

§ 153.063 NEIGHBORHOOD STANDARDS

(A) INTENT

Certain Bridge Street District zoning districts require special attention to locations and character of buildings, streets, and open spaces to accommodate larger scale, coordinated development and redevelopment to permit a wide variety of uses. The intent of §153.063 is to establish requirements for the creation of signature places in the city consistent with the Community Plan (Bridge Street District Area Plan) by incorporating long-term phasing plans, transitional development conditions, and adaptability to future market needs. The neighborhood standards guide the development of streets, open spaces, buildings, and other placemaking elements over time. They are not intended to designate the precise locations for approved street types, use areas, open spaces or other required elements of this Code; actual locations and specific development requirements will be determined through the Concept Plan, Preliminary Development Plan, and Final Development Plan reviews as required in §153.066 for individual neighborhoods. However, where conflicts with other sections of the zoning regulations applicable to the Bridge Street District exist, the provisions of §153.063 shall apply.

- (1) The BSD Historic Residential District is a singularly unique residential neighborhood with a historic development pattern. The requirements for the BSD Historic Residential District ensure that the scale and placement of new or modified buildings are compatible with the historic character of the existing residential uses and streets.
- (2) The BSD Sawmill Center Neighborhood and BSD Indian Run Neighborhood districts anchor the Bridge Street District through the creation of mixed use neighborhoods with signature development characters. Each neighborhood is intended to be anchored by a critical mass of commercial uses located in highly walkable shopping corridors with streets, blocks, buildings and open spaces designed to encourage park-once visits, window shopping, impromptu public gatherings and sidewalk activity.
- (3) The BSD Historic Transition Neighborhood District serves as a bridge between the existing historic scale of the BSD Historic Core District and the more contemporary, larger scale of the BSD Indian Run Neighborhood District.
- (4) 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.

(B) BSD HISTORIC RESIDENTIAL DISTRICT

(1) Development Intent

While included as part of the Neighborhood Standards, it is the intent of this district to maintain the existing conditions of this important neighborhood. The BSD Historic Residential neighborhood represents a snapshot in time that should be maintained, preserved, and protected.

(2) The following standards for arrangement and development of land and buildings are required.

(a) Lot Area

For each dwelling unit, there shall be a lot area not less than 8,712 square feet (0.2-acre).

(b) Lot Width

Lots shall be a minimum of 60 feet in width with a minimum frontage of 60 feet along a public street.

(c) Height

No residential structure shall exceed 35 feet in height. Maximum height for other structures shall not exceed a safe height as determined by the Fire Chief and as reviewed and accepted by the Architectural Review Board.

(d) Lot Coverage

Combined square footage of all principal and accessory structures and impervious surfaces shall not exceed 50% of the lot area, unless otherwise approved by the Architectural Review Board.

(e) Front, Side, and Rear Yards

All lots shall have minimum setbacks as noted in Table 153.063-A.

(C) BSD SAWMILL CENTER NEIGHBORHOOD DISTRICT

(1) Development Intent

The Sawmill Center Neighborhood offers a unique opportunity to provide a vibrant, active mixed use environment with a wide variety of shopping, service and entertainment activities. This neighborhood will have a strong pedestrian friendly streetscape and a well-defined network of streets connecting to the major roadways of Sawmill Road and West Dublin-Granville Road. Supporting residential and office uses may be incorporated in a variety of ways, including upper floors in vertical mixed use areas and in stand-alone buildings. Additionally, the neighborhood will have connections to greenways planned for the Bridge Street District to connect to other development areas to the west.

- (2) Refer to §153.058 for the BSD Sawmill Center Neighborhood District intent and the Zoning Map for the actual limits of the BSD Sawmill Center Neighborhood District. Refer to Figure 153.063-A for an illustration of a conceptual development pattern

TABLE 153.063-A. MINIMUM YARD REQUIREMENTS FOR BSD HISTORIC RESIDENTIAL DISTRICT

For properties fronting onto:	Front Yard (feet)	Side Yard (feet)	Total Side Yard (feet)	Rear Yard (feet)
Dublin Road	15	4	16	15
Franklin Street	25	4	12	25
High Street (north & south)	15	4	16	15
South Riverview Street (east side)	0	3	12	15
South Riverview Street (west side)	20	3	12	15
North Riverview Street (east side)	0	3	6	15
North Riverview Street (west side)	20	3	6	15
Short Street	20	3	12	15
Streets not listed above	20	3	12	15

desired for this district. Actual locations of elements depicted on the graphic will be determined through the Concept Plan, Preliminary Development Plan and Final Development Plan review processes.

(3) Block, Access, and Street Layout

(a) Block Length

Refer to Table 153.060-A, Maximum Block Dimensions.

(b) Access

Refer to §§153.060 and 153.061 for existing and planned principal frontage streets within the BSD Sawmill Center Neighborhood District and general block access configurations.

(c) Mid-Block Pedestrianways

Blocks consisting entirely of residential uses that are located in predominantly residential development areas may be exempted from the mid-block pedestrianway requirements of §153.060(C)(6), subject to approval by the required reviewing body, except where a block has frontage on a principal frontage street.

(d) Street Types

Refer to §153.061 for existing and potential streets and street family designations within the BSD Sawmill Center Neighborhood District.

(4) Building Types. Refer to §153.062.

(a) Permitted Building Types

Refer to §153.062(B)(3)(a) for permitted building types in the BSD Sawmill Center Neighborhood District.

(b) Building Types Permitted in Shopping Corridors

Corridor Building, Loft Building, Mixed Use Building, Large Format Commercial Building

(c) Commercial Center Building Types

Commercial Center building types are permitted to front only on the north side of the east/west-oriented portions of Village Parkway and Sawmill Road as depicted on Figure 153-063(A).

