

§ 153.065 SITE DEVELOPMENT STANDARDS

(A) PURPOSE AND APPLICABILITY

- (1) The purpose of the site development standards is to facilitate the implementation of the Bridge Street District Area Plan and establish a walkable, mixed-use urban core for the City of Dublin consistent with the principles and directions articulated in the Community Plan (Bridge Street District Area Plan). It is intended that all site development encourage and support the principles of walkable urbanism provided in §153.057(D).
- (2) As provided in §153.065, the site development standards shall be applied to all new development in the Bridge Street District, including modifications to Existing Uses and Existing Structures.
- (3) With the exception of provisions related to Existing Uses in §153.059(B)(5) and Existing Structures in §153.062(B)(2), site development standards covered by this section that are nonconforming at the effective date of this amendment or made nonconforming by a change to this chapter shall meet the requirements of §153.004(C).

(B) PARKING AND LOADING

The intent of §153.065(B) is to ensure the provision of adequate vehicular and bicycle parking facilities in all BSD zoning districts based on the vision for each area described in the Dublin Community Plan (Bridge Street District Area Plan) and the District's five Vision Principles. This is achieved through the emphasis placed on required bicycle facilities, well-designed parking structures and the use of on-street parking spaces while minimizing off-street surface parking lots and encouraging shared parking arrangements.

(1) General Provisions

(a) Applicability

1. Vehicular and bicycle parking as required by §153.065(B) shall be provided for the use of occupants, employees and patrons of each new building or addition constructed. Required parking shall be provided as permitted by this section, including, but not limited to, shared parking arrangements.
2. Parking meeting the requirements of this section shall be provided for buildings that are expanded by more than 25% of the gross floor area existing on the effective date of a rezoning to a BSD zoning district.
3. Whenever the use of a building or lot is changed to a use requiring 25% or more parking spaces than the required parking for the previous use, parking shall be brought into full compliance as required by §153.065(B) within a reasonable time as

determined by the Director. For a multi-tenant building, when a portion of the building or lot changes to a use requiring 25% or more parking spaces, only that parking for the new use shall be required. If applicable, a shared parking plan as described in §153.065(B)(2)(b) may also be submitted to ensure adequate parking while accommodating changes of use in multi-tenant buildings.

4. Required parking and loading spaces shall be installed and completed prior to building occupancy. The Director of Building Standards may grant one, six month extension following occupancy approval if adverse weather conditions or unusual delays beyond the control of the property owner prevent completion of parking and loading areas. Adequate parking areas and spaces shall be available, either on or off-site, during the extension period under the following conditions:
 - A. On-site parking areas, if not in a finished condition, shall be adequately surfaced to accommodate anticipated traffic, stormwater drainage and snow removal, at the determination of the Director of Building Standards; and/or
 - B. Parking may be provided off-site, subject to the requirements of §153.065(B)(1)(b).
 5. The provisions of §153.207, Parking in Residential Districts, shall apply in the BSD Residential and BSD Historic Residential districts.
 6. Parking and loading spaces for uses not addressed in §153.065(B) shall be determined by the Director based on the anticipated parking impacts of the proposed use, its similarity to characteristics of other listed uses, and supporting documentation that may be provided by the applicant.
 7. Parking for Existing Structures is governed by the provisions of §153.062(B)(2)(c).
- (b) Parking Location
1. On-Site Parking
 - A. Surface parking provided on-site may only be located on those areas of each development parcel that are not required by §153.062 to be occupied by a principal structure. Off-street parking may also be provided within a principal structure as permitted by §153.062(O). The parking areas shall be readily accessible by vehicles, bicycles, and pedestrians.
 - B. Parking shall not be located within a setback as required for individual

building types in §153.062(O), except that parking areas may extend across contiguous lots in developments with coordinated site design, shared access points and/or shared parking arrangements.

- C. Where on-site surface parking is provided on a site included as part of a Preliminary Development Plan, parking may be permitted by the required reviewing body to encroach required setbacks to facilitate coordinated site design and contiguous parking areas with future development phases.

2. Off-Site Parking

Required off-street parking shall be provided either on-site, or in a parking structure or surface parking lot located within 600 feet of the subject parcel as permitted by the BSD zoning district in which the parking lot or structure is located and shall be readily accessible by vehicles, bicycles, and pedestrians.

- A. The use of off-site parking to meet the minimum parking requirement shall require an approved parking plan as described in §153.065(B)(1)(f). If not under single ownership, provisions for off-site parking shall be made by binding agreements between two or more property owners. Written easements which provide for continued use and maintenance of the parking shall be submitted to the City for approval. Any agreement shall include provisions to address changes in use or ownership.
- B. If an off-site parking agreement is severed or modified with the result of eliminating required parking for one or more properties, parking for the affected properties shall be brought into full compliance as required by §153.065(B), and approval of a new or modified parking plan shall be required.
- C. If located off-site, distances to required parking areas shall be measured along a walkway from the nearest pedestrian entrance to the parking area to the main entrance to the principal structure or use being served.

3. On-Street Parking

On-street parking spaces may be counted toward meeting the minimum parking requirement for a parcel provided that the spaces are on the same side of the street and more than one-half the length of the parking space lies between the two side lot lines

of the parcel extended into the street right-of-way. On corner lots, on-street spaces on both street frontages may be counted in the same manner. Credit for on-street parking spaces shall apply to parking for all uses on the parcel rather than any specific use. On-street parking spaces shall not be signed or otherwise designated for exclusive use by any specific use, building or lot.

(c) Electric Car Charging Points

Parking lots and structures are strongly encouraged to provide at least one electric plug-in service point for every 200 parking spaces. Plug-in points shall be associated with an individual parking space and shall be installed according to appropriate design standards, as approved by the Director. Plug-in points are exempt from the service structure screening requirements of §153.065(E).

(d) Parking Lot/Structure Lighting

Parking lot and parking structure lighting shall comply with the requirements of §153.065(F).

(e) Parking Lot Landscaping

Parking lot landscaping shall comply with the requirements of §153.065(D).

(f) Parking Plan Required

- A. Applications for Final Development Plan;
- B. Applications that include a request for off-site parking, or in any case where a modified parking agreement necessitates a new or modified parking plan as described in §153.065(B)(1)(b);
- C. Applications involving a use listed in Table 153.065-A for which the parking requirement is specifically noted as being determined by an approved parking plan;
- D. Applications that include a request for an adjustment to required vehicle parking as permitted in §153.065(B)(2)(b), or where a change in conditions renders an approved adjustment insufficient to meet the parking needs of a use, building or lot;
- E. Applications that include a request for an adjustment to the number or location of required loading spaces as permitted in §153.065(B)(7), which may be approved by the Director where a change in conditions renders an approved adjustment insufficient to meet the loading needs of a use, building or lot;
- F. Applications for a Certificate of Zoning Plan Approval for a change of use that requires 25% or more parking spaces than the previous use; or

TABLE 153.065-A: REQUIRED VEHICLE PARKING.

USE	MINIMUM REQUIRED	MAXIMUM PERMITTED
Principal Uses		
Residential		
Dwelling, Single-Family	2 per dwelling unit	2 per dwelling unit
Dwelling, Two-Family		
Dwelling, Townhouse		
Dwelling, Live-Work	2 per dwelling unit	3 per dwelling unit
Dwelling, Multiple-Family	Studio/efficiency and one bedroom: 1 per dwelling unit	2 per dwelling unit
	Two bedrooms: 1.5 per dwelling unit	
	Three or more bedrooms: 2 per dwelling unit	
	Age-restricted Housing: 2 per 3 dwelling units if 80% of units are restricted for occupancy by those 65 or older	
	Handicapped Housing: 1 per 2 dwelling units if 80% of units are reserved for those meeting the definition of "handicap" under the federal Fair Housing Act Amendments	
Civic/Public/Institutional		
Cemetery	Per approved parking plan	
Community Center	Per approved parking plan	
Community Garden	Per approved parking plan	
Day Care, Adult or Child	Per approved parking plan demonstrating adequate site circulation, including pick-up and drop-off areas	
District Energy Plant	Per approved parking plan	
Educational Facility	1 per 3 persons maximum occupancy of largest seating area or maximum building capacity, whichever is higher, as shown on the building permit	125% of minimum
Elementary or Middle School	Per approved parking plan demonstrating adequate site circulation, including pick-up and drop-off areas	
Government Services, Safety	2 per 1,000 sq. ft.	150% of minimum
High School	Per approved parking plan demonstrating adequate site circulation, including pick-up and drop-off areas	
Hospital	Per approved parking plan	
Library, Museum, Gallery	Library: 3.3 per 1,000 sq. ft.	125% of minimum
	Museum or Gallery: 1 per 1,000 sq. ft.	
Religious or Public Assembly	1 per 6 persons maximum capacity in the largest seating area, as shown on the building permit	200% of minimum
Parks and Open Space	Per approved parking plan	
Transportation, Park and Ride	Per approved parking plan	
Transportation, Transit Station	Per approved parking plan	
Commercial		
Animal Care, General Services, Veterinary Offices, and Veterinary Urgent Care and Animal Hospitals	2.5 per 1,000 sq. ft.	150% of minimum
Bank	2.5 per 1,000 sq. ft.	125% of minimum
Bed and Breakfast	1 per guest bedroom, plus 1 for operator	150% of minimum
Conference Center	1 per 6 persons maximum capacity in the largest seating area, as shown on the building permit	125% of minimum
Eating and Drinking	10 per 1,000 sq. ft.	125% of minimum
Entertainment / Recreation, Indoor	Theater: 1 per 4 persons maximum capacity in the largest seating area, as shown on the building permit	150% of minimum
	Sports courts: 2 per court	
	Other uses: Per approved parking plan	

TABLE 153.065-A: REQUIRED VEHICLE PARKING.

USE	MINIMUM REQUIRED		MAXIMUM PERMITTED
Exercise and Fitness	2 per 1,000 sq. ft.		150% of minimum
Fueling / Service Station	4 per 1,000 sq. ft., plus 1 per dispensing station		150% of minimum
Hotel	2 per 3 guest rooms, plus 4 per 1,000 sq. ft. of accessory use area		125% of minimum
Office, General	Less than 50,000 sq. ft.	2.5 per 1,000 sq. ft.	125% of minimum
	50,000-150,000 sq. ft.	3 per 1,000 sq. ft.	
	Greater than 150,000 sq. ft.	4 per 1,000 sq. ft.	
Office, Medical	2.5 per 1,000 sq. ft.		125% of minimum
Parking, Structure	N/A		N/A
Parking, Surface Lot	N/A		N/A
Personal, Repair & Rental Services	2 per 1,000 sq. ft.		125% of minimum
Research & Development	2 per 1,000 sq. ft.		125% of minimum
Retail, General	3 per 1,000 sq. ft.		125% of minimum
Sexually Oriented Business Establishments	Per approved parking plan		
Skilled Nursing, Rehabilitation, Home for the Aging, and Nursing Homes	Per approved parking plan		
Shopping Center	5 per 1,000 sq. ft.		125% of minimum
Vehicle Sales, Rental and Repair	2 per 1,000 sq. ft., plus 1 per 2,000 sq. ft. of outdoor vehicle display area		150% of minimum
Wireless Communications	N/A		N/A
Accessory and Temporary Uses			
Day Care, Adult or Child	2 per 1,000 sq. ft.		125% of minimum
Dwelling Administration, Rental or Sales Office	2 spaces		N/A
Residential Model Home	1 space plus 1 per employee on largest shift		N/A
Swimming Pool	Per approved parking plan		

- G. Other circumstances determined by the Director to require a parking plan, which shall be reviewed with the Certificate of Zoning Plan Approval application.
2. Each parking plan for a parking area that contains 50 or more parking spaces shall demonstrate compliance with the pedestrian circulation standards of §153.065(I)(3)(b).
 3. A parking plan shall include, at a minimum, the following, as applicable:
 2. When calculating minimum and maximum parking requirements, fractional numbers shall be increased to the next whole number.
 3. Unless otherwise noted, all square footage requirements are based on indoor gross floor area.
 4. Except as noted in Table 153.065-A, no additional parking is required for accessory or temporary uses when the square footage of the uses are included in the parking calculation for the gross floor area of the principal use.
- (2) Required Vehicle Parking
- (a) Minimum Amount Required and Maximum Amount Permitted
 1. Each use shall provide the minimum amount of parking required for that use listed on Table 153.065-A, and shall be permitted to provide up to the maximum amount of parking on-site, as indicated for that use in Table 153.065-A, except as may be modified by the provisions of §153.065(B).
 - (b) Adjustments to Required Vehicle Parking

The maximum on-site parking requirements may not exceed that permitted by Table 153.065-A unless a parking plan meeting the criteria of §153.065(B)(2)(b)6, below is approved by the required reviewing body. The minimum amount of parking required by Table 153.065-A may be reduced by approval of a parking plan meeting the requirements of §153.065(B)(2)(b)1-6.

The cumulative reduction of minimum parking requirements permitted by §153.065(B)(2)(b)1-5 shall not exceed 30% of required parking, regardless of the number of these adjustments applied. Additional reductions may be permitted by §153.065(B)(2)(b)6.

1. Shared Parking Calculations

Where a mix of land uses creates staggered peak periods of parking, shared parking plans that have the effect of reducing the total amount of needed parking spaces may be approved. Parking spaces included in shared parking plans should be equally accessible and available to each of the affected users. The collective provision of off-street parking for two or more buildings or uses may be permitted subject to the following:

- A. Shared parking plans may include any lot or structure meeting the parking location requirements of §153.065(B)(1)(b). Adjacent lots included in the shared arrangement shall be connected for vehicular passage and shall provide safe and efficient pedestrian access to all uses served by the parking area(s).
- B. A request for a shared parking reduction shall be based on a shared parking analysis, including, but not limited to, the following factors:
 - i. The number of originally required spaces for different uses or facilities sharing the same parking areas as noted in Table 153.065-A; and
 - ii. Documentation of required parking needed for different uses at different days and times.
- C. The adjusted required parking for shared parking areas shall be the largest number of spaces needed for all uses during the most intensive time period of use expected on a typical basis.

2. Auto-Share Parking Spaces

The required minimum number of off-street parking spaces may be reduced by four spaces for each parking space reserved for auto-share parking, not to exceed a 10% reduction in the required minimum number of spaces provided in any one parking lot or structure. Auto-share parking spaces shall be designated on a parking plan and signed for the exclusive use of auto-share vehicles and evidence of written measures shall be provided to the City to ensure that the auto-share spaces are used only for that purpose.

