing any street type except for an alley or service street, a street wall at least three feet high shall be placed between the pumps and associated vehicular circulation area and the street. Refer to §153.065(E)(2) for street wall requirements.
  4. Each fueling/service station shall be buffered from adjacent properties as required in §153.065(D)(4) and meet the applicable requirements of §153.065(D)(5).
  5. Motor vehicles may be continuously stored outdoors on the property for no more than 24 hours.
  6. Refer to §153.062(L) for vehicular canopy requirements.