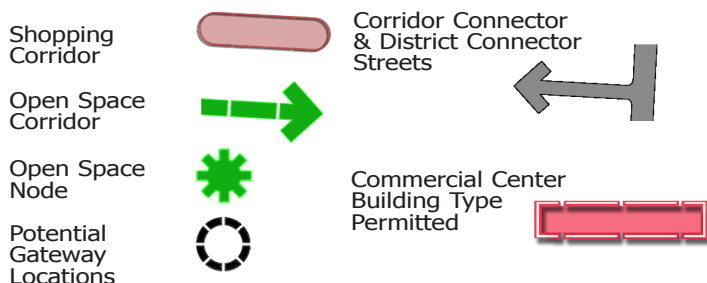
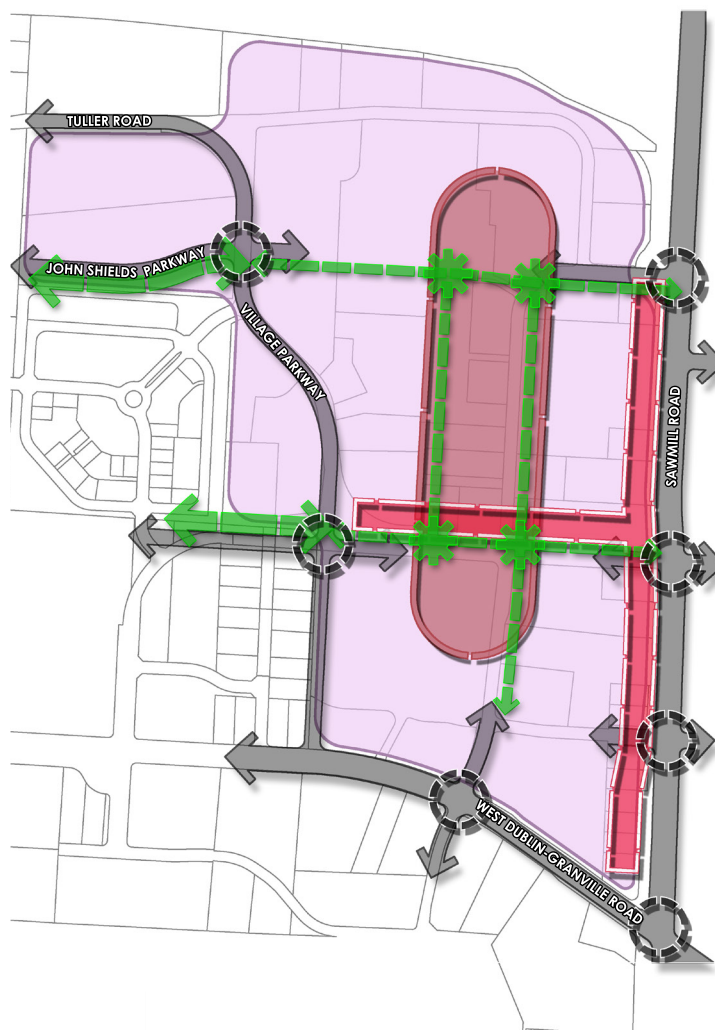
(5) Placemaking Elements

1. The intent for designated shopping corridors in the BSD neighborhood districts is to provide continuous mixed-use street frontages with retail uses and eating and drinking facilities occupying the ground floor of buildings located on streets that have a well-defined and detailed pedestrian realm. Buildings with frontage on designated shopping corridors should be sited to accommodate a mix of outdoor activities, such as patios, seating areas, pocket plazas and spacious walkways.
2. At least one continuous shopping corridor is required and shall be located along at least one principal frontage street in the approximate location shown on Figure 153.063-A.
3. The minimum required length of the required shopping corridor shall be measured as the aggregate length of the block faces along both sides of the principal frontage street. The required length shall be based on the total area of the development site as noted in Table 153.063-B.

**TABLE 153.063-B
SHOPPING CORRIDOR LENGTH - BSD SAWMILL
CENTER NEIGHBORHOOD DISTRICT**

Development Area	Required Shopping Corridor Length
Less than 5 acres	No minimum
5 to 20 acres	600 linear feet minimum
Over 20 acres	1,200 linear feet minimum

FIGURE 153.063-A. ILLUSTRATION OF SAWMILL CENTER DEVELOPMENT STANDARDS



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. The Development Standards illustration is intended to be representative of a general development pattern. It is not intended to show the precise locations for approved street types, use areas, open spaces or other required elements of this Code. Actual locations and standards will be provided with the approval of the Concept Plan, Preliminary Development Plan, and Final Development Plan as required in §153.066 for individual neighborhood areas.

4. Any block exceeding 300 feet within a shopping corridor shall provide a mid-block pedestrianway meeting the requirements of §153.060(C)(6).
5. The required shopping corridor is permitted to turn the corner of a block provided the minimum required length of the shopping corridor is located along the principal frontage street.

(b) Master Sign Plans

1. The BSC Sawmill Center Neighborhood District is intended to accommodate a wide variety of building types and uses to create vibrant, mixed use shopping and entertainment districts. The sign and graphic standards shall contribute to the vibrancy of the district and the creation of a high quality environment with effective graphics intended for navigation, information, and identification primarily for pedestrians and secondarily for vehicles.
2. A master sign plan shall be submitted as required by §153.066(J). The approved master sign plan may include alternative sign types, number, size, heights, locations, colors, and lighting, provided the purpose and intent of the sign and graphic standards for the BSC Sawmill Center Neighborhood District are maintained.

(c) Street Terminations

Refer to §153.062(J) for Treatments at Terminal Vistas.

(d) Gateways

1. Gateways shall be provided in the approximate locations shown in Figure 153.063-A. Gateway designs shall be approved with the Final Development Plan, but locations shall be identified with the Preliminary Development Plan and shall be coordinated with the street network.
2. Gateways are points of identification that provide a sense of arrival to the area. Gateway designs shall be pedestrian-oriented in scale and shall include a combination of architectural elements, landscape features, and/or public open spaces. Gateway elements should enhance the character of the public realm consistent with the Principles of Walkable Urbanism of §153.057(D) and should be coordinated with the design of the nearby streetscape, open spaces and architecture as may be applicable.

(6) Open Spaces. Refer to §153.064.

(a) Open Space Character

The BSD Sawmill Center Neighborhood district is intended to accommodate a wide variety of building types and uses to create vibrant, mixed use shopping and entertainment districts accented by a high quality open space network that balances a variety of natural and hardscape areas designed to provide intimate gathering spaces appropriate for an urban setting.