3. Transit Proximity

The required minimum number of off-street parking spaces may be reduced by 10% if more than 50% of the land in a proposed development is located within 1,320 feet of any public transit stop. If an existing transit stop is subsequently eliminated, any previously permitted parking reduction shall remain valid, provided that an active transit route remains within 1,320 feet of the development.

4. Shower Facilities

The required minimum number of off-street parking spaces for a non-residential development may be reduced by 5% if a development contains shower and clothing locker facilities for bicycle commuting employees or patrons. The reduction shall apply only to that portion of the minimum parking requirement attributable to the tenant(s) or user(s) that have access to the shower and locker facilities. If the shower or locker facilities are later eliminated, the reduction of the minimum required parking shall no longer apply and parking shall be provided in accordance with §153.065(B).

5. Transportation Demand Management

As an alternative or supplement to the other adjustments in subsection §153.065(B)(2)(b), off-street parking requirements may be reduced by up to 30% through the use of a Transportation Demand Management (TDM) program approved by the Director and the City Engineer.

A. Parking Demand Study Required

Before a TDM program may be approved, the applicant shall submit a parking demand study prepared by a traffic engineer or other qualified transportation professional determined to be acceptable to the Director and the City Engineer. The study shall document that the use of alternative modes of transportation, including transit, bicycles, walking, and/or the special characteristics of the customer, client, employee, or resident population will reduce expected vehicular use and parking space demands for the use, as compared to the Institute of Transportation Engineers vehicle trip generation rates and the minimum parking requirements established in Table 153.065-A.

B. Transportation Demand Management (TDM) Activities

The TDM program must include at least two of the following established and

maintained activities in order to qualify for a reduction in off-street parking requirements:

- i. Carpooling, vanpooling, ridesharing, guaranteed ride home, telecommuting, and/or shuttle service programs;
- ii. Staggered or alternative work scheduling, allowing employees to arrive and depart at different times so that peak parking demands associated with mass shift changes are minimized;
- iii. Dissemination of information to employees, residents, and visitors to the site regarding the TDM plan and alternatives to single-occupancy vehicle travel to the site through an on-site office or project-specific web site; or
- iv. Use of alternative TDM activities that the Director and the City Engineer determine are likely, in combination with other TDM measures, to result in at least 30% reduction in single-occupancy vehicle travel to and from the site, as compared to the Institute of Transportation Engineers vehicle trip generation rates.

C. TDM Annual Report

- i. The owner of the parcel or principal structure must provide an annual report to the Director and City Engineer describing the implementation strategies for the approved TDM plan as approved. The report shall include a description of the TDM activities, a list of current tenants and number of employees for each tenant, and a parking-reduction analysis based on employee and/or resident use of ridership programs or alternative transportation options.
- ii. If the report does not document reasonable progress toward a 30% reduction in the Institute of Transportation Engineers vehicle trip generation rate of single-occupancy vehicle travel to and from the site, then the report shall identify what changes to the TDM plan or activities are being made to further reduce single-occupancy vehicle travel to and from the site. The Director and the City Engineer

may require additional parking facilities to be constructed or a fee from the owner of the parcel or primary structure to be used for the construction of additional parking facilities or improvements to offset the impact of the single-occupancy vehicles.

6. Demonstration of Parking Need

In addition to or in lieu of parking adjustments as described in §153.065(B)(2)(b)(1)-(5), the required reviewing body shall be permitted to approve a parking plan for fewer than the minimum required parking spaces or more than the maximum permitted parking spaces based on a demonstration of parking need by the applicant. The required reviewing body shall consider:

- A. The land use and development character of the area to be served by the parking facility, including the relative intensity of uses requiring parking, availability of transit, proximity of nearby employment centers and residential uses, and other relevant factors;
- B. The availability of other publicly available parking in the area, including information such as number of spaces, any applicable restrictions (time limits, dedicated parking areas, etc.), or other uses also counting spaces in the same parking area for meeting parking requirements;
- C. The timing of parking use relative to other uses in the area including information regarding hours of operation or other operational parking needs that would permit use of the spaces;
- D. The parking requirement for similar uses where applicable, as may be determined by the Director, as described in §153.065(B)(1)(a);
- E. Whether the location of all provided parking meets the requirements of §153.065(B)(1)(b);
- F. Whether compliance with Table 153.065-A is made to the maximum extent practicable taking into account parking lot design and efficiency of the layout;
- G. Whether other adjustments as described in this section should apply in conjunction with or in lieu of the requested need-based adjustment; and
- H. Whether supporting documentation, if provided, adequately demonstrates that

sufficient parking is available to meet projected typical demand.

(c) Accessible Parking Spaces

1. Within the total number of off-street parking spaces provided, a minimum number of spaces shall be designated, installed, and managed for use by the physically disabled in compliance with the Ohio Building Code, current edition, Chapter on Accessibility and the Referenced Standards therein.
2. All handicapped parking spaces shall be designated by freestanding signs as provided in the Ohio Manual of Uniform Traffic Control Devices or as approved by the City Engineer.

(3) Required Bicycle Parking

(a) Applicability

Bicycle parking is required for any development or use with six or more required vehicle parking spaces.

(b) Minimum Number of Bicycle Parking Spaces Required

1. Bicycle parking spaces shall be required as follows:
 - A. For residential uses, except attached and detached single-family, one space for every two dwelling units. Up to 50% of required spaces may be provided within garages for multiple-family uses provided the required reviewing body determines that the garage size and dedicated bicycle parking facilities are generally adequate to accommodate these spaces.
 - B. For civic/public/institutional uses, one space for every 20 required vehicle parking spaces.
 - C. For commercial uses, one space for every 10 required vehicle parking spaces.
2. Provided that bicycle parking is not completely eliminated, required bicycle parking may be increased or reduced by the required reviewing body when it is demonstrated that the level of bicycle activity at that location warrants a different amount.

(c) Facility Type

1. Designs of bicycle racks, docks, posts, and lockers are encouraged to be decorative, unique, and appropriate to the surrounding area. Bicycle parking design should be incorporated whenever possible into building design and coordinated with the design of street furniture when it is provided.
2. Bicycle parking racks, docks, or posts shall be designed and installed to allow a bicycle

to be locked to a structure, attached to the pavement, building, or other permanent structure, with two points of contact to an individual bicycle frame. Racks, docks, and posts shall be designed to allow the bicycle frame and one or both wheels to be locked with a U-lock when used as intended.

3. Bicycle parking racks, docks or posts provided within the street right-of-way shall be of a consistent design on all streets. Facility types, designs and locations within the street-right-of-way shall require approval by the City Engineer.

(d) Location

1. Required bicycle parking shall be located within a reasonable walking distance of the principal building entrances being served. Bicycle parking may be provided in and/or adjacent to open spaces where provided in accordance with §153.064. The location and design shall ensure that bicycle parking and facilities do not obstruct vehicle parking or pedestrian walkways as required by the Ohio Building Code, the Americans with Disabilities Act, and other applicable state and federal laws, policies and guidelines. Bicycle facilities and parking areas shall meet the sight visibility requirements of this Chapter.
2. Outdoor bicycle parking areas shall be located in well-lit areas in accordance with §153.065(F).
3. A pedestrian-accessible walk shall be available between the outdoor bicycle parking area and the principal building entrance. Public sidewalks may be used to meet this requirement.
4. Bicycle lockers shall be located inside or to the side or rear of the principal structure, but not within any required setback or required building zone.
5. Covered Bicycle Parking Areas
 - A. Bicycle parking areas are encouraged to be sheltered from natural elements by locating them inside or under principal or accessory structures, in bicycle lockers, under roof extensions, overhangs, awnings, carports or enclosures, or other similar methods.
 - B. If bicycle parking is covered, the cover must be permanently attached to the ground or a structure and have at least seven feet of clearance above the surface to which it is attached.
 - C. Covered bicycle parking areas shall be in accordance with building type

FIGURE 153.065-A: OFF-STREET PARKING SPACE AND AISLE DIMENSIONS.

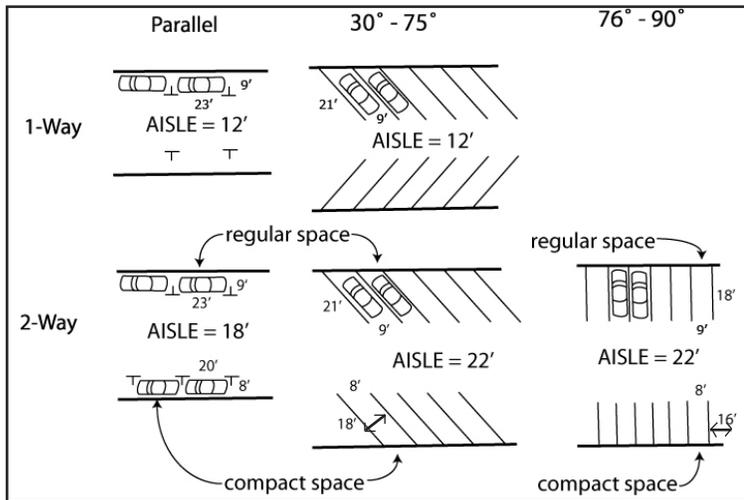


TABLE 153.065-B: OFF-STREET PARKING SPACE AND AISLE DIMENSIONS.

Parking Pattern	Aisle Width		Regular Space		Compact Space ¹	
	1 Way	2 Way	Width	Length	Width	Length
Parallel	12 ft.	18 ft.	9 ft.	23 ft.	8 ft.	20 ft.
30-75°	12 ft.	22 ft.	9 ft.	21 ft.	8 ft.	18 ft.
76-90°	N/A	22 ft.	9 ft.	18 ft.	8 ft.	16 ft.

¹A maximum of 10% of parking spaces may be designed as compact parking spaces, and all spaces shall be clearly marked and reserved for that use.

requirements and are not permitted within any required setback or required building zone unless the shelter is part of the principal structure and at least five feet of clear area is available for pedestrian use.

- Public bicycle parking provided by the City and located within the street right-of-way may be counted toward meeting the minimum bicycle parking requirement for a parcel provided that the spaces are on the same side of the street and located between the two side lot lines of the parcel. Credit for public bicycle parking spaces shall apply to parking for all uses on the parcel rather than any specific use.
- For parcels within the Architectural Review District boundaries, public bicycle parking provided by the City and located within the street right-of-way may be counted toward meeting the minimum bicycle parking requirement provided that the spaces are on the same block face as the subject parcel.
- On corner lots, public bicycle parking spaces on both street frontages may be counted.

- Public bicycle parking spaces shall not be designated for exclusive use by any specific use, building or lot.

(e) Installation

Bicycle parking shall be installed according to the dimensional requirements set forth by the manufacturer and the latest edition of the APBP Bicycle Parking Guidelines, or similar industry publication acceptable to the Director.

- Off-Street Parking Space and Aisle Dimensions
Parking spaces and maneuvering aisles shall comply with Table 153.065-B. Refer to Figure 153.065-A for a graphic depiction of these requirements.

(5) Parking Structure Design

Parking structures shall be designed in accordance with the minimum requirements of this section. Refer to the building type requirements for Parking Structures in §153.062(O) for additional information.

(a) Entrance/Exit Lanes

- One entrance lane shall be required for each 300 spaces or part thereof. One exit lane shall be provided for each 200 spaces or part thereof.
- Single entrance and exit lanes from the street shall be no wider than 16 feet. Double entrance and exit lanes shall be no wider than 24 feet at the street right-of-way. Where more than two entrance or exit lanes are required, a separate entrance/exit shall be provided.
- No entrance or exit lanes shall be permitted directly onto a principal frontage street except as may be permitted by the City Engineer in §153.061(D)(2).
- On other street frontages, only one entrance and one exit lane shall be permitted for each 200 feet of frontage unless otherwise approved by the City Engineer.
- To reduce the width of sidewalk interruptions and promote walkability, only single entrance lanes may be used unless access is provided from an alley/service street.

(b) Stacking Spaces

Two vehicle lengths of stacking space, each measuring at least 20 feet long, shall be provided between the street and the garage entry gate. The stacking area shall not be located across a sidewalk or in the public right-of-way. Additional stacking may be required by the City Engineer based upon traffic patterns and street types, or may be requested by the applicant pursuant to §153.066(H) based on a circulation plan demonstrating need for the additional stacking spaces.

(c) Interior Circulation

The interior of the structure shall be designed in accordance with the requirements of this section.

1. Maximum aisle length shall not exceed 400 feet without providing a cross-aisle.
2. Cross aisles shall be a minimum of 18 feet and no greater than 24 feet in width.
3. A minimum ceiling clearance height of 12 feet is required where the parking structure has street frontage, excluding the driveway opening, and the parking structure shall be designed and constructed to allow potential occupancy of the first 20 feet of building depth by a commercial or a civic/public/institutional use permitted by §153.059(B).
4. Design of all other parking structures and upper levels shall include a minimum ceiling clearance height of eight and one half feet.
5. Below-grade parking structure levels shall provide minimum clear heights as required by the Ohio Building Code and the Americans with Disabilities Act.

(d) Pedestrian Safety

1. Stairways on the parking structure's perimeter shall be visible from outside of the structure. The maximum distance between parking spaces and the nearest exit stairwell shall be 200 feet.
2. At least one elevator shall be provided to serve a parking structure. The maximum distance between any parking space and an elevator shall be 350 feet.
3. Pedestrian flow shall be channeled through openings to permit surveillance, either by a booth cashier or by cameras being monitored from a remote location. If 24-hour coverage is unavailable, active techniques with security personnel who monitor television or sound equipment may also be used.

(6) Surface Parking Lot and Loading Area Design and Construction

(a) Grading

All off-street parking and loading areas including spaces, driveways, aisles and circulation drives shall be graded and maintained so that water does not unreasonably accumulate on the surface areas or flow or drain onto adjacent public or private properties.

(b) Surfacing

1. All off-street parking and loading areas including spaces, driveways, aisles and circulation drives shall be hard-surfaced with asphalt, concrete or a combination of those materials approved by the City Engineer.

2. As an alternative, off-street parking areas may be surfaced with permeable asphalt, permeable concrete or turf blocks, or some combination of permeable and non-permeable surfaces, subject to review by the City Engineer and the Fire Chief. The City Engineer may approve an adjustment to the calculations for required stormwater management and retention measures to reflect greater stormwater volume control through the use of permeable paving.
3. All parking and loading surfaces shall be maintained in compliance with §153.065(B)(8) at all times.