(b) Required Open Space

Open space shall be provided in accordance with the requirements of §153.064(C). All open spaces fulfilling this requirement shall meet the intent and design requirements of an open space type permitted in the BSD Sawmill Center Neighborhood District as described in §153.064(G). Required open spaces shall be publicly accessible and accommodate community activity and gathering spaces.

(c) Permitted Open Space Types

Refer to §153.064(G) for permitted open space types in the BSD Sawmill Center Neighborhood District.

(d) Open Space Network

1. Open spaces within the BSD Sawmill Center Neighborhood district shall be organized as a series of interconnected nodes and corridors appropriate to the scale and character of surrounding streets, buildings and land uses. The purpose of this requirement is to create highly accessible public gathering spaces and activity areas along a continuous open space network weaving through this urban neighborhood.

2. The open space network shall be provided, at a minimum, in the approximate locations shown in Figure 153.063-A. Open space designs shall be approved with the Final Development Plan but locations and types shall be identified with the Preliminary Development Plan and shall meet the following criteria:

- A. Open space corridors and nodes shall be coordinated with the street network and with gateways where applicable.
- B. Open space corridors may be provided as a greenway open space type or by using approved street types, provided that open space nodes are located along the street with no greater than three full blocks between each open space node, and if pedestrian and bicycle movement between the open spaces is emphasized in the street design.
- C. The open space network shall connect to existing or planned greenways within the vicinity, providing pedestrian and bicycle

access to nearby residential districts, the Scioto River, other destinations throughout the Bridge Street District, and to the city's larger open space system.

- D. Open space nodes shall be provided at prominent street intersections as identified during the Preliminary and Final Development Plan reviews, such as those serving as entrances to a designated shopping corridor and other gateway locations, with other appropriately scaled open space types integrated along the corridor as appropriate to the character of the street.

(D) BSD HISTORIC TRANSITION NEIGHBORHOOD DISTRICT

(1) Development Intent

The Historic Transition Neighborhood presents a unique opportunity within the Bridge Street District. Transitional elements include building on the BSD Historic Core District's strong gridded pedestrian and street network and providing appropriate connections to the BSD Indian Run Neighborhood. A balance of land uses will be important to support the smaller scale retail, service, and entertainment uses in the BSD Historic Core. Other limited areas of BSD Historic Transition Neighborhood border the Historic District and require sensitive treatment to maintain complementary relationships to adjacent districts.

- (2) Refer to §153.058 for the BSD Historic Transition Neighborhood District intent and refer to the Zoning Map for the actual limits of the BSD Historic Transition Neighborhood District. Refer to Figure 153.063-B for an illustration of a conceptual development pattern desired for this district. Actual locations of elements depicted on the graphic will be determined through the Preliminary and Final Development Plan review processes.

(3) Block, Access, and Street Layout

(a) Block Length

- 1. Refer to Table 153.060-A, Maximum Block Dimensions.
- 2. Developable lots are not permitted between greenways and the street adjacent to the Indian Run west of North High Street.

(b) Access

Refer to §§153.060 and 153.061 for existing and planned principal frontage streets within the BSD Historic Transition Neighborhood District and acceptable block access configurations.

(c) Mid-Block Pedestrianways

Blocks consisting entirely of residential uses that are located in predominantly residential development areas may be exempted from

the mid-block pedestrianway requirements of §153.060(C)(6), subject to approval by the required reviewing body, except where a block has frontage on a principal frontage street.

(d) Street Types

Refer to §153.061 for existing and potential streets and street family designations within the BSD Historic Transition Neighborhood District.

(4) Building Types. Refer to §153.062.

(a) Permitted Building Types

Refer to §153.062(B)(3)(a) for permitted building types in the BSD Historic Transition Neighborhood District.

(b) Building Height

Buildings located across a street from or adjacent to the BSD Historic Core District shall be limited to two and a half stories.

(5) Placemaking Elements

(a) Historic Sites and Structures

Historic sites and structures listed on the National Register and/or the Ohio Historic Inventory shall be preserved to the extent practicable with redevelopment unless otherwise approved by the Architectural Review Board pursuant to §153.171.

(b) Use Limitations

Ground floor residential uses are not permitted on Bridge Street.

(c) Gateways

1. Gateways shall be provided in the approximate locations shown in Figure 153.063-B. Gateway designs shall be approved with the Final Development Plan, but locations shall be identified on the Preliminary Development Plan and shall be coordinated with the street network.
2. Gateways are points of identification that provide a sense of arrival to the area. Gateway designs shall be pedestrian-oriented in scale and shall include a combination of architectural elements, landscape features and/or public open spaces. Gateway elements should enhance the character of the public realm and should be coordinated with the design of the nearby streetscape, open spaces and architecture as may be applicable.

(6) Open Spaces. Refer to §153.064.

(a) Permitted Open Space Types

Refer to §153.064(G) for permitted open space types in the BSD Historic Transition Neighborhood District.

(b) Open Space Character

1. The BSD Historic Transition Neighborhood District is intended to complement the BSD

Historic Core District by accommodating a variety of building types within a finer grained street and block network and uses consistent with the district. Development shall be planned to allow an extension of the walkable mixed use character of the BSD Historic Core District.

2. Open spaces shall be planned in a manner appropriate to the smaller scaled urban environment consistent with the Historic District, with a network of open spaces to serve the residential presence in the BSD Historic Transition Neighborhood District, a high quality public green to serve as a community gathering space, and connections to the Indian Run greenway and the Scioto River.

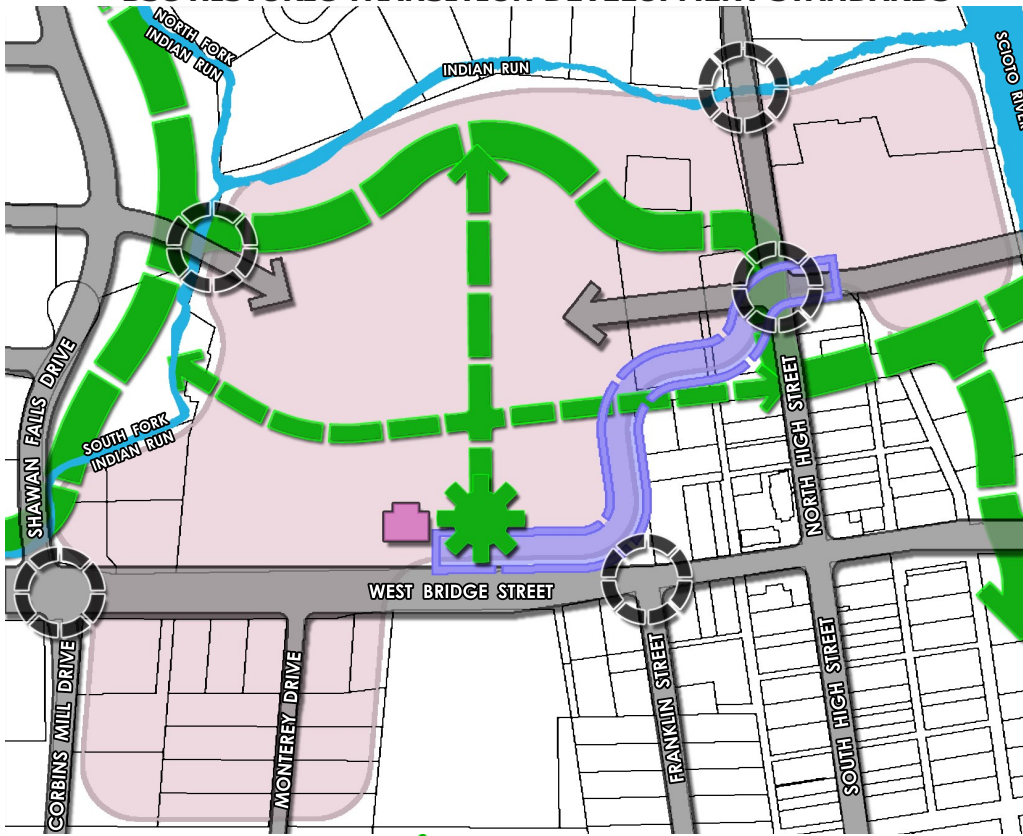
(c) Required Open Space

Open space shall be provided in accordance with the requirements of §153.064(C). All open spaces fulfilling this requirement shall meet the intent and design requirements of an open space type permitted in the BSD Historic Transition Neighborhood District. Required open spaces shall be publicly accessible and accommodate community activities and gathering spaces.

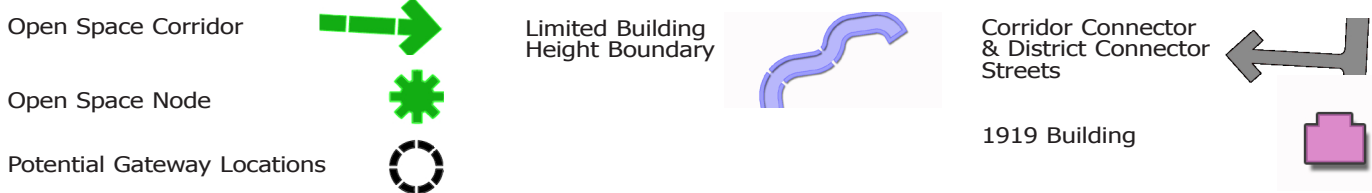
(d) Open Space Network

1. Open spaces within the BSD Historic Transition Neighborhood District are intended to be organized as a series of interconnected nodes and corridors appropriate to the scale and character of surrounding streets, buildings and land uses. The purpose of this is to create highly accessible public gathering spaces and activity areas along a continuous open space network weaving through and around the edges of this urban neighborhood.
2. The open space network shall be provided, at a minimum, in the approximate locations shown in Figure 153.063-B. Open space designs shall be approved with the Final Development Plan, but locations and types shall be identified on the Preliminary Development Plan application and shall meet the following criteria:
 - A. Open space corridors and nodes shall be coordinated with the street network and with gateways where applicable.
 - B. Greenways are required along all branches of the Indian Run and shall be designed to facilitate pedestrian and bicycle travel. Greenways shall be designed with publicly accessible street frontage for a minimum of one third of the greenway length along all branches of

**FIGURE 153.063-B. ILLUSTRATION OF
BSC HISTORIC TRANSITION DEVELOPMENT STANDARDS**



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. The Development Standards illustration is intended to be representative of a general development pattern. It is not intended to show the precise locations for approved street types, use areas, open spaces or other required elements of this Code. Actual locations and standards will be provided with the approval of the Concept Plan, Preliminary Development Plan, and Final Development Plan as required in §153.066 for individual neighborhood areas.



the Indian Run within the BSD Historic Transition Neighborhood District.

- C. Required greenways shall connect to existing or planned greenways within the vicinity, providing pedestrian and bicycle access to the BSD Indian Run Neighborhood District, the Scioto River, other destinations throughout the Bridge Street District, and to the city's larger open space system.
- D. Building frontage directly along a greenway with no intervening street shall be treated as street frontage and shall meet street-facing façade requirements, except the minimum front property line coverage requirements are reduced to 50% along the greenway.
- E. Other required open space corridors may be created by using approved street types, provided that open space nodes are located along the street with no greater than three full blocks between each open

space node and pedestrian and bicycle movement between the open spaces is emphasized in the street design.

- F. A minimum of one permitted open space type shall be provided north of Bridge Street, with continuous pedestrian and bicycle connections to the Indian Run greenway.
- G. Other open space nodes shall be provided at gateway locations as identified during the Preliminary and Final Development Plan reviews, such as at prominent street intersections, with other appropriately scaled open space types integrated along the corridor as appropriate to the character of the street.

(E) BSD INDIAN RUN NEIGHBORHOOD DISTRICT

(1) Development Intent

The BSD Indian Run Neighborhood District provides a significant opportunity for a well-planned and

designed mixed use neighborhood. Special attention at the boundaries of the neighborhood will be required to deal with the sensitivity of the Indian Run and the opportunities for prominent visibility from I-270. Land use opportunities include a complementary residential presence, especially in those areas nearest the Indian Run, with office employment and supporting service and commercial uses. A comfortable, walkable street network is intended to convey a strong sense of connection between each of these diverse but balanced land uses.