(c) Driveways

1. Adequate access to a parking lot shall be provided by clearly defined driveways designed so that vehicles entering or leaving the parking lot will be traveling in a forward motion, unless the City Engineer confirms that an alternative design will protect traffic flow and traffic safety.
2. No driveway shall be permitted directly onto a principal frontage street unless approved by the City Engineer as provided by §153.061(D)(2).
3. On other street frontages, driveways shall be limited to one per lot or parcel, whichever requires the fewer number of access points, unless vehicular access is provided from an alley or service drive or the need for an additional driveway on a street is documented based on an access management study approved by the City Engineer.
4. If it is determined that shared driveways will better protect traffic flow or traffic safety on surrounding streets, the City Engineer may require that access to two or more adjacent surface parking or loading areas shall be provided through one or more shared driveways.
5. Driveway aprons connecting parking lots to public roadways may not be constructed with permeable materials.
6. Driveways shall be no wider than 22 feet at the intersection with the adjacent street right-of-way. Alternative driveway throat width may be requested by applicants and approved pursuant to §153.066(H).
7. Curb radii for driveways connecting parking lots to public roadways shall not exceed 20 feet. Alternative radii may be requested by applicants and approved pursuant to §153.066(H).
8. Any driveways not provided for or regulated by these provisions shall be governed by

§153.210. Where conflicting regulations exist between §153.210 and this section, this section shall prevail.

(d) Curbs and Wheel Stops

1. Raised or rolled concrete curbs or wheel stops at least five inches high shall be installed where necessary to prevent vehicle conflicts with abutting landscape areas, sidewalks, streets, buildings or lot lines. There shall be a minimum of four feet of clear walkway area and at least two and one-half feet between a curb or wheel stop and any property line, planting area, street, or building.
2. Planted areas shall be installed at a lower grade than the parking lot pavement, include curbing at the edge of a landscaped area and have openings or gaps allowing drainage from the pavement to enter and percolate through the landscaped areas when used for stormwater management purposes, or if required by the City Engineer.
3. Wheel stops may be used in conjunction with accessible parking spaces where an adjacent walkway is installed at the same grade as the parking space. Wheel stops may be used in addition to raised curbs where necessary to prevent vehicle overhang onto adjacent walkways or near buildings, or in conjunction with curb breaks used for stormwater drainage. Curbs shall be required in all other circumstances.

(e) Striping

Parking areas shall be striped and maintained in good condition to be clearly visible with lines to indicate parking space limits. All striping shall comply with the Ohio Manual of Uniform Traffic Control Devices unless an alternative is approved by the City Engineer.

(f) Pedestrian Circulation

Refer to the walkability standards of §153.065(I)(3)(b) for requirements for pedestrian circulation plans.

(7) Required Loading Spaces

(a) Applicability

The provisions of §153.065(B)(7) apply to all uses:

1. That are located in any BSD zoning district with the exception of BSD Residential and BSD Historic Residential districts;
2. That are contained within a principal structure with more than 25,000 square feet of gross floor area; and
3. Where the regular or periodic receipt or distribution of materials or merchandise by vehicles with a gross weight over 25,000

pounds is required or expected on a typical basis.

(b) Location

1. Off-street loading spaces may only be located on areas of a lot that are not required to be occupied by a principal or accessory structure pursuant to §153.062(O).
2. Off-street loading areas may not be located on any parking spaces or parking aisles designated to meet the minimum parking requirements of this section, unless approved in a required parking plan demonstrating that the location and timing of loading activities will not conflict with typical parking use on the site or with vehicular or pedestrian circulation.
3. An alley or service street may be used instead of a separate off-street loading space, subject to approval as part of a required parking plan demonstrating that the loading and delivery activities will be coordinated with other users of the alley to minimize access and circulation conflicts.
4. On-street parking spaces may be counted toward meeting the minimum loading space requirement for a parcel provided that the spaces meet the same requirements for parking location as described in §153.065(B)(1)(b)(3), and subject to approval as part of a required parking plan demonstrating that the on-street spaces are of adequate size, number and availability to serve the intended delivery vehicle(s) without creating conflicts with surrounding vehicular, bicycle or pedestrian traffic and circulation.
5. Fire access zones, as described in §153.061(G), may not be used to meet loading space requirements.
6. No loading dock, or any loading area used for the storage or staging of materials being transported to or from the site associated with commercial uses, shall be located closer than 50 feet to any lot in a residential district unless entirely contained within a completely enclosed building, or screened as required by §153.065(E)(3)(e), nor shall any loading dock or loading area directly face a residential district.

(c) Number Required

1. The number of off-street loading spaces required is based on the size of the principal structure and is listed in Table 153.065-E.
2. The required number of loading spaces may be increased or reduced by the required reviewing body when it is demonstrated that

the frequency and type of loading activities at that location warrant a different number.

3. For principal structures of 25,000 square feet or less in gross floor area, loading and delivery activities may be conducted using an alley or service street, on-street parking spaces, or other on-site parking area as described in §153.065(B)(7)(b), unless the required reviewing body determines that a dedicated off-street loading space is necessary based on the frequency and type of loading activities anticipated for the use.

TABLE 153.065-C: MINIMUM LOADING SPACES REQUIRED PER PRINCIPAL STRUCTURE	
25,001-50,000 sq. ft. gross floor area	1 space
50,001-100,000 sq. ft. gross floor area	2 spaces
100,001 sq. ft. gross floor area or higher	3 spaces

(d) Design

1. All off-street loading spaces shall be at least 12 feet wide and 30 feet long with a height clearance of 14 feet, unless the required reviewing body determines that the typical delivery vehicle(s) designated in an approved parking plan can be adequately accommodated by reduced loading space dimensions.
2. Refer to §153.065(E)(3)(e) for off-street loading area screening requirements.
3. Truck loading and unloading docks and maneuvering areas shall be designed so that truck movements do not interfere with traffic on public streets or off-street parking when vehicles are parked for loading and unloading. Loading areas requiring vehicles to back in from the street are prohibited on principal frontage streets, unless otherwise permitted by the City Engineer. Vehicles loading or unloading may not extend over any sidewalk or into any public right-of-way between the hours of 6:00 am and midnight, unless located entirely within a designated on-street parking lane or within the vehicular travel lane of an alley or service street as permitted in an approved parking plan.

(8) Maintenance and Use

(a) General Provisions

1. Unless an equal number of required spaces conforming to §153.065(B) are provided, parking and loading areas shall be maintained and not used for any other purpose while the principal structure or use remains in operation. Other parking arrangements for temporary community activities and special

events may be permitted with approval from the City of Dublin Events Administration.

2. All parking lots shall be maintained free of potholes, litter, debris, glass, nails or other dangerous materials.
3. Surfacing, curbing, wheel stops, lighting fixtures, signs, and related appurtenances shall be maintained in good condition. The visibility of pavement markings delineating parking spaces and directional control shall be maintained.
4. Except on a temporary basis in the event of heavy rainfall or snowfall, all off-street parking and loading facilities shall be maintained free of accumulated snow or standing water which may prevent their full use and occupancy.
5. All permeable paving materials shall be maintained in an unbroken condition and shall be regularly swept and vacuumed to prevent blockages of sand, sediment, or other materials that would impair their permeability to water as originally designed.
6. Signs designating the use of individual private parking spaces for specific users, buildings or lots shall not be legible from a public right-of-way, except where such a sign is otherwise required by this Chapter.

(b) Use Restrictions

1. It is unlawful for any person to park or store any vehicle in a parking lot or parking structure without the consent of the owner, holder, occupant, lessee, agent or trustee of the property.
2. All vehicles parked in a parking lot or parking structure shall be capable of being started and driven and have a valid registration and license within the most recent 12-month period.
3. A recreational and utility vehicle may be located outside of an enclosed structure for up to 72 hours in any 30-day period, provided the owner or person in charge of the recreational and utility vehicle is the owner or a guest of a resident of that property. The vehicle shall be parked on a hard surface and shall not be used for overnight sleeping or living.
4. Off-street parking and loading areas may not be used for material storage, storage or display of vehicles and/or merchandise, or for vehicle or machinery repair or maintenance. If located within an off-street parking or loading area, refuse storage stations and dumpsters shall be located and designed in accordance with §153.065(E) and shall not

interfere with driveway circulation or access to parking spaces and loading areas.

5. Except on parcels where the sale of vehicles is a permitted or approved conditional use of the property, no vehicle may be parked in any off-street parking or loading area for the sole purpose of displaying the vehicle for sale.
6. Unless no other parking area is reasonably available, no vehicle that, at the determination of the Director, is intended for the display of advertising to the public may be parked so as to be visible to traffic on a public street or parking area.

(C) STORMWATER MANAGEMENT

(1) Intent

The City's goal for stormwater management is to enact standards reflecting the most innovative, creative, environmentally effective and cost-effective practices available. Through the standards and practices incorporated in the City's Stormwater Management Design Manual, the City encourages the use of stormwater treatment and engineering methods that allow for groundwater recharge and that manage stormwater as close to its source as possible. The use of Environmentally Sensitive Development (ESD) methods such as conservation design, smart growth, green infrastructure, integrated site design and sustainable development are practices and methods that can help achieve these goals. These practices are encouraged to be used in Dublin where suited to site and development conditions, and particularly in the Bridge Street District, consistent with the standards in the Stormwater Management Design Manual and the Principles of Walkable Urbanism provided in §153.057(D).

- (2) All stormwater shall be managed as required by Chapter 53 of the Dublin City Code.

(D) LANDSCAPING AND TREE PRESERVATION

(1) Purpose

- (a) The intent of §153.065(D) is to improve the appearance of the BSD zoning districts, reduce noise and air pollution, reduce heat island impacts, protect the character and value of surrounding neighborhoods, and promote public health and safety through appropriate urban-scale landscaping of street frontages and surface parking lots. This section is also intended to ensure buffering between significantly different land uses, and that trees are preserved and replaced in a manner appropriate to urban environments.
- (b) Because the BSD zoning districts reflect a more urban, mixed-use character than other areas of the city, these standards generally allow landscaping

benefits to be achieved through intensities of planting or other forms of screening as an alternative to wide planted areas. Quantitative requirements for landscape materials are intended to provide minimum amounts based on the scale and intensity of development. Unless otherwise specified, these requirements should not be interpreted as requiring regular, symmetrical or standardized intervals of vegetation within landscape areas. Required landscaping should be creatively and architecturally designed to add four seasons of visual interest and preserve natural integrity, and be appropriate to the character of the surrounding area.

(2) General

- (a) The provisions of §§153.132 through 153.148 shall apply in the BSD zoning districts unless specifically modified or waived through the provisions of §153.065(D). Landscaping for existing sites shall be brought into compliance with the minimum requirements of this section in accordance with the provisions of §153.132(B).
- (b) Each application for development or redevelopment shall include a landscape plan showing compliance with the provisions of §153.065(D). The siting of buildings shall avoid the removal of desirable trees in good or fair condition where alternatives consistent with the provisions of §153.062 are available.
- (c) Protected trees, as defined in this Chapter, removed from any portion of a lot consistent with an approved Preliminary Development Plan, Final Development Plan, or Minor Project shall be replaced in accordance with §153.146 except as provided by §153.065(D)(9).
- (d) Existing trees which are incorporated into the landscape plan shall be protected during construction as required by §153.145.
- (e) Landscape plans shall exhibit diversity in tree selection, as determined to be appropriate by the City Forester and the Director of Parks and Open Space.
- (f) In all areas where landscaping is required, the surface area of any landscape bed shall be predominantly covered within four years after installation by living materials, rather than bark, mulch, gravel or other non-living materials. Areas included in rain gardens or other vegetated site features to meet stormwater management requirements are excluded from this requirement with prior approval from the Director.
- (g) Areas included in rain gardens or vegetated site features created to meet stormwater management requirements may be counted towards any landscaping required by §153.065(D)(4) - (6) if landscaped to meet the requirements.

- (h) All irrigation systems shall be designed, installed, and operated to minimize run-off and over-spray of irrigation water onto roadways, sidewalks, and adjacent properties, and shall be installed with rain sensors to turn the system off during rainy conditions.
- (i) Shrubs and plants that exceed two and one-half feet in mature height are prohibited in required sight visibility triangles for site access points as defined in Appendix C and are prohibited in required sight visibility triangles for street intersections as defined by the City Engineer.
- (j) If two or more conflicting landscape requirements apply to the same area, the one requiring the most landscaping shall apply.
- (k) A registered landscape architect shall be used to prepare landscape plans required for applications for a Final Development Plan.

(3) Street Trees

When a property is developed or redeveloped in any BSD zoning district the applicant shall be required to plant and maintain trees in the street right-of-way pursuant to the following requirements. No existing street trees shall be required to adhere to the following requirements unless they are required to be removed and replaced consistent with an appropriate approved application as provided in §153.066.

- (a) A minimum of one tree is required per 40 linear feet of street frontage or fraction thereof. Refer to Table 153.065-D, Street Tree Spacing Requirements, for spacing based on tree size and site characteristics.
- (b) Street trees shall be planted within streetscape planting zones in tree wells, tree lawns based or open planting beds based on the applicable street type design requirements. Refer to §153.061 for more information regarding street types.
- (c) Street trees shall be planted in topsoil approved by the Director of Parks and Open Space or the City Forester. Structural soil or an equivalent material approved by the City Forester shall be placed under paved areas adjacent to tree wells or planting beds, parallel to and behind the curb, and connecting planting beds or tree wells to one another beneath the paved surface within the streetscape planting zone. The City Forester may require additional structural soil to extend horizontally beyond the planting zone beneath sidewalks or other paved surfaces, as necessary to ensure the long term health of street trees, depending on the planting and paving conditions within individual street types. Structural soil shall not be used in planting beds.
- (d) The street tree openings shall be a minimum of five feet wide and five feet long and excavated to

TABLE 153.065-D: STREET TREE SPACING REQUIREMENTS			
Requirement	Small Tree	Medium Tree	Large Tree
Spacing range between trees	20-25 ft.	30-35 ft.	40-45 ft.
Minimum distance between trunk and face of curb (at planting)	3 ft.	3 ft.	3 ft.
Minimum distance from intersection	20 ft.	20 ft.	20 ft.
Minimum distance from fire hydrants and utility poles	10 ft.	10 ft.	10 ft.
May be planted within 10 lateral feet of overhead utilities	Yes	No	No

a minimum depth of three feet. The City Forester may require a deeper excavation based on specific tree species, site conditions, and/or conditions related to the adjacent street type.

- (e) Tree wells shall be covered with a tree grate, permeable pavers (block or stone) or by plant material, where appropriate for the street type and site conditions as approved by the City Forester.
- (f) **Species and Size**
 1. Street trees shall be from the approved Urban Street Tree List for Dublin, Ohio or other species approved by the City Forester.
 2. Street trees shall have a clear trunk of at least seven feet above the ground. The minimum trunk caliper measured at six inches above the ground for all street trees shall be no less than two and one-half inches. Existing trees in good or fair condition may be used to satisfy these requirements with prior approval of the City Forester.
 3. Small tree species are permitted for use in planting zones where overhead utility lines exist. Small tree species may also be planted in medians, in addition to medium and/or large tree species, where medians are provided.
- (g) **Spacing and Location**
Street trees shall be spaced as set forth in Table 153.065-F below unless modified by the City Forester based on unusual site conditions or obstructions.
- (h) **Maintenance and Replacement by Property Owner**
The property owner shall be required to maintain the street trees for one year after the trees are planted and replace any tree which fails to survive or does not exhibit normal growth characteristics of health and vigor, as determined by the City Forester. The one-year period after the approval of the City Forester shall begin at each planting and shall recommence as trees are replaced.

(i) Prohibited Activities

1. No person shall top any tree within the public right-of-way unless specifically authorized by the City Forester. Topping is defined as the severe cutting back of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree, as determined by the City Forester.
2. Unless specifically authorized by the City Forester, no person shall intentionally damage, cut, carve, transplant, or remove any tree or shrub; attach any rope, wire, nails, advertising posters, or other contrivance to any tree or shrub, allow any gaseous liquid, or solid substance which is harmful to trees or shrubs to come in contact with them; or set fire or permit fire to burn when fire or heat will injure any portion of any tree or shrub.
3. No person shall excavate any tunnels, trenches, or install a driveway or sidewalk within a radius of ten feet from the trunk of any public tree or shrub without first obtaining the prior written approval from the City Forester.
4. No person shall remove a tree or shrub from the City-owned tree lawn, streetscape planting zone or other public property without first obtaining the prior written approval of the City Forester.
5. No person shall by any type of construction reduce the size of a tree lawn or streetscape planting zone without prior written approval of the City Engineer.
6. Decorative lights, strings of lights, electrical cords or wires are not permitted to be attached to any tree for more than four consecutive months.

(j) Municipal Rights

1. The City shall have the right to plant, prune, maintain and remove trees, plants and shrubs within public rights-of-way and other public grounds as may be necessary to ensure public safety or to preserve or enhance the environmental quality and beauty of public grounds. This section shall not prohibit the planting of street trees by adjacent property owners providing that the prior written permission of the City Forester has been granted.
2. The City Forester may cause or order to be removed any tree or part of a tree that is in an unsafe condition or which by reasons of its nature is injurious to sewers, electric power lines, gas lines, water lines, or other

public improvements, or is affected with any injurious fungi, insect or other pest.

3. The City Forester shall have the right to enter private property to access trees adjacent to public areas for the purposes of proper pruning, after reasonable prior written notice has been given to the property owner.
4. Wherever it is necessary to remove a tree(s) or shrub(s) from a public planting zone or other public property, the City shall endeavor to remove and replant or replace the trees or shrubs. No protected tree within the public right-of-way or on other public grounds shall be removed without prior review by the City Forester, and the trees shall only be removed if the City Forester determines there are no other means available to preserve the tree.
5. The City Forester shall have the right to cause the removal of any dead or diseased tree(s) located on private property within the city and/or cause the removal of branches of trees located on private property that overhang or impede access to public property, when those trees constitute a hazard to life and property, or harbor an epiphytotic disease which constitutes a potential threat to other trees within the city. The City Forester shall notify in writing the owners of the trees to be removed. Removal shall be done by the owners at their own expense within 60 days after the date of service of written notice, unless a longer period is agreed to in writing by the City Forester, to allow time to attempt to treat and cure a salvageable diseased tree. In the event of failure of owners to comply within 60 days, the City Forester shall notify in writing the owners of the trees of the City's authority to remove any tree(s) and charge the cost of removal to the owner as provided by law.

(4) Perimeter Landscape Buffering

Perimeter landscape buffering is intended to provide a buffer between land uses of significantly different intensities. The buffering is intended to obscure the higher-intensity land use from view and block potential negative impacts related to noise, lighting levels, and activity through the use of denser landscape screening and/or a fence or wall visually softened by clustered plantings, creatively and architecturally designed, as appropriate to the character of the surrounding area, and approved by the required reviewing body.

(a) Perimeter landscape buffering is required:

1. When development or redevelopment in accordance with §153.062(B)(1) in any BSD zoning district abuts property in a non-BSD zoning district; or

2. With the exception of the BSD Historic Core district, when a non-residential land use is adjacent to a parcel containing only single-family detached building types (regardless of whether there is an intervening street, alley, or driveway).

- (b) These requirements apply when a site subject to these requirements is developed or redeveloped in accordance with §153.062(B)(2). No existing development shall be required to install perimeter landscape buffering because of a change in the nature, character, or zoning classification of an adjacent parcel.
- (c) The required perimeter landscape buffer area may be located within a utility or other easement with the prior approval of the City Engineer provided all of the landscape requirements are met.
- (d) Required buffer materials must be placed on the parcel where development or redevelopment is occurring, unless both the parcel providing the buffering and the parcel being buffered are in common ownership, in which case the buffer may be provided on either or portions of both properties.
- (e) Vehicles or other objects shall not overhang or otherwise intrude upon the required perimeter landscape buffer. Refer to §153.065(B)(6)(d) for curb and wheel stop requirements.
- (f) Existing landscape material in good or fair condition may be used to satisfy these requirements with the prior approval of the Director.

(5) Surface Parking and Circulation Area Landscaping

All surface parking lots containing ten or more parking spaces, vehicular circulation areas for fueling/service stations, drive in/drive throughs, and other vehicular use areas shall provide the landscaping required by §153.065(D)(5).

(a) Street Frontage Screening

Surface parking lots and other vehicular use areas located within 40 feet of a public street shall either be landscaped, or a street wall shall be installed in accordance with §153.065(E)(2) along the parking lot boundary facing the street to create a visual edge along the public right-of-way. The required street frontage treatment shall be in accordance with the following:

- 1. Where a surface parking lot/vehicular use area is located between 20 feet and 40 feet of any street right-of-way the property owner shall install at least one deciduous tree per 40 lineal feet, or fraction thereof, of a parking lot boundary facing the public street, in addition to the street trees required by §153.065(D)(3). In addition, at least five deciduous or evergreen shrubs per 25 lineal feet, or fraction

thereof, of a parking lot boundary facing the public street shall be installed, with a mature height of at least three feet. Required landscaping shall be installed within five feet of the edge of the parking lot and may be creatively clustered and architecturally designed, as appropriate to the character of the surrounding area.

- 2. Where a surface parking lot/vehicular use area is located within 20 feet of any street right-of-way, the property owner shall install a street wall in accordance with §153.065(E)(2) and at least five deciduous or evergreen shrubs per 25 lineal feet, or fraction thereof, of a parking lot boundary facing the public street. Trees are permitted to be installed but not required. Required landscaping may be creatively clustered and architecturally designed, as appropriate to the character of the surrounding area.
- 3. Where a surface parking lot/vehicular use area is located within 20 feet of a principal frontage street, the property owner shall install a masonry or wrought iron street wall in accordance with §153.065(E)(2). In addition, at least five deciduous or evergreen shrubs per 25 lineal feet, or fraction thereof, of a parking lot boundary facing the public street shall be installed. Trees are permitted to be installed but not required. Required landscaping may be creatively clustered and architecturally designed, as appropriate to the character of the surrounding area.
- 4. Unless otherwise approved by the required reviewing body, where a surface parking lot/vehicular use area is located within 40 feet of an alley or service street, the property owner shall install at least five deciduous or evergreen shrubs with a mature height of at least three feet, per 25 lineal feet or fraction thereof of the parking lot boundary. Required landscaping shall be installed within five feet of the edge of the parking lot and may be creatively clustered and architecturally designed, as appropriate to the character of the surrounding area.
- 5. Where temporary conditions are anticipated, such as developments planned in phases, the required reviewing body may consider alternative street frontage screening treatments consistent with an appropriate approved application as provided in §153.066.
- 6. Where the surface parking lot/vehicular use area's proximity to the public right-of-way varies such that different treatments detailed in §153.065(D)(5)(a)1-3 are required, the

street frontage screening required for the majority of that side of the parking lot/vehicular use area shall be required along the entire frontage of that same side of the parking lot/vehicular use area.

(b) Perimeter Buffering

Where a surface parking lot is located within 30 feet of a side, corner side, or rear lot line, and the adjacent property contains only single-family detached building types or is a non-BSD district (regardless of whether there is an intervening street, alley, or driveway), the property owner shall install perimeter buffering meeting the requirements of §153.065(D)(4).

(c) Interior Landscaping

1. In addition to required street frontage and perimeter buffering described in §153.065(D)(5)(a)-(b) above, a minimum of 5% of the interior parking lot area, calculated as the total of the area in all parking spaces and drive aisles, shall be landscaped.
 2. Interior landscape areas shall be landscaped with one or more of the following options:
 - A. Option A: Landscape Peninsula or Island – The minimum width of a landscape peninsula or island shall be 10 feet with a minimum area of 150 square feet, with a maximum run of 12 parking spaces permitted without a tree island. One medium deciduous tree as defined by Appendix E or as otherwise approved by the City Forester shall be planted for every 12 parking spaces. Trees shall be planted in topsoil approved by the Director of Parks and Open Space or the City Forester. The Director of Parks and Open Space or the City Forester may require structural soil to be placed beneath paved areas surrounding the peninsula or island, as necessary to ensure the long term health of trees, depending on the planting and paving conditions. All islands and peninsulas shall be excavated to a depth of three feet. Structural soil shall not be used in planting beds.
 - B. Option B: Interior Tree Lawn - The minimum width of an interior tree lawn shall be 10 feet with a minimum area of 300 square feet. One medium or large deciduous tree as defined by Appendix E, or as otherwise approved by the City Forester, shall be planted for every 12 parking spaces or every 30 linear feet, whichever provides more canopy cover. Trees may be grouped or spaced within the interior lawn area. All interior tree lawns shall be excavated to a depth of three feet and filled with amended clean soil or equivalent material as approved by the City Forester.
 - C. Option C: Large Consolidated Island – The minimum dimensions of a large consolidated landscape island interior to the parking lot shall be a minimum of 36 feet wide with a minimum area of 1,300 square feet. One medium or large deciduous tree as defined by Appendix E, or as otherwise approved by the City Forester, shall be planted for every 12 parking spaces. Trees may be grouped or spaced within the large consolidated island. Existing trees which are to be preserved may be incorporated into the large consolidated island, as approved by the City Forester. Where existing trees are not being preserved within the large consolidated island, the area shall be excavated to a depth of three feet and filled with amended clean topsoil or equivalent material as approved by the City Forester.
3. All trees planted in interior landscaped areas shall have a three foot minimum dimension from the tree trunk to the back of curb or edge of pavement, as applicable.
 4. When a landscape peninsula or island abuts the length of a parking space, a clear space for persons entering and exiting parked vehicles shall be provided by turf or pavers, mulch, and other similar non-vegetative material.
 5. Each interior landscaped area must include at least one deciduous shade tree (from the approved Urban Street Tree List) to be counted toward the required landscape area. Trees shall have a clear trunk of at least seven feet above the ground, and the remaining area shall be landscaped with hardwood mulch, shrubs, perennials or ground cover. Interior tree lawns and large consolidated islands may also use turf. Shrubs or perennials shall not exceed two feet in mature height.
 6. Required on-site drainage shall be incorporated into interior landscaped areas to the maximum extent practicable consistent with the standards in the City of Dublin Stormwater Management Design Manual. If a curb is located at the edge of a landscaped area, planted areas shall be installed at a lower grade than the parking lot pavement and curbing shall have openings or gaps allowing drainage from the pavement to enter and percolate through the landscaped

areas. Plantings in landscaped areas intended to be used for biofiltration shall be those appropriate for rain gardens.

- (6) Required Building Zone (RBZ) Treatment
Refer to §153.065(I)(2)(a) for RBZ treatment requirements.

(7) Foundation Planting

Building foundation landscaping is required for all façades of all principal structures as described below:

- (a) Building foundation landscaping is required along all sides of a building not otherwise occupied by building entrances, sidewalk, parking, or loading areas, or other similar areas. Building foundation landscaping is not required for portions of the front or corner side building façades located within 10 feet of the front property line and where a streetscape or patio RBZ treatment is provided.
- (b) Where building foundation landscaping is required, at least one shrub shall be provided per each 10 linear feet of building façade, or fraction thereof, within a landscape bed or raised planter extending a minimum of 42 inches beyond the foundation. Shrub spacing shall be at the industry minimum standard by species. Building foundation landscaping shall be continuous. Plantings should be designed and creatively clustered by species, and respond to the character of the adjacent architecture and surrounding area.
- (c) Where streetscape or patio RBZ treatment is provided, raised planting beds, raised planters, and flower boxes may be used.
- (d) Building foundation landscaping may be installed at building foundation grade level or in a raised planter. The planter shall not be higher than three feet above the building foundation grade level. Roof top gardens do not count towards meeting this requirement.
- (e) The surface area of any foundation planting landscape bed shall be predominantly covered by living materials, rather than bark, mulch, gravel or other non-living materials in accordance with §153.065(D)(2)(e).

(8) Credit to Preserve Existing Trees

(a) Credit Available

Property owners who demonstrate they have preserved mature, non-diseased trees with a six-inch caliper as measured at diameter breast height (DBH) during development or redevelopment may obtain credits toward required landscaping. Trees intended to be preserved shall be indicated on the landscape plan and shall be protected during construction through use of tree protection fencing around the critical root radius. The total amount of tree credits shall not exceed 50% of the required tree landscaping requirement.

(b) Amount of Credit

Credit for preserved trees is shown in Table 153.065-E. Any preserved trees for which credit is given and that are lost to damage or disease within five years after the credit is awarded, shall be replaced by the land owner with the number of trees for which the credit was granted.