- (2) Notwithstanding the foregoing, any real property that had a Planned Unit Development (PUD) classification pursuant to §153.052 immediately prior to its rezoning into the BSD Indian Run Neighborhood District shall be permitted to be developed, at the election of the property owner or other applicant, in one of the following manners:

- (a) Per the terms of the PUD zoning text that was approved in accordance with §153.052, if the approved PUD zoning text is silent on any particular matter, issue, restriction, or requirement, then the Dublin Zoning Code, as it existed immediately prior to the adoption of §§153.057 through §153.066, shall provide the applicable zoning requirements. A property owner or applicant that desires to develop their property in accordance with this provision shall be required to file and obtain approval of a Final Development Plan application as required under §153.053 of the Dublin Zoning Code; or
- (b) A property owner or applicant that desires to develop their property in accordance with the requirements of §§153.057 through §153.065 shall be required to follow all of the procedures of §153.066 required for approval of development projects under the BSD Indian Run Neighborhood District.

- (3) Refer to §153.058 for the BSD Indian Run Neighborhood District intent, and refer to the Zoning Map for the actual limits of the BSD Indian Run Neighborhood District. Refer to Figure 153.063-C for an illustration of a conceptual development pattern desired for this district. Actual locations of elements depicted on the graphic will be determined through the Preliminary and Final Development Plan review processes.

- (4) Block, Access, and Street Layout

- (a) Block Length

Refer to Table 153.060-A, Maximum Block Dimensions.

- (b) Access

Refer to §§153.060 and 153.061 for existing and potential principal frontage streets within the BSD Indian Run Neighborhood District and acceptable block access configurations.

- (c) Mid-Block Pedestrianways

Blocks consisting entirely of residential uses that are located in predominantly residential development areas may be exempted from the mid-block pedestrianway requirement of §153.060(C)(6), subject to approval by the required reviewing body, except where a block has frontage on a principal frontage street.

- (d) Street Types

1. Streets fronted by a required open space type shall be designated as principal frontage streets.
2. Refer to §153.061 for existing and planned streets and street family designations within the BSD Indian Run Neighborhood District.

- (5) Building Types. Refer to §153.062.

- (a) Permitted Building Types

Refer to §153.062(B)(3)(a) for permitted building types in the BSD Indian Run Neighborhood District.

- (b) Building Types Permitted in Shopping Corridors
Corridor Building, Loft Building, Mixed Use Building, Large Format Commercial Building

- (c) Commercial Center Building Types

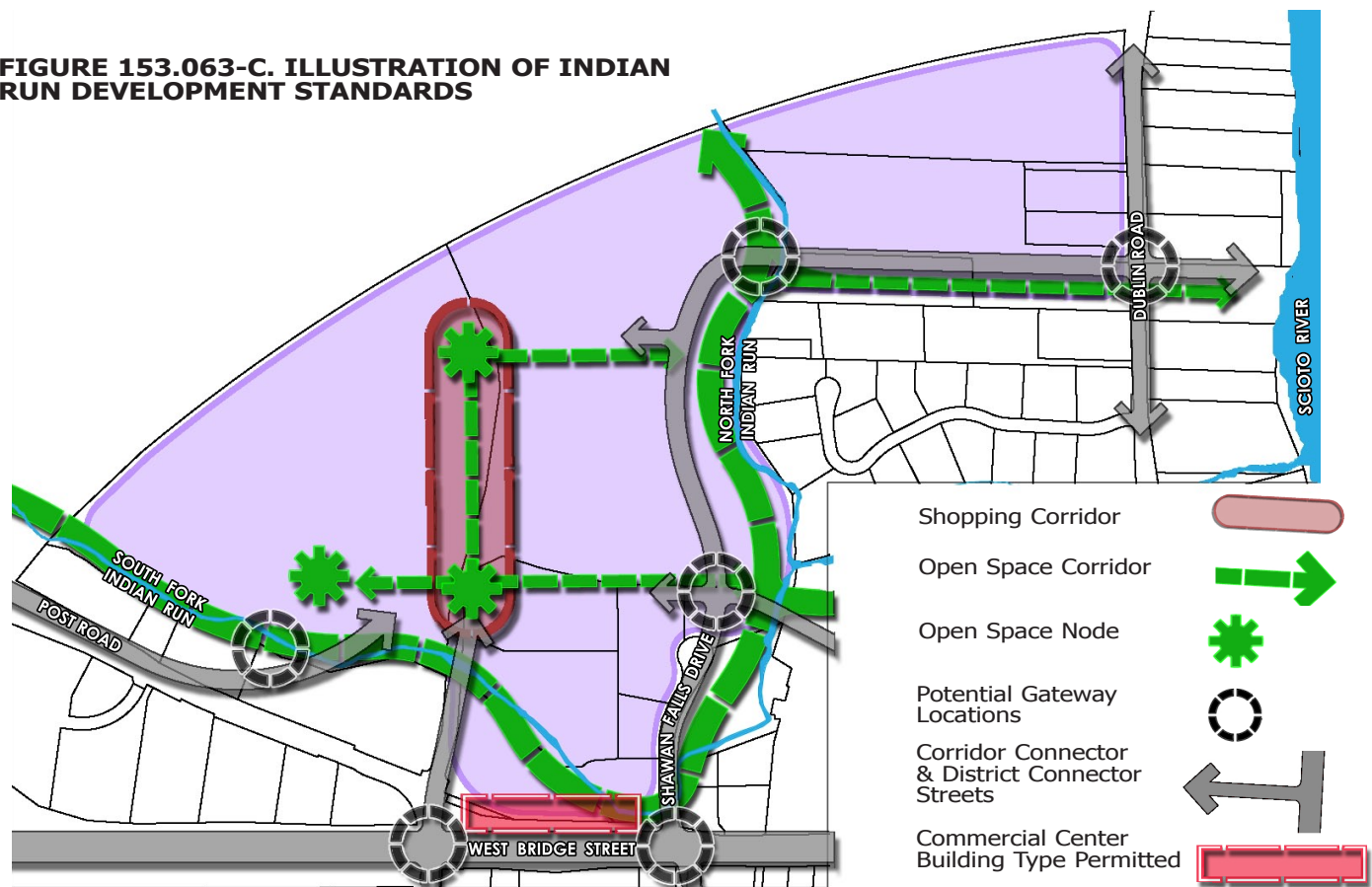
Commercial Center building types are permitted to front only on Bridge Street.