TABLE 153.065-E: TREE PRESERVATION CREDITS.	
DBH of Preserved Tree (in inches)	Numbers of Trees Credited
Over 12 in.	3
8 in. to 11.9 in.	2
6 in. to 7.9 in.	1

(9) Tree Preservation

(a) General Provisions

1. Applicability
§153.065(D)(9) applies to protected trees on all public and private properties.
2. Tree Preservation Plan Required
 - A. Due to unique and/or noteworthy characteristics including size, species, age, and historical significance, landmark trees and significant groups of mature, healthy trees are community amenities that should be preserved to the maximum extent feasible.
 - B. Applicants shall submit a tree preservation plan for approval by the required reviewing body that demonstrates the site landscaping complies with the provisions of §153.065(D). At either the preliminary plat or initial application stage, the property owner shall submit a copy of the tree preservation plan to the appropriate public utilities in order to alert those public utilities to the proposed placement of the trees in relation to utility service lines.
 - C. A tree survey prepared by a certified arborist shall be submitted with the tree preservation plan for all Preliminary and Final Development Plans, and/or Minor Project applications for lots containing existing trees. The tree survey shall include the location, size, condition and species of all existing trees over four inches caliper as measured at DBH.
 - D. The tree preservation plan submitted as part of the Preliminary and Final Development Plans, and/or Minor Project application shall identify all landmark

trees and/or significant tree stands on the site, including critical root zones to establish the limits of tree preservation zones, as determined by the required reviewing body.

- E. The property owner shall replace inch for inch any protected trees that are removed or lost due to damage, regardless of their location on the lot, except as provided in §153.065(D)(9)(b).

3. Site Layout and Design

Where practicable, site design and architectural layout activities shall preserve existing protected trees and avoid risk of protected tree loss through changes of grade and soil moisture, both on the subject parcel and on adjacent parcels. This includes, but is not limited to, the layout and design of buildings and any associated site improvements including auguring, jacking, or boring to install utilities (as opposed to open cutting). The critical root zones of protected trees on the subject parcel and adjacent parcels shall be reviewed and land disturbance within those zones avoided to the extent reasonable.

4. Tree Removal Permit

The provisions of §153.143 shall apply, except as provided in §153.065(D)(9)(b).

- A. Protected trees used as credit to meet a required tree landscape requirement which die shall be replaced by the land owner with the number of trees for which the credit was granted. Replacement trees may count towards the credit amount for the development.
- B. Replacement trees provided pursuant to §153.065(D)(9) shall count towards landscaping required under other portions of this section if they meet the size, type, and location standards for the landscaping required.

(b) Exemptions

The following activities are not subject to the tree replacement requirements for protected trees as described in §153.146 provided the proposed tree removal is included in the required application as described in §153.066.

- 1. Trees planted due to a requirement of a previously approved development plan or as a condition to a previously issued Certificate of Zoning Plan Approval prior to the date this provision takes effect;
- 2. Removal of trees that, at the determination of the City Forester, are undesirable with respect to structure, species, and/or condition;

- 3. Removal of trees on any portion of a site required to be occupied by a public street as approved by the City Engineer and the required reviewing body with a Preliminary Development Plan application;
- 4. Removal of trees on any portion of a lot required to be occupied by a structure pursuant to the standards of §153.062 as approved by the required reviewing body with applications for Final Development Plan or Minor Project;
- 5. Removal of trees which are an obstruction to traffic signals or traffic signs, power lines, or other utilities;
- 6. Removal of trees necessary for rescue in an emergency or for cleanup after a natural disaster; and
- 7. Removal of trees deemed hazardous by the City Forester or a certified arborist, and approved by the City Forester.

(10) Maintenance and Replacement

(a) Street Trees and Public Trees

Each property owner shall comply with those standards for maintenance, replacement, protection and management of street trees and public trees in §153.065(D)(3).

(b) Other Required Landscaping on Private Property

For landscaping other than public trees and street trees, each property owner shall:

- 1. Maintain all required landscaping in good condition, as determined by the City Forester;
- 2. Remove any landscaping or tree that dies or is required to be removed due to damage or disease within three months after the loss of that landscaping or tree; and
- 3. Replace the landscaping or tree within three months of its removal.

(c) The City Forester may extend times for performance if weather or other conditions prevent performance within the times stated above.

(11) Alternative Landscaping

In lieu of compliance with the specific requirements of §153.065(D)(3)-(9) an owner may propose alternative approaches consistent with the intent of §153.065(D)(2) to accommodate unique site conditions, abutting or surrounding uses, or other conditions, as deemed appropriate by the required reviewing body. Requests for alternative landscaping shall be reviewed by the required reviewing body with the Final Development Plan or Minor Project application and approved only if the proposed alternative is equal to or better than the aesthetic, environmental, and buffering functions anticipated with the provisions of §153.065(D).

(E) FENCING, WALLS AND SCREENING

(1) Fence and Wall Standards

The provisions of this section are required for all fences, walls, and screening materials in the BSD zoning districts. Notwithstanding the provisions of this section, the provisions of §153.064(G)(4)(h) shall be met with respect to fencing and walls for open spaces.

(a) Prohibited Materials

Chain link, vinyl and temporary plastic fences (such as snow fences) are prohibited except during construction as security for construction sites and materials. Fences that are electrically charged, constructed of barbed wire, and razor wire are prohibited. No fence, wall or retaining wall shall be constructed of materials not designed to be used for that purpose. High quality synthetic materials may be approved with the Final Development Plan or Minor Project by the required reviewing body with examples of successful, high quality installations.

(b) Fence and Wall Height and Opacity

1. No fence or wall located between the principal structure on a lot and the front property line shall exceed four feet in height, or be more the 50% opaque unless otherwise required by §153.065(E)(2) or §§153.059 through 153.065. These provisions apply to all street frontages on multiple frontage lots.
2. No fence or wall located between the principal structure on a lot and the side or rear property line shall exceed six feet in height.
3. The height provisions of §153.065(E)(1)(b)1-2 shall not apply to fences or walls required to comply with the screening standards of §153.065(D).
4. The provisions of §153.065(E)(1)(b)1-2 shall apply to all portions of retaining walls that extend above grade level, as measured from the elevated side of the retaining wall. Where a fence is located on top of a retaining wall, the combined height of the retaining wall and fence shall not exceed the maximum height permitted for a fence, as measured from the elevated side of the retaining wall.

(2) Street Wall Standards

(a) Intent

Street walls are intended to screen vehicular use areas or service areas and/or to define the pedestrian realm.

(b) Street Wall Design and Location

1. Street walls are intended to be placed within the front and/or corner side RBZ where an RBZ exists. If an RBZ is occupied by a building, the street wall shall be installed

along the same plane as the nearest building façade.

2. Street walls shall be designed to coordinate with the architectural character of the building to which it is associated. Street walls shall be constructed of brick, stone, wrought iron fencing combined with landscaping (wrought iron street wall type), or a hedgerow combined with landscaping and masonry posts (solid hedge and post type). The required reviewing body may require specific or alternative street wall designs, such as stacked stone walls, based on the design of the associated building and/or the development character of the lots surrounding the site.
 3. Street walls in the BSD Historic Core shall be constructed as stacked stone walls, unless otherwise approved by the required reviewing body.
 4. Street walls shall be a minimum of 22 inches where seating is intended; all other street walls shall be a minimum of 30 inches. No street wall shall exceed 36 inches in height.
 5. Street walls are prohibited in required sight visibility triangles for site access points as defined in Appendix C and are prohibited in required sight visibility triangles for street intersections as determined by the City Engineer.
- (c) Street Wall Landscaping

In all areas where landscaping is required, within four years after installation a minimum of 80% of the surface area of any landscape bed shall be covered by living materials, rather than bark, mulch, gravel, or other non-living materials.

1. Masonry Street Wall

For masonry street walls, the property owner shall provide at least five shrubs per 25 feet of linear street frontage or fraction thereof on the street side of the masonry wall where the Landscape RBZ treatment is used. Required landscaping may be clustered for a more natural design.

2. Wrought Iron Street Wall

For a wrought iron street wall, the property owner shall provide at least five shrubs per 25 feet of linear street frontage or fraction thereof on the side of the fence interior to the lot.

3. Solid Hedge and Post Street Wall

For a solid hedge, the property owner shall install dense, closely spaced living plant material composed of trees, deciduous or evergreen shrubs, or a combination thereof,

with a masonry post every 25 feet of linear street frontage or fraction thereof. The ground on the street side of the hedge shall be landscaped with ground cover exclusive of grass.

(d) Alternative Street Wall Design and Landscaping

In lieu of compliance with the specific requirements of §153.065(E)(2)(b)-(c), an owner may propose alternative approaches consistent with the intent of §153.065(E)(2) to accommodate unique site conditions, abutting or surrounding uses, the architectural character of adjacent buildings, or other conditions as deemed appropriate by the required reviewing body. Requests for alternative landscaping shall be reviewed by the required reviewing body with the Final Development Plan or Minor Project application and approved only if the proposed alternative is equal to or better than the intent of the provisions of §153.065(E)(2).

(3) Screening

(a) Prohibited Materials

Chain link, vinyl, EIFS, and unfinished or non-decorative CMU are prohibited screening materials. No screen shall be constructed of materials not designed to be used for that purpose. High quality synthetic materials may be approved with the Final Development Plan or Minor Project by the required reviewing body with examples of successful, high quality installations.

(b) Roof Mounted Mechanical Equipment

All roof-mounted mechanical equipment (including but not limited to HVAC equipment, exhaust fans, cooling towers, and related guard rails or safety equipment) shall be fully screened from view at ground level on all sides of the structure and, to the extent practicable, from adjacent buildings of similar height in a BSD zoning district.

1. Screening shall be provided by:
 - A. A parapet wall or similar feature that is an integral part of the building's architectural design (refer to §153.062(D) for roof requirements for building types); or
 - B. A screening structure located around the equipment that incorporates at least one of the primary materials and colors on a street-facing façade of the principal structure; or
 - C. A living wall or vertical garden which is covered by vegetation to provide a minimum of 50% year round opacity.
2. The parapet wall or screening structure shall be fully opaque year round and shall be at

least as tall as the height of the mechanical equipment being screened.

3. The standards of §153.065(E)(3)(b) shall not apply if the only feasible location for screening would impede the functioning of solar, wind or geothermal energy equipment or systems.

(c) Ground Mounted Mechanical Equipment

1. All ground-mounted mechanical equipment shall be incorporated within the footprint of a principal or accessory structure or shall be fully screened from view on all sides using one of the following options:
 - A. Landscape material which provides a minimum of 50% year round opacity; or
 - B. A living wall or vertical garden which is covered by vegetation to provide a minimum of 50% year round opacity; or
 - C. A decorative wall or fence that incorporates at least one of the primary materials and colors of the nearest wall of the principal structure and that provides 75% year round opacity.
2. The wall or screen shall be at least one foot taller than the height of the mechanical equipment being screened, up to a maximum of 12 feet.
3. The standards of §153.065(E)(3)(c) shall not apply if the only feasible location for screening would impede the functioning of solar, wind or geothermal energy equipment or systems.
4. Utility boxes shall be oriented with access doors facing away from the street right-of-way or adjacent property to the maximum extent practicable.

(d) Outdoor Waste and Storage Containers and Enclosures

1. All waste, refuse, and recycling containers and enclosures shall be incorporated within the footprint of a principal or accessory structure to the maximum extent practicable. If incorporation within the building footprint is not practicable, outdoor waste and storage containers and enclosures shall be fully screened from view on all sides by landscaping or by a decorative wall or fence finished and constructed to match the materials and design of the nearest wall of the principal structure and shall be fully opaque year round.
2. The wall or screen shall be at least one foot taller than the height of the waste or storage container or enclosure being screened, up to a maximum of 12 feet.

(e) Off-Street Loading Areas

Off-street loading docks or loading areas used for the storage and staging of materials shall be screened from view on all sides facing a street right-of-way or adjacent property, as practicable, by a decorative wall or fence between six and 12 feet in height, as necessary to sufficiently screen the area, constructed and finished to match the materials and design of the nearest wall of the principal structure. This requirement does not apply to the side of a loading area facing an alley/ service street; the side by which vehicles enter and leave the loading area; maneuvering areas used for vehicles to approach the loading area; or alternative loading area locations permitted by §153.065(B)(7)(b).

(f) Access Doors

Screening structures may contain access doors to accommodate servicing of equipment and emptying or replacement of containers. The access doors shall be self-closing, and shall be constructed and finished to coordinate with the materials and design of the nearest wall of the principal structure. Access doors shall remain closed and all containers fully within the structure when not being used. Offset openings may be used in lieu of man doors provided the service structures remain fully screened from view.

(g) Vegetative Screening

If vegetative screening is used to meet the requirements of §153.065(E)(3), evergreen and deciduous species may be used provided the plant size and opacity meet the required height and opacity requirements within four years after planting. The minimum planting bed width shall be 42 inches.

(h) Alternative Screening

In lieu of compliance with the requirements of §153.065(E)(3), an alternative approach to accommodate unique site conditions or surrounding uses may be approved if the required reviewing body determines that the proposed alternative achieves the aesthetic, environmental, and screening results better than compliance with the standards of §153.065(E)(3).

(F) EXTERIOR LIGHTING

(1) Intent

The standards of §153.065(F) are intended to allow adequate night time lighting to protect public safety while protecting residential uses from excessive night time light and glare, protecting motorists from glare along public rights-of-way, reducing consumption of electricity for lighting purposes, and prohibiting excessive light trespass beyond property lines.

(2) Applicability

The provisions of §153.149 shall apply to all development within the BSD zoning districts, in addition to the requirements of §153.065(F), except as noted in this section.

(3) Exemptions

The following types of lighting are exempt from the requirements of §153.065(F):

- (a) Lighting for single family detached and single family attached dwellings.
- (b) Pedestrian walkway ground lighting.
- (c) Lighting for designated sports fields.
- (d) Street lighting.

(4) Fixture Power and Efficiency

All light fixtures shall meet the standards in Table 153.065-H for power and efficiency.

TABLE 153.065-F: FIXTURE POWER AND EFFICIENCY		
Requirement	BSD Indian Run, BSD Sawmill Center, BSD Scioto River Neighborhood Districts	All other BSD Districts
Maximum permitted initial lamp lumens per sq. ft.	13.9 lumens/sq. ft.	9.7 lumens/sq. ft.
Maximum lamp allowance	60,000 lumens	44,000 lumens
Minimum lumens per watt or energy consumed (as documented by manufacturers specifications or results of an independent testing laboratory)	80 lumens/watt	80 lumens/watt

(5) Shielding

- (a) All exterior light sources and lamps that emit more than 900 lumens shall be concealed or shielded with an Illuminations Engineering Society of North America (IESNA) full cut-off style fixture with an angle not exceeding 90 degrees to minimize the potential for glare and unnecessary diffusion on adjacent property. No portion of the lamp, reflector, lens, or refracting system may extend beyond the housing or shield, with the exception of pedestrian lighting.
- (b) All light sources shall be designed, located, and installed so that the light source is not directly visible from any adjacent property in a residential district.

(6) Lighting Uniformity

Lighting across a horizontal surface shall have an average range from one to three footcandles.

(7) Light Trespass

Light generated on site shall not add more than one footcandle to illumination levels at any point at grade level 10 feet beyond the property line.

(8) Lighting Plans

Lighting plans submitted as part of an applicable Final Development Plan or Minor Project shall include existing lighting from streets and adjacent buildings developed under these standards, and proposed lighting generated from light poles and building lighting.

(9) Light Poles

The base of light poles in parking areas shall be either flush with grade or mounted on a concrete foundation projecting no more than 36 inches above grade. The base of light poles in non-parking areas shall be either flush with grade or mounted on a concrete foundation projecting no more than six inches above grade.

(10) Wall Lighting

(a) Decorative wall lighting may be used to provide uplighting, downlighting, or other types of lighting accents for buildings in all BSD zoning districts. Decorative lighting shall not exceed 900 lumens unless installed and shielded in accordance with §153.065(F)(5)(a).

(b) Ground or pole-mounted floodlights are not permitted for façade lighting.

(11) Canopy Lighting

(a) All canopy lighting shall use recessed luminaire fixtures and shall be designed and located so as to prevent glare onto adjacent properties.

(b) Highly reflective material shall not be installed on the underside of the canopy.

(12) Prohibited Lighting Types

Sodium vapor light fixtures are prohibited in all BSD zoning districts.

(G) UTILITY UNDERGROUNDING

(1) In all BSD zoning districts, all utility lines including but not limited to water supply, sanitary sewer service, electricity, telephone and gas, and their connections or feeder lines shall be placed underground.

(2) All utility connections shall be kept to the rear or the side of the building, out of view or screened. Applicants shall coordinate with utility providers to site transformers and other similar utility structures to the rear or sides of buildings, or otherwise out of view or screened.

(3) Existing above-ground utility lines shall be required to be buried with the provision of new streets, or as otherwise required by the City Engineer.

(H) SIGNS

(1) Intent and General Purpose

(a) General

The intent of §153.065(H) is to enhance the physical appearance of the BSD zoning districts and the City of Dublin as a whole by encouraging high quality, effective outdoor graphics for the purposes of navigation, information and identification; and to protect the health, safety, and general welfare of the community. More specifically, it is the intent of this section to:

1. Provide sign standards that allow fair competition while ensuring that signs used by individual businesses will contribute to the urban vitality, interest, and uniqueness of the Bridge Street District.
2. Provide aesthetic standards that ensure adherence to the high level of design and construction quality expected by the community.
3. Provide the public with a safe and effective means of locating businesses, services and points of interest by multiple modes of transportation.
4. Provide standards for signs that are appropriately scaled to the pedestrian realm and designed to enliven the pedestrian experience.
5. Regulate signs in accordance with applicable federal and state law.

(b) BSD Residential, Office Residential, Office, Commercial, and Public Districts

The purpose of signs in these districts is to provide identification with high visual quality in a manner that respects the character and scale of residential areas while providing clear visibility for larger office, commercial and residential developments. Signs should provide high quality awareness through graphics that effectively assist in navigation, information and identification for both pedestrians and vehicles.

(c) BSD Indian Run Neighborhood, Sawmill Center Neighborhood, Scioto River Neighborhood and Vertical Mixed Use Districts

The purpose of signs in these districts is to accommodate a wide variety of building types and uses to create vibrant, mixed-use shopping and entertainment districts. Sign and graphic standards shall contribute to the vibrancy of the districts and the creation of high quality environments with effective graphics intended for navigation, information, and identification primarily for pedestrians and secondarily for vehicles.

(d) BSD Historic Core and Historic Transition Neighborhood Districts

The purpose of signs in these districts is to provide for pedestrian-oriented signs that match the general character and scale of Dublin's original village commercial center. Signs should provide business identification in a manner consistent with the historic appearance and character of the districts, while encouraging a more interesting streetscape.

(2) General Provisions

(a) All applicable requirements of §§153.150 through 153.163 shall apply to the BSD zoning districts except as modified by §153.065(H). In the event of a conflict with the provisions of §§ 153.150 through 153.163, the provisions of §153.065(H) shall govern.

(b) Where noted for the purposes of permitted signs, street frontages shall apply only to public streets.

(c) Nonconforming signs shall be subject to the provisions of §153.161(J).

(d) Approval Authority

1. All permanent signs shall require a permanent sign permit unless otherwise exempted for a specific sign type.
2. Required reviewing bodies shall not address the content of the sign message.
3. Off-premise signs are only permitted with the approval of a master sign plan.
4. All signs located within or projecting over the public right-of-way shall be approved by the City Engineer prior to placement.
5. Notwithstanding any other provision of this Code, the design and placement of City-sponsored banners for special events or public announcements affixed to public facilities in the right-of-way within the Bridge Street District shall be approved by the City Manager prior to placement.

(e) Master Sign Plans

A Master Sign Plan may be requested in accordance with the provisions of 153.066(K). Master Sign Plans are required for projects meeting the criteria of 153.066(K)(1)(d).

(3) BSD Districts with Special Sign Provisions

(a) BSD Historic Residential District

1. The requirements of §§153.150 through 153.163 shall apply in the BSD Historic Residential district without modification.

(b) BSD Scioto River Neighborhood, Residential, Public, and Vertical Mixed Use Districts

1. Signs in these districts shall be subject to the requirements of §153.065(H)(4) through

(7) as applicable, unless a master sign plan is approved by the Planning and Zoning Commission (refer to §153.065(H)(2)(b)(6)).

2. A master sign plan is required for a designated shopping corridors in the Scioto River Neighborhood district, and is optional in the Vertical Mixed Use district. The master sign plan shall be submitted prior to or concurrent with a Site Plan Review in a shopping corridor..

(c) BSD Indian Run Neighborhood, Sawmill Center Neighborhood, Commercial, Office, and Office Residential Districts.

1. All properties on which primary buildings complying with §153.062(O)(1) through (13) are constructed shall comply with the requirements of §153.065(H)(4) through (7) as applicable, unless a master sign plan is approved by the Planning and Zoning Commission (refer to §153.065(H)(2)(b)(6)).
2. In all other cases, properties in these districts shall be subject to the signage standards in §153.150 through 153.164 (Signs).
3. A master sign plan is required for designated shopping corridors in the Indian Run Neighborhood and Sawmill Center Neighborhood districts, and is optional in the Commercial, Office, and Office Residential districts. The master sign plan shall be submitted prior to or concurrent with a Site Plan Review in a shopping corridor.

(d) BSD Historic Core and Historic Transition Neighborhood District

1. Signs in these districts shall be subject to the requirements of §153.065(H)(4) through (7) as applicable, unless a master sign plan is approved by the Architectural Review Board (ARB) (refer to §153.065(H)(2)(b)(6)).
2. All new ground and building-mounted signs in those parts of the BSD Historic Core and Historic Transition districts that fall within the Architectural Review District boundaries shall be subject to review and approval by the Architectural Review Board.

(4) Sign Design and Lighting

All signs shall be designed with the maximum of creativity and the highest quality of materials and fabrication. It is strongly recommended that all signs be designed by a professional sign designer and be installed by a qualified sign builder or contractor.

- (a) All signs shall be designed to fully integrate with the building architecture and overall site design, and to enhance the pedestrian experience in the Bridge Street District. Signs attached to principal structures shall be coordinated and fit appropriately with the architecture of the building

in accordance with §153.062(M). Signs placed on windows, awnings and canopies shall meet the requirements of §153.062(H).

- (b) The illumination of signs is strongly encouraged to help add a sense of liveliness and activity to the area. Unless otherwise noted, signs may be externally illuminated, provided that all exterior lighting meets the requirements of §153.065(F). Internally illuminated pan channel or cabinet signs are permitted, provided that the sign is creatively designed with high quality materials and fabrication, as determined by the required reviewing body. Awning signs and sandwich board signs may not be internally illuminated. Illuminated signs shall be constructed so that raceways, conduit and piping for electrical sources are not exposed to view.
- (c) The provisions of §153.158(C)(3) (limitations on sign shape), shall not apply in the BSD zoning districts.

(d) Sign Colors and Secondary Images

- 1. Signs shall be limited to three colors, including black and white. The background color shall be considered one of the three permissible colors, unless channel letters are used, in which case the background is not considered one of the three colors.
- 2. Logos, registered corporate trademarks and/or symbols, or other secondary images used to convey information about the business or use of the building or lot must be compatible with the size, design, and scale of the sign. Colorful logos and signs are encouraged to help add character and interest to the building and streetscape.
- 3. Logos, Registered Corporate Trademarks and/or Symbols
 - A. For signs incorporating a registered corporate trademark or symbol, colors used in the registered corporate trademark or symbol shall not be limited in number, but shall be considered as one of three permissible colors. Sign copy or background shall use one of the colors used in the registered corporate trademark or symbol.
 - B. Signs with a registered corporate trademark or symbol that is less than 20% of the sign area shall be limited to three colors as provided in §§ 153.065 (H)(4)(d)1 and 153.065(H)(4)(d)3A. The cumulative area of registered corporate trademarks or symbols and other secondary images shall not exceed 20% of the sign area.

- C. Where a registered corporate trademark or symbol exceeds 20% of the sign area, signs shall have a maximum of five colors including symbols, sign copy, and background color. The background color is included in the maximum permissible colors, unless channel letters are used and affixed directly to a building or other support structure, in which case the background is not considered one of the permissible colors. No additional secondary images are permitted.

4. Other Secondary Images

Secondary images used on signs that do not include a registered corporate trademark or symbol shall not exceed 20% of the sign area. Signs are limited to a total of three colors as provided in §153.065 (H)(4)(d)1.

- 5. All signs shall adhere to the size limitations of §153.158(C)(2).

(e) Sign Materials

- 1. All permitted sign types shall be designed with the highest quality of materials and fabrication. High quality, durable and low maintenance materials are required. The type of material should be compatible with the associated building's façade and other materials in the surrounding area. Traditional materials, such as wood, are preferred over plastic signs.
- 2. Signs shall be fabricated, constructed and installed to conceal fasteners and/or other methods of attachment that not integral to the sign design.
- 3. Rusted and/or deteriorating materials shall be replaced.
- 4. The following primary materials are required for sign faces. Other materials may be used for sign construction provided they are only used in supplementary parts of the sign, such as framing materials or other similar uses. The required reviewing body may approve other materials if it determines that the materials provide appropriate high quality, durability, and design features.
 - A. Metal faces: .125-inch aluminum or 4mm composites for 3 foot and greater spans to avoid "oil canning" (rippling) of faces. Thinner material may be used for shorter spans.
 - B. Moldable Synthetic Materials: Solar Grade (SG) acrylics and polycarbonates (or equivalent) to avoid fading, typically no less than .125-inch.
 - C. Metal returns: Etched (sanded) primed and painted aluminum.

- D. Paints, when used, shall be acrylic polyurethane paint systems with zinc chromate primers, or equivalent.
- E. Wood materials: HDU, cedar, redwood and treated lumber. Wooden signs shall be properly sealed to prevent moisture from soaking into the wood.
- F. Window sign materials shall be of pressure sensitive vinyl and similar. For exterior use “High Performance” materials that have higher tack values and avoid premature fading shall be used. Printed PSV/decals shall have an exterior laminate added to ensure exterior durability.

(5) Sign Types Permitted in BSD Zoning Districts

- (a) All sign types permitted in the BSD zoning districts are listed in Table 153.065-G. Refer to §153.065(H)(6) for number of signs permitted, and §153.065(H)(7) for requirements for specific sign types.
- (b) Different sign types may be used on the same frontage.
- (c) Where required, setbacks shall be measured from the public street right-of-way, lot line, or minimum Required Building Zone, as applicable.

(6) Number of Permitted Signs

Refer to §153.065(H)(6)(d) for the number of signs permitted in the BSD Historic Core and Historic Transition Neighborhood Districts and to §§153.150 through 153.163 for the BSD Historic Residential district. For all other BSD zoning districts, the number of permitted signs shall be in accordance with subsections §153.065(H)(6)(a)-(c). Refer to Table 153.065-G, Sign Types Permitted in BSD zoning districts, for the list of permitted signs and the intent of each sign type.

(a) Ground Signs

In addition to any other signs permitted by §153.065(H)(6)(b)-(c), one ground sign is permitted per building or parcel for each street frontage, not to exceed a maximum of two ground signs. Refer to §153.065(H)(7)(a), Ground Signs, for specific requirements for size, location, and height.

(b) Single Tenant Buildings and Multiple Tenant Buildings without Storefronts

Refer to §153.065(H)(7)(b), Building-Mounted Signs, for specific requirements for sign types, sizes, locations, and heights.

- 1. Multiple tenant buildings without storefronts and single tenant buildings are permitted a maximum of one building-mounted sign per street frontage.

- 2. A directory sign may be used at each public entrance to identify tenants in multiple tenant buildings without storefronts. For buildings with fewer than three stories an additional projecting sign not exceeding eight square feet may be located adjacent to a common public entrance providing access to the upper floor tenant spaces.

(c) Multiple Tenant Buildings with Storefronts

Refer to §153.065(H)(7)(b), Building-Mounted Signs, for specific requirements for building-mounted sign types, sizes, locations, and heights.

- 1. Buildings with ground floor storefronts are permitted a maximum of two building-mounted signs for each ground floor tenant with a storefront. The two permitted building-mounted signs shall not be of the same sign type.
- 2. One additional building-mounted sign is permitted for each tenant with a storefront with a public entrance facing an off-street parking area or parking structure in the same block, provided that the entrance is located on the side or rear façade of the building.
- 3. A directory sign may be used to identify tenant spaces located above the ground floor. For buildings with fewer than three stories, an additional projecting sign is permitted provided it is located adjacent to a common public entrance providing access to the upper floor tenant spaces.
- 4. A single, one-square-foot window sign indicating the name of the business and/or a logo, shall be permitted only on a public entrance to the tenant space and shall not require a permanent sign permit, provided not more than one low chroma color is used, such as black, white, or gray.