- (6) Placemaking Elements

- (a) Shopping Corridor

1. The intent for designated shopping corridors in the BSD neighborhood districts is to provide continuous mixed-use street frontages with retail uses and eating and drinking facilities occupying the ground floor of buildings located on streets that have a well-defined and detailed pedestrian realm. Buildings with frontage on designated shopping corridors should be sited to accommodate a mix of outdoor activities, such as patios, seating areas, pocket plazas and spacious walkways.
2. At least one continuous shopping corridor is required and shall be located along at least one principal frontage street in the approximate location shown on Figure 153.063-C.
3. The minimum required length of the required shopping corridor shall be measured as the aggregate length of the block faces along both sides of the principal frontage street. The required length shall be based on the total area of the development site as noted in Table 153.063-C.

FIGURE 153.063-C. ILLUSTRATION OF INDIAN RUN DEVELOPMENT STANDARDS



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. The Development Standards illustration is intended to be representative of a general development pattern. It is not intended to show the precise locations for approved street types, use areas, open spaces or other required elements of this Code. Actual locations and standards will be provided with the approval of the Concept Plan, Preliminary Development Plan, and Final Development Plan as required in §153.066 for individual neighborhood areas.

TABLE 153.063-C SHOPPING CORRIDOR LENGTH - BSD INDIAN RUN NEIGHBORHOOD DISTRICT	
Development Area	Required Shopping Corridor Length
Less than 5 acres	No minimum
5 to 20 acres	600 linear feet minimum
Over 20 acres	1,200 linear feet minimum

4. Any block exceeding 300 feet within a shopping corridor shall provide a mid-block pedestrianway meeting the requirements of §153.060(C)(6).
 5. The required shopping corridor is permitted to turn the corner of a block provided the minimum required length of the shopping corridor is located along the principal frontage street.
- (b) Indian Run Frontage
1. If buildings are fronted directly along the Indian Run greenway, ground floor façades

shall be treated the same as front façades on principal frontage streets. Parking lots, parking structures, garages, and loading facilities are not permitted in the rear yards of lots with frontage along the Indian Run greenway.

2. Eating and drinking establishments are encouraged along the Indian Run greenway, with an additional 10% semi-pervious area permitted for outdoor dining and seating where the outdoor dining area is within 20 feet of the principal structure.
- (c) Street Terminations
- Refer to §153.062(J) for Treatments at Terminal Vistas.
- (d) Gateways
1. Gateways shall be provided in the approximate locations shown in Figure 153.063-C. Gateway designs shall be approved by the required reviewing body, but locations shall be identified on the

Preliminary Development Plan and shall be coordinated with the street network.

2. Gateways are points of identification that provide a sense of arrival to the area. Gateway designs shall be pedestrian-oriented in scale and shall include a combination of architectural elements, landscape features, and/or public open spaces. Gateway elements should enhance the character of the public realm consistent with the Principles of Walkable Urbanism of §153.057(D) and should be coordinated with the design of the nearby streetscape, open spaces and architecture as may be applicable.

(e) Sign Plans

1. The BSD Indian Run Neighborhood District is intended to accommodate a wide variety of building types and uses to create vibrant, mixed use shopping and entertainment districts. The sign and graphic standards shall contribute to the vibrancy of the district and the creation of a high quality environment with effective graphics intended for navigation, information, and identification primarily for pedestrians and secondarily for vehicles.
2. A master sign plan shall be submitted for buildings within designated shopping corridors and as required by §153.065(H) and §153.066(L)(8). The approved master sign plan may include alternative sign types, number, size, heights, locations, colors, and lighting.

(7) Open Spaces. Refer to §153.064.

(a) Open Space Character

1. The BSD Indian Run Neighborhood District is intended to accommodate a wide variety of building types and uses to create vibrant, mixed use shopping and employment districts accented by a high quality open space network that balances a variety of stunning natural greenways and hardscape areas designed to provide intimate gathering spaces appropriate for an urban setting.
2. Greenways shall be provided to connect the BSD Indian Run Neighborhood District with the BSD Historic Transition Neighborhood District to the east, creating pedestrian and bicycle connections and natural corridors from this mixed use activity center to the Scioto River and throughout the Bridge Street District.

(b) Required Open Space

Open space shall be provided in accordance with the requirements of §153.064(C). All open spaces fulfilling this requirement shall meet the intent

and design requirements of an open space type permitted in the BSD Indian Run Neighborhood District as described in §153.064(G). Required open spaces shall be publicly accessible and accommodate community activity and gathering spaces.

(c) Permitted Open Space Types

Refer to §153.064(G) for permitted open space types in the BSD Indian Run Neighborhood District.

(d) Open Space Network

1. Open spaces within the BSD Indian Run Neighborhood District shall be organized as a series of interconnected nodes and corridors appropriate to the scale and character of surrounding streets, buildings and land uses. The purpose of this requirement is to create highly accessible public gathering spaces and activity areas along a continuous open space network weaving through and around the edges of this urban neighborhood.
2. The open space network shall be provided, at a minimum, in the approximate locations shown in Figure 153.063-C. Open space designs shall be approved by the required reviewing body, but locations and types shall be identified on the Preliminary and Final Development Plan and shall meet the following criteria:
 - A. Open space corridors and nodes shall be coordinated with the street network and with gateways where applicable.
 - B. Greenways are required along and on both sides of all branches of the Indian Run and shall be designed to facilitate pedestrian and bicycle travel. Greenways shall be designed with publicly accessible street frontage for a minimum of one third of the greenway length along all branches of the Indian Run within the Indian Run district.
 - C. Required greenways shall connect to existing or planned greenways within the vicinity, providing pedestrian and bicycle access to Historic Dublin, the Scioto River, other destinations throughout the Bridge Street District, and to the city's larger open space system.
 - D. Where buildings front directly onto greenways, semi-pervious outdoor dining areas are permitted within 20 feet of the principal structure adjacent to the greenway.
 - E. Other required open space corridors may be created by using approved street types, provided that open space nodes are

located along the street with no greater than three full blocks between each open space node and pedestrian and bicycle movement between the open spaces is emphasized in the street design.