(d) Number of Permitted Signs in the BSD Historic Core and Historic Transition Neighborhood Districts

Refer to §153.065(H)(7)(a)-(b) for specific requirements for ground and building-mounted sign types, sizes, locations, and heights.

1. Single Tenant Buildings

A combination of two different sign types, including ground signs and building-mounted signs, are permitted for each street-facing building façade or frontage. For lots with more than one street frontage, one additional ground or building-mounted sign is permitted along the second lot frontage, not to exceed a total of three signs.

2. Multiple Tenant Buildings

A combination of two different sign types, including ground signs and building-mounted signs, are permitted for each ground floor tenant with a storefront. The permitted signs may be on separate elevations where storefronts are on multiple elevations.

3. An additional building-mounted sign is permitted for each tenant with a storefront where the tenant also has a dedicated public entrance facing an off-street parking area or parking structure in the same block, provided that the secondary public entrance is located on the side or rear façade of the building.
4. Tenant spaces located above the ground floor may be identified by a directory sign or by a window sign or projecting sign located adjacent to a common public entrance providing access to the upper floor tenant spaces.
5. A single, one-square-foot window sign indicating the name of the business and/or a logo, shall be permitted on each public

entrance to a tenant space and shall not require a permanent sign permit, provided not more than one low chroma color is used.

(7) Specific Sign Type Requirements

(a) Ground Signs

1. Ground sign height is measured from the established grade of the base of the sign to the top of the sign or its frame/support. The height may not be artificially increased.
2. All ground signs shall comply with the provisions of Table 153.065-H, Ground Sign Requirements.

(b) Building-Mounted Signs

1. Building-Mounted Sign Types and Measurements
 - A. Building-mounted signs include wall signs, awning signs, projecting signs, and window signs.
 - B. Wall sign height is measured directly beneath the sign from the established grade

TABLE 153.065-G: SIGN TYPES PERMITTED IN BSD ZONING DISTRICTS		
Sign Type	Code Section Reference	Sign Intent
Ground Sign		
Ground Sign	§153.065(H)(7)(a); Table 153.065-H	Ground signs are intended primarily for buildings with greater front and corner side setbacks.
Building-Mounted Signs		
Wall Sign	§153.065(H)(7)(b); Table 153.065-I	Building-mounted signs are intended to provide visibility for pedestrians and vehicles approaching from different directions and to create a diversity of signs along an active streetscape.
Awning Sign		
Projecting Sign		
Window Sign		
Building Identification Sign		
Building Identification Sign	§153.065(H)(7)(c) Table 153.065-J	Building identification signs are intended to identify major building tenants and large-scale commercial development in the Bridge Street Corridor. Building names or street address numerals may be used in lieu of a tenant name.
Identification Plaques		Plaques, medallions, or other smaller identification signs intended for pedestrian use may be used to identify individual building names or addresses, denote significant historical or other building characteristics, and other similar purposes.
Other Permitted Signs		
Directory Sign	§153.065(H)(7)(d); Table 153.065-K	Directory signs are intended to provide identification for upper story tenants and/or tenants that are otherwise not permitted an individual identification sign. Directory signs may also be used for restaurant menus and other similar uses.
Display Sign		Display signs are intended to advertise goods or services. Display signs may change frequently and may be attached to or located within 3 feet of a window on the interior of the building. Examples include products for sale or display, and signs that show or describe goods or services offered.
Sandwich Board Sign		Sandwich board signs are intended to be used in areas with high pedestrian and commercial activity.

- at the base of the structure to which the sign is attached to the top of the sign.
- C. Wall sign areas for buildings with storefronts shall be determined by taking the length of the storefront applicable to each tenant and computing sign requirements for that portion of the total wall.
 - D. Projecting sign height is measured directly beneath the sign from the established grade at the base of the structure to which the sign is attached to the top of the sign, but shall not include brackets or equipment which are necessary to attach the sign to the structure. Necessary brackets or equipment shall not be counted as part of the sign area.
2. All building-mounted signs shall comply with the provisions of Table 153.065-I, Building-Mounted Sign Requirements, except that:
- A. Any building-mounted sign associated with a secondary public entrance as described in §153.065(H)(6)(c)-(d) above shall not exceed six square feet in size and shall be located within six feet of the secondary public entrance, as measured horizontally along the building façade.
 - B. Any projecting sign associated with a common public entrance providing access to upper floor tenant spaces as described in §153.065(H)(6)(c)-(d) above shall not exceed eight square feet and be located within six feet of the common public entrance.
- (c) Building Identification Signs
- 1. In addition to any other permitted signs, one building identification sign is permitted per street frontage for buildings with three or more stories. Building identification signs are not permitted in the BSD Historic Residential, Historic Core, or portions of the Historic Transition Neighborhood districts that fall within the Architectural Review District boundaries unless approved by the Architectural Review Board through a master sign plan (refer to §153.065(H)(2)(b)6).
 - 2. Building identification signs shall comply with Table 153.065-J, Building Identification Sign Requirements. If street address numbers are used in lieu of the name of a major tenant, the street address numbers shall require a permanent sign permit and shall comply with Table 153.065-J, Building Identification Sign Requirements.

TABLE 153.065-H: GROUND SIGN REQUIREMENTS		
	BSD Historic Core District; and BSD Public and Historic Transition Neighborhood Districts within the Architectural Review District Boundaries	All Other BSD Zoning Districts
Number	Refer to §153.065(H)(6)(d)	1 per building or parcel, per street frontage, not to exceed 2.
Size	Maximum 8 sq. ft.	Maximum 24 sq. ft.
Location	Historic Cottage Commercial building type only. Minimum setback of 8 ft. from the street right-of-way or any property line.	8 ft. from the minimum required building zone, setback, or street right-of-way, as appropriate for the building type. Refer to §153.062(O) for more information regarding building types. If two ground signs are used, the signs shall be located on different street frontages.
Height	Maximum 6 ft.	Maximum 8 ft.
General	Permitted ground signs may be attached to a freestanding wall or other similar structure on the same lot as the building or use.	
	Sign foundations shall not be exposed. Ground signs shall either be mounted on a masonry base or a base clad in material compatible with the material used for the sign and the principal structure containing the use with which the sign is associated.	
	Ground signs shall be landscaped where appropriate to site conditions.	

TABLE 153.065-I: BUILDING-MOUNTED SIGN REQUIREMENTS

	BSD Historic Core District; and BSD Public and Historic Transition Neighborhood Districts within the Architectural Review District Boundaries	All Other BSD Zoning Districts
Wall Sign		
Number	Refer to §153.065(H)(6)(d).	Refer to §153.065(H)(6)(a) through (c) for requirements based on building type.
Size	Maximum 8 sq. ft.	½ sq. ft. per each lineal foot of building wall or storefront width up to a maximum of 50 sq. ft.
Location	On walls facing a public street	
	For multiple tenant buildings, signs shall be located on the portion of the wall associated with the tenant space or storefront, and/or within 6 ft. of the common public entrance, where not associated with a storefront.	
	Wall signs shall not extend more than 14 inches from the face of the structure to which it is attached unless determined by the required reviewing body to address unique architectural conditions associated with the building on which the sign is mounted.	
Height	Maximum 15 ft., and shall not extend above the roofline.	Located within the first story as appropriate to each building type of §153.062(O) and shall not extend above the roofline.
		Wall signs for Existing Structures shall maintain a maximum height of 15 ft., and shall not extend above the roofline.
Awning Sign		
Number	Refer to §153.065(H)(6)(d).	Refer to §153.065(H)(6)(a) through (c) for requirements based on building type.
		Only 1 sign permitted per awning, regardless of the number of tenants or storefronts.
Size	20% of the cumulative surface of all awnings, not to exceed 8 sq. ft. in total.	
Location	Awning signs may be on any portion of the awning, and affixed flat to the surface and shall not extend vertically or horizontally beyond the limit of the awning.	
Height	Maximum 15 ft.	Located within the first story as appropriate to each building type of §153.062(O).
	The lowest portion of an awning sign shall be at least 8 ft. above the sidewalk.	
Projecting Sign		
Number	Refer to §153.065(H)(6)(d).	Refer to §153.065(H)(6)(a) through (c) for requirements based on building type.
Size	Maximum 8 sq. ft.	Maximum 16 sq. ft.
Location	For multiple tenant buildings, within 6 ft. of the principal entrance, as measured horizontally along the building façade. Projecting signs shall be separated by at least 10 ft. from another projecting sign, as measured along the building façade.	
	Projecting signs shall not extend more than 6 ft. from the face of the structure to which it is attached and maintain at least 8 ft. of clearance above the sidewalk.	
Height	Maximum 15 ft., or not extending above the sill of the second story window, whichever is lower.	Located within the first story as appropriate to each building type of §153.062(O) and shall not extend above the roof line.
	The lowest portion of a projecting sign shall be at least 8 feet above the sidewalk.	
Window Sign		
Number	Refer to §153.065(H)(6)(d).	Refer to §153.065(H)(6)(a) through (c) for requirements based on building type.
Size	20% of the cumulative surface area of the window to which it is attached, not to exceed 8 sq. ft. Window panes separated by muntins shall not be counted separately as windows but shall be included in the cumulative total square footage of window area.	
Location	Ground floor only, except as permitted by §153.065(H)(6)(d)4.	Ground floor only
General	Window signs shall only be permitted in lieu of display signs affixed to a window. Refer to Table 153.065-K, Requirements for Other Permitted Signs, for Display Sign Requirements.	

TABLE 153.065-J: BUILDING IDENTIFICATION SIGN REQUIREMENTS		
	BSD Historic Core District; and BSD Public and Historic Transition Neighborhood Districts within the Architectural Review District Boundaries	All Other BSD Zoning Districts
Number	Not Permitted	1 wall sign per building or street frontage, not to exceed 2.
Location		On a building façade facing a street.
Size		½ sq. ft. per each lineal foot of building frontage, each sign not to exceed 100 sq. ft.
Height		Shall not extend above the roofline.
General		Individual channel or pin-mounted letters or characters are required. Buildings with frontage on the I-270 right-of-way are permitted an additional sign in accordance with §153.161(A).

TABLE 153.065-K: REQUIREMENTS FOR OTHER PERMITTED SIGNS		
	BSD Historic Core District; and BSD Public and Historic Transition Neighborhood Districts within the Architectural Review District Boundaries	All Other BSD Zoning Districts
Directory Signs		
Number	1 per public entrance.	
Location	Located within 6 ft. of the entrance and mounted flat to the wall.	
Size	Maximum 4 sq. ft.	
Height	Ground floor only.	
Identification Plaques		
Number	1 per building	
Location	Located within 6 ft. of an entrance, pedestrian walkway or open space type and mounted flat to the wall.	
Size	Maximum 2 sq. ft.	
General	Identification plaques are not intended to provide information advertising tenants or services located within the building. Information is limited to identification of building names, addresses, historical characteristics, or other similar building information. Maximum 3 colors	
Display Signs		
Size	Display signs located within 3 feet of the window shall not exceed 20% of the surface area of the window on which the signs are displayed. Display signs affixed to a window shall not exceed 20% of the surface area and shall only be permitted if a window sign is not also used. Other additional building-mounted signs for multiple tenants with storefronts are permitted. Refer to Table 153.065-I, Building-Mounted Sign Requirements, for window sign requirements.	
Height	Ground floor only.	
Sandwich Board Signs		
Number	1 per ground floor storefront tenant.	Not Permitted
Location	Sandwich board signs are permitted only immediately in front of the building containing the activity described on the sign.	
	Signs shall be placed within 6 ft. of the primary ground floor public entrance of the business and generally along the same plane as other sandwich board signs to ensure a consistent sidewalk clearance, unless otherwise permitted by the Director based on specific site conditions.	
	Signs shall maintain a minimum unobstructed 5-ft. clearance on sidewalks and shall not impede the safe movement of pedestrians or the safe operation of vehicles.	
Size	6 sq. ft. per side.	
Height	3 ft.	
General	Sandwich board signs may include chalkboard and whiteboard elements. The sandwich board sign structure shall be constructed with subdued colors.	
	Sandwich board signs shall be removed and stored indoors or in a location not visible to the public during non-business hours.	

(I) WALKABILITY STANDARDS

(1) Intent and Purpose

- (a) These regulations are intended to provide specific requirements that promote the walkable urbanism principles of §153.057(D).
- (b) The intent of the walkability standards is to enhance connectivity, improve pedestrian safety, and promote comfortable walking and sitting environments.
- (c) The walkability standards promote healthier lifestyles by encouraging walking and bicycling over the use of an automobile for most daily activities. It also provides the means by which residents and visitors can be more engaged with their neighbors, coworkers and fellow visitors.
- (d) The walkability standards promote a safer and more comfortable atmosphere for pedestrians and bicyclists.
- (e) The walkability standards promote recognition that some streets are clearly designed to accommodate both bicycles and automobiles within traffic lanes.
- (f) Pedestrian facilities are intended to be designed and installed to provide the maximum degree of connectivity between destinations within the Bridge Street District, including convenient access between places of work, shopping, dining, recreation, public transit stops, and home.
- (g) Pedestrian facilities include sidewalks and required building zone (RBZ) treatments, street crossings, mid-block pedestrianways, mid-building pedestrianways, building entrances, seating areas within pocket parks and plazas and/or the furnishing zone within the right-of-way, and greenways.

(2) Walkability Objective: Connectivity

(a) Mid-Block Pedestrianways

Mid-block pedestrianways are required on all blocks exceeding 400 feet in length, unless otherwise required or exempted by §153.063, Neighborhood Standards.

- 1. When combined with mid-block street crossings, pedestrianways shall align as nearly as practicable to encourage continuous pedestrian pathways.
- 2. Mid-block pedestrianways shall be publicly accessible at all times.
- 3. Mid-block pedestrianways shall be located within the middle third of a block with access from the sides of a block exceeding 400 feet. Refer to Figure 153.060-A, Typical Block Elements, for an illustration of the middle third of a block.
- 4. Design

- A. The ends of the mid-block pedestrianway shall terminate at either a public right-of-way, an open space meeting the requirements of §153.064, or another publicly accessible space as approved by the required reviewing body.
- B. Mid-block pedestrianways shall be a minimum of 14 feet in width, with a minimum five foot sidewalk, and designed as a continuation of the streetscape, including materials and furnishings.
- C. The mid-block pedestrianway shall be lighted using footlights, bollard lights, building lights, and/or adjacent street lights to provide for safety and visibility.
- D. The mid-block pedestrianway shall be landscaped except as required by §153.065(I)(2)(a)5.

5. A mid-building pedestrianway, as described in §153.065(I)(2)(b), may serve as a mid-block pedestrianway provided it meets the applicable design and location requirements of mid-block pedestrianways described in this section in addition to other applicable requirements for mid-building pedestrianways; however, landscaping shall not be required.

6. Alternatively, the pedestrianway requirement may be fulfilled by a permitted alley when located in the middle third of a block and when a minimum five foot sidewalk is provided. Design requirements shall be based on the applicable street type specifications, as described in §153.061, Street Types.

7. The required reviewing body may require additional mid-block pedestrianways when necessary to create a cohesive, walkable block configuration and ensure consistency with the Principles of Walkable Urbanism provided in §153.057(D).

(b) Mid-Building Pedestrianways

- 1. Mid-building pedestrianways are intended to provide safe, well-lit, and attractive paths providing convenient pedestrian access to and from areas such as parking lots, parking structures, and/or service streets from the opposite side of a building.
- 2. Access through buildings to parking lots behind buildings with a pedestrian walkway through the first floor of the building is required based on building types. The walkway shall be a minimum of eight feet wide. One door, window, or opening shall be provided along the pedestrianway for every full 30 feet of length. A minimum of 20%

ground floor transparency, measured along the length of the walkway, shall be provided on building façades facing pedestrianways in shopping corridors.

3. A mid-building pedestrianway may serve as a mid-block pedestrianway as described in §153.065(I)(2)(a).

(3) Walkability Objective: Safety

(a) Crosswalks

1. Crosswalks shall be required at the stop-controlled legs of unsignalized intersections and all legs of signalized intersections or as otherwise required by the City Engineer. Crosswalks may be permitted at mid-block locations for areas where heavy pedestrian traffic is anticipated, such as shopping corridors, at the determination of the City Engineer. The locations of mid-block crosswalks should be aligned with the locations of mid-block pedestrianways where practicable.
2. To encourage pedestrian activity, typical crosswalks shall not exceed 38 feet in length without a landscape median, curb extension and/or other pedestrian refuge to mitigate the effects of vehicular traffic on crossing and increase pedestrian safety and comfort. These design measures shall be implemented wherever practicable, as determined by the City Engineer.

(b) Pedestrian Circulation Plans

Each surface parking area that contains 50 or more parking spaces, or contains any parking spaces located more than 350 feet from the front façade of the principal structure, shall contain at least one pedestrian walkway or sidewalk allowing pedestrians to pass from the row of parking farthest from the primary building façade to the primary building entrance. The required walkway must be at least five feet wide, shall not be located within a driving aisle, and, where possible, shall be located in a landscaped island running perpendicular to the primary building façade.

(4) Walkability Objective: Comfort and Convenience

(a) Required Building Zone (RBZ) Treatment

All areas between the front or corner side property lines and the back of the RBZ or setback not occupied by a building shall be treated with either a landscape, patio, or streetscape treatment as required by §153.062(O).

1. Where necessary to provide adequate sidewalk width in areas expected to have high volumes of pedestrian activity, such as in a shopping corridor, a streetscape RBZ

treatment may be required by the required reviewing body.

2. If a building is proposed to be constructed with a zero lot line setback, with the building façade adjacent to the public sidewalk at the right-of-way, and the required reviewing body determines that additional sidewalk width is necessary to ensure consistency with the Principles of Walkable Urbanism, the required reviewing body may require the building to be set back with a streetscape RBZ treatment, provided the building remains within the RBZ as required by building type. A public access easement shall be required.
3. The streetscape RBZ treatment shall be required for all designated shopping corridors, and in all cases, a minimum 8 feet of clear sidewalk width shall be provided through the combination of public right-of-way and required building zone area with public access easements.
4. Where parking is permitted to the side or rear of a principal structure pursuant to the building type requirements of §153.062(O), surface parking areas and associated driveways may encroach into the front and/or corner side RBZ provided a street wall is installed in accordance with §153.065(E)(2) to screen the parking area. The area on the street-facing side of the street wall shall be treated with landscape, patio, or streetscape RBZ treatment as permitted by the building type.

(b) Building Entrances

1. A principal building entrance shall be on any principal frontage street or the front façade of the building. Principal entrance doors shall be fully functioning during regular business hours and shall connect to the public sidewalk along the street.
2. The number and spacing of entrances on a building façade with street frontage and on a rear façade facing a parking lot shall be provided as required by building type.

(c) Seating Areas

1. Outdoor seating areas are required for all pocket plazas, and may be required by the required reviewing body for other public and private outdoor spaces, including all other open space types provided in §153.064(F).
2. Where required, there shall be a minimum of one linear foot of seating for every two linear feet of public or private street frontage. The required reviewing body may modify this

- requirement where conditions warrant greater or lesser seating.
3. Seating requirements may be met through the use of moveable seating, fixed individual seats, fixed benches, seat walls, planter ledges, seating steps, and other creatively designed seating areas that invite resting and gathering. A combination of seating is encouraged.
 4. To ensure that adequate seating invites use by the public, a portion of the required seating must be located within at least 10 feet of a public sidewalk where provided.
 5. At least one waste receptacle for each outdoor seating area is required. Additional receptacles may be required for areas containing food service, such as open air cafés.

districts. The review procedures of this section shall be used for all development applications in a BSD district. Table 153.066-A, Summary Procedure Table, describes the review procedures applicable in all BSD districts.

- (2) The following abbreviations and terms are used in this section:

ART: Administrative Review Team

BZA: Board of Zoning Appeals

CC or Council: City Council

PD or Director: Planning Director

PZC or Commission: Planning and Zoning Commission

(C) PRE-APPLICATION

- (1) Purpose and Applicability

- (a) The purpose of the Pre-Application submittal is to provide a potential applicant with a non-binding review of a development proposal and to provide information on the procedures and policies of the City, including application review procedures.

- (b) Pre-Application Reviews do not result in a development decision or permit, and shall not obligate the City or the developer to take any action on the proposal.

- (2) Review Procedure

- (a) A request for a pre-application review shall be made in accordance with the provisions of division (N)(1) of this section.

- (b) Requests shall be submitted to the Director, who shall be responsible for circulating any submittal material to the applicable departments for input.

- (c) The Director and staff shall use reasonable efforts to conduct an expeditious review of the submitted materials and provide non-binding input and recommendations.

- (d) The Director may schedule a meeting with the potential applicant to discuss the request or may provide a written summary of the staff review.

- (e) Additional staff reviews of the pre-application submittal may be requested by the applicant prior to filing a formal application.

- (f) Any and all written summaries of the pre-application review shall be forwarded to the required reviewing body with a formal application.

(D) INFORMAL

Prior to submittal of an application for a Concept Plan (CP), an applicant may submit an Informal application for review of a development concept with the PZC. Such submittal shall include a completed application form and supporting material sufficient to describe

§ 153.066 REVIEW AND APPROVAL PROCEDURES AND CRITERIA

(A) INTENT

The intent of this section is to provide an efficient and predictable review process for rezoning and/or development applications within the Bridge Street District (BSD) zoning districts and to enhance Dublin's reputation for exceptional, carefully considered design and high quality development consistent with the Vision Principles and direction articulated in the BSD Special Area Plan in the Community Plan. The review and approval procedures and criteria help ensure that new development and redevelopment is served by adequate and efficient infrastructure so as not to burden the fiscal resources of the City, and to protect the health, safety, and general welfare of residents, occupants, and users of property in the BSD districts and surrounding areas of the City.

(B) REQUIRED APPROVALS

- (1) This section outlines the requirements and procedures for development review specifically within the BSD

the development concept. The review of the informal submittal shall be non-binding upon the PZC and the applicant, however, it is intended to provide feedback by the PZC that should inform the preparation and subsequent review of the CP. The Planning Director shall prepare a brief analysis and comments that will be submitted to the PZC with the application.

(E) CONCEPT PLAN

(1) Purpose and Applicability

- (a) The purpose of the Concept Plan (CP) is to provide a general outline of the scope, character, and nature of the proposed development that is consistent with the policy direction of the Community Plan and the BSD Special Area Plan, the requirements of the BSD Code, other related policy and regulatory documents, and the review criteria, and to consider the proposal within the context of existing and planned development within the vicinity of the project.
- (b) The CP allows the required reviewing body the means to ensure that the proposed concept is consistent with the following:
 1. That the proposed land uses are consistent with the Community Plan, BSD Special Area Plan, and BSD Code;
 2. That the proposed block framework and street network are generally compatible with the adopted plans, lead to the creation of a walkable, urban place;
 3. That the proposed development concept generally fulfills the intent of the BSD Special Area Plan; and
 4. That the proposed development concept has the potential to create a walkable, urban place.
- (c) The CP review provides an opportunity for public input at an early stage of the development process.
- (d) The CP review is intended to provide clear direction to the applicant by the required reviewing body resulting from its review and approval of the application.
- (e) If the CP is approved by the required reviewing body it shall serve as a basis for preparation by the applicant of the Preliminary Development Plan (PDP) for the proposed development.
- (f) For projects that will propose a development agreement due to the need for development timeframe, public infrastructure, public and private contributions, development restrictions, or other related items, City Council shall serve as the required reviewing body for the CP. In those cases, the Director and the Planning and Zoning Commission shall each review the CP and provide

a recommendation to Council to approve, approve with conditions, or disapprove the CP.

(2) Review Procedure

- (a) The CP is a mandatory step in the development review and approval process for the BSD.
- (b) An application for a CP shall be made in accordance with the provisions of divisions (D)(3) and (N)(1) of this Chapter.
- (c) The PZC shall be the required reviewing body for the CP in the BSD, unless a development agreement is proposed in conjunction with a proposed project, then City Council shall be the required reviewing body for the CP.
- (d) The Director shall make a recommendation to the PZC for approval, approval with conditions, or denial of the CP application under the criteria of division (D)(4) of this section.
- (e) The PZC shall review the CP application, the minutes of the PZC meeting if an informal review was requested by the applicant, the Director's recommendation, and render its decision based on the criteria of division (D)(4). In the instance the PZC is the required reviewing body, the Commission will render a decision for approval, approval with conditions, or denial and written record of the Commission's decision shall be provided.
- (f) In the instance of a CP associated with a proposed development agreement, the Commission will make a recommendation of approval, approval with conditions, or denial to City Council.
- (g) City Council shall review the CP application and the recommendations of PZC and the Director, and render its decision based on the criteria of division (D)(4) of approval, approval with conditions, or denial.

(3) Submittal Requirements

It is the intent of these regulations that the CP shall indicate overall design of the proposed project. Information submitted should be comprehensive enough to enable the required reviewing body to understand the existing site and concept for the proposed development, and to evaluate consistency with the review criteria in division (D)(4). The applicant shall submit an application and supplemental materials as outlined in division (N)(1) and determined by the Director.

(4) Review Criteria

The required reviewing body shall make its decision on an application for a CP based on each of the following criteria and may consider the recommendation of the Director and, if City Council is the required reviewing body, the recommendation of the PZC. For applications associated with a development agreement, the PZC shall apply these

TABLE 153.066-A: SUMMARY PROCEDURE TABLE

R = Recommendation D = Decision RF = Review & Feedback

Type of Application	PD	ART	BZA	PZC	Council	Zoning Code Reference
Zoning Code Approvals						
Zoning Map or Text Amendment	R			R	D	§153.234
Conditional Use	R			D		§153.236
Special Permit	R		D			§153.231(G)
Use Variance	R		R		D	§153.231(H)(3)
Non-Use (Area) Variance	R		D			§153.231(H)(2)
Other Approvals						
Building Code Appeal			D			§153.231(I)
Bridge Street District Applications						
Pre-Application	RF					§153.066(C)
Informal	RF			RF		§153.066(D)
Concept Plan	R			D		§153.066(E)
Concept Plan with a Development Agreement	R			R	D	§153.066(E)
Preliminary Development Plan	R			D		§153.066(F)
Final Development Plan	R			D		§153.066(G)
Minor Project	R	D		A		§153.066(H)
Administrative Departure	R	D		A		§153.066(I)
Waivers	R			D		§153.066(J)
Master Sign Plan	R			D		§153.065(H)(2)(e)/ §153.066(K) and (L)(8)
Parking Plans	R			D		§153.066(H)(2)(f)/ §153.05(B)
Administrative Approval	D			A		§153.066(L)
Open Space Fee in Lieu	R			D		§153.066(M)(1)/ §154.064(D)(E)
Certificate of Zoning Plan Approval	D					§153.233/ §153.066 (N)(3)

criteria in the formulation of its recommendation to City Council.

- (a) The CP is consistent with the applicable policy guidance of the Community Plan, the BSD Special Area Plan, and other applicable City plans, and related policies;
- (b) The CP conforms to the applicable requirements of the BSD Code;
- (c) The illustrative lots and blocks, supporting street and pedestrian network, and internal circulation provide a coherent development pattern that conforms to the requirements of §§153.060 Lots and Blocks, 153.061 Street Types, and 153.065 Site Development Standards, and the conceptual locations of access points to surrounding streets will avoid adverse impacts on surrounding neighborhoods and traffic infrastructure;
- (d) The proposed land uses allow for appropriate integration into the community, consistent with adopted plans, and align with the requirements of §153.059 Uses;
- (e) The conceptual buildings are appropriately sited and scaled to create a cohesive development character that complements the surrounding environment and conforms to the architectural requirements of §153.062 Building Types;
- (f) The conceptual design of open spaces, including location and relationship to surrounding buildings, provides for meaningful public gathering spaces that benefit the community both within and outside the proposed development;
- (g) The CP allows for the connection and or expansion of public or private infrastructure and the continued provision of services required by the City or other public agency; and
- (h) The development concept conforms to the requirements of §153.063 Neighborhood Standards, as applicable.

(F) PRELIMINARY DEVELOPMENT PLAN

(1) Purpose and Applicability

- (a) The purpose of the Preliminary Development Plan (PDP) is to establish a framework for the proposed development that is consistent with the requirements of the Community Plan, BSD Special Area Plan, BSD Code, BSD Design Guidelines, other adopted plans, policies, and regulations, and the review criteria.
- (b) The PDP allows the PZC to ensure that the proposed