- F. Open space nodes shall be provided at prominent street intersections, such as those serving as entrances to a designated shopping corridor and other gateway locations, with other appropriately scaled open space types integrated along the corridor as appropriate to the character of the street.
- G. Where a conference center use is provided, an adjacent plaza or square shall be required to serve as an open space node.

(F) BSD SCIOTO RIVER NEIGHBORHOOD DISTRICT

(1) Development Intent

The BSD Scioto River Neighborhood District provides a significant opportunity for a well-planned and designed neighborhood with a balanced mix of land uses. Predominant land uses include a residential presence to complement and support a strong mix of uses, with office employment and supporting service and commercial uses. A comfortable, walkable street network is intended to convey a strong sense of connection between each of these diverse but complementary land uses.

- (2) Refer to §153.058 for the BSD Scioto River Neighborhood District intent, and refer to the revised Zoning Map for the actual limits of the BSD Scioto River Neighborhood District. Refer to Figure 153.063-D for an illustration of a conceptual development pattern desired for this district.

(3) Block, Access, and Street Layout

- (a) Refer to §153.060 for Lots and Blocks; refer to §153.061 for Street Types; refer to §153.062(O) for access permitted for specific building types.

(b) Block Length

1. Refer to Table 153.060-A, Maximum Block Dimensions, for block length requirements.
2. Blocks with frontage on Riverside Drive/ State Route 161 facing the roundabout (conceptually shown on Figure 153.063-D) may exceed the maximum block length, but shall be required to provide mid-block pedestrianways in accordance with §153.060(C)(6).
3. For the purposes of measuring block length, the limits of private street sections designed and constructed to public street standards and defined on the Preliminary Development Plan shall be used in lieu of right-of-way.

(c) Access

Refer to §§153.060 and 153.061 for existing and potential principal frontage streets within the BSD Scioto River Neighborhood District and acceptable block access configurations.

(d) Street Types

Refer to §153.061 for existing and planned streets and street family designations within the BSD Scioto River Neighborhood District.

(4) Building Types & Uses. Refer to §153.062.

(a) Permitted Building Types

Refer to §153.062(B)(3)(a) for permitted building types in the BSD Scioto River Neighborhood District.

(b) Vehicular Canopies

In addition to the requirements of §153.062(L), canopies shall be located per Figure 153.062-J, and are permitted on the side of a building located on a corner lot, provided the vehicular use area is screened from any principal frontage streets and shopping corridors in accordance with §153.059(C)(4)(c).

(c) Ground Story Use & Occupancy Requirements.

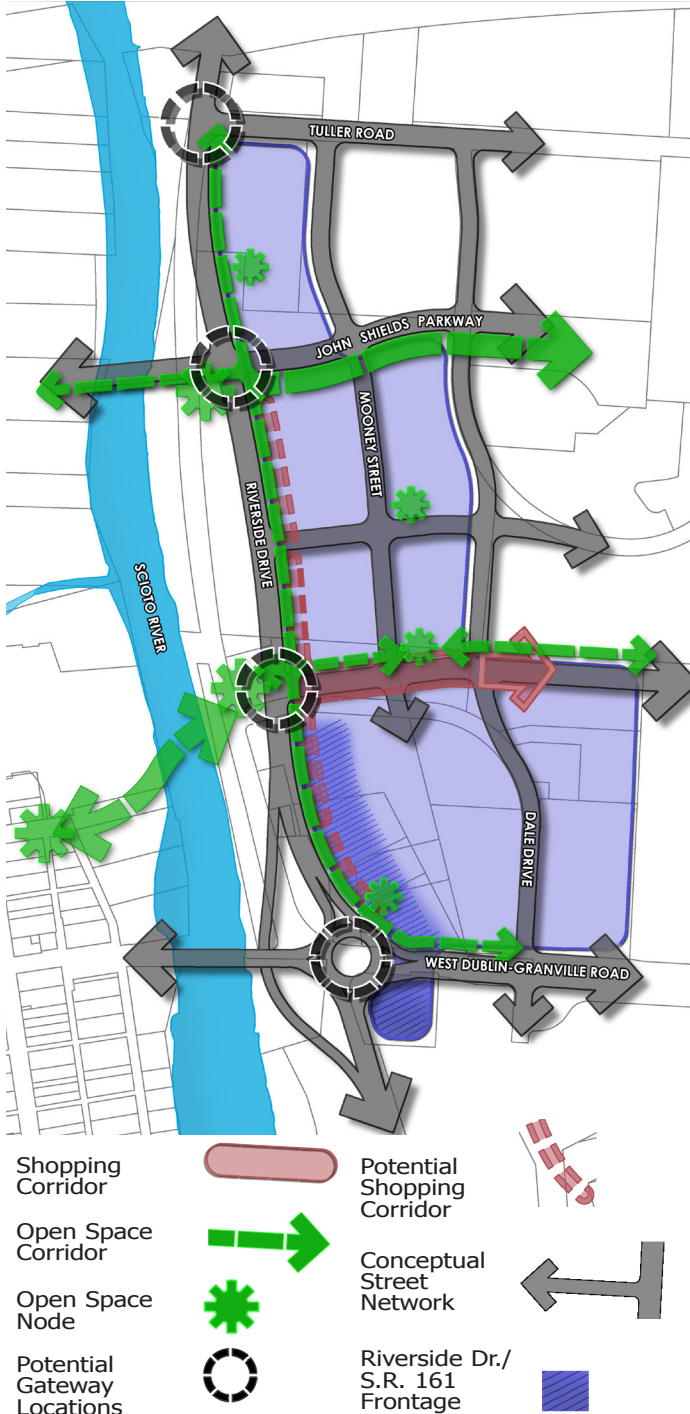
Residential, Office and all related support spaces including lobbies, common areas, mechanical and service uses are permitted on the ground floor. Mechanical rooms, service uses, and other related areas shall not front a shopping corridor.

(5) Placemaking Elements

(a) Shopping Corridor

1. The intent for designated shopping corridors in the BSD neighborhood districts is to provide continuous mixed-use street frontages with retail uses and eating and drinking facilities occupying the ground floor of buildings located on streets that have a well-defined and detailed pedestrian realm. Buildings with frontage on designated shopping corridors should be sited to accommodate a mix of outdoor activities, such as patios, seating areas, pocket plazas and spacious walkways.
2. At least one continuous shopping corridor is required and shall be located on and perpendicular to a principal frontage street in the approximate location shown on Figure 153.063-D.
3. The minimum required length of the required shopping corridor shall be measured as the aggregate length of the block faces along both sides of the principal frontage street, except where portions of the shopping corridor have frontage along Riverside Drive. The required length shall be based on the total area of the

FIGURE 153.063-D. ILLUSTRATION OF SCIOTO RIVER DEVELOPMENT STANDARDS



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. The Development Standards illustration is intended to be representative of a general development pattern. It is not intended to show the precise locations for approved street types, use areas, open spaces or other required elements of this Code. Actual locations and standards will be provided with the approval of the Concept Plan, Preliminary Development Plan, and Final Development Plan as required in §153.066 for individual neighborhood areas.

development site as noted in Table 153.063-D.

**TABLE 153.063-D
SHOPPING CORRIDOR LENGTH - BSD SCIOTO RIVER
NEIGHBORHOOD DISTRICT**

Development Area	Required Shopping Corridor Length
Less than 5 acres	No minimum
5 to 20 acres	600 linear feet minimum
Over 20 acres	1,200 linear feet minimum

4. Any block exceeding 300 feet within a shopping corridor shall provide a mid-block pedestrianway meeting the requirements of §153.060(C)(6).
 5. The required shopping corridor is permitted to turn the corner of a block provided the minimum required length of the shopping corridor is located along the principal frontage street.
- (b) John Shields Parkway Frontage
If buildings are fronted directly along the John Shields Parkway greenway, ground floor façades shall be treated the same as front façades on principal frontage streets.
 - (c) Pedestrian-Oriented Streetscape
A minimum of 12 feet of clear sidewalk width shall be provided along designated shopping corridors through the combination of public right-of-way and required building zone area with public access easements. Outdoor dining and seating areas shall not be permitted within this clear area.
 - (d) Street Terminations
Refer to §153.062(J) for Treatments at Terminal Vistas.
 - (e) Gateways
 1. Gateways are points of identification that provide a sense of arrival to the area. Gateway designs shall be pedestrian-oriented in scale and shall include a combination of architectural elements, landscape features, and/or public open spaces. Gateway elements should enhance the character of the public realm consistent with the Principles of Walkable Urbanism of §153.057(D) and should be coordinated with the design of the nearby streetscape, open spaces and architecture as may be applicable.
 2. Gateways shall be provided in the approximate locations shown in Figure 153.063-D. Gateway designs shall be approved on the Final Development Plan, but locations shall be identified on the

Preliminary Development Plan and shall be coordinated with the street network.

(f) Sign Plans

1. The BSD Scioto River Neighborhood District is intended to accommodate a wide variety of building types and uses to create vibrant, mixed use shopping and entertainment districts. The sign and graphic standards shall contribute to the vibrancy of the district and the creation of a high quality environment with effective graphics intended for navigation, information, and identification primarily for pedestrians and secondarily for vehicles.
2. A master sign plan shall be submitted for buildings within designated shopping corridors and as required by §153.065(H) and §153.066(L)(8). The approved master sign plan may include alternative sign types, number, size, heights, locations, colors.

(6) Open Spaces. Refer to §153.064.

(a) Open Space Character

1. The BSD Scioto River Neighborhood District is intended to accommodate a wide variety of building types and uses to create vibrant, mixed use shopping and employment districts accented by a high quality open space network that balances a variety of stunning natural greenways and hardscape areas designed to provide intimate gathering spaces appropriate for an urban setting.
2. A pedestrian bridge will connect the BSD Scioto River Neighborhood District with the Historic District and BSD Historic Transition Neighborhood, establishing an iconic focal point and a key pedestrian and bicycle connection linking the two sides of the Scioto River.
3. A greenway connecting the BSD Scioto River Neighborhood District with the BSC Sawmill Center Neighborhood District to the east is intended to create pedestrian and bicycle connections and natural corridors from this mixed use activity center to the Sawmill Center and throughout the Bridge Street District.

(b) Required Open Space

Open space shall be provided in accordance with the requirements of §153.064(C). All open spaces fulfilling this requirement shall meet the intent and design requirements of an open space type permitted in the BSD Scioto River Neighborhood District as described in §153.064(G). Required open spaces shall be publicly accessible and accommodate community activity and gathering spaces.

(c) Permitted Open Space Types

All open space types are permitted.

(d) Open Space Network

1. Open spaces within the BSD Scioto River Neighborhood District shall be organized as a series of interconnected nodes and corridors appropriate to the scale and character of surrounding streets, buildings and land uses. The purpose of this requirement is to create highly accessible public gathering spaces and activity areas along a continuous open space network weaving through and around the edges of this urban neighborhood.
2. The open space network shall be provided, at a minimum, in the approximate locations shown in Figure 153.063-D. Open space locations shall be approved on the Final Development Plan, but locations and types shall be identified on the Preliminary Development Plan and shall meet the following criteria:
 - A. Open space corridors and nodes shall be coordinated with the street network, and with gateways where applicable.
 - B. A greenway is required along John Shields Parkway and shall be designed to facilitate pedestrian and bicycle travel.
 - C. Open space nodes shall be provided at prominent street intersections, such as those serving as entrances to a designated shopping corridor, the open spaces associated with the pedestrian bridge landing, and other gateway locations, with other appropriately scaled open space types integrated along the corridor as appropriate to the character of the street.
 - D. Where a conference center use is present, an adjacent plaza or square shall be provided to serve as a required open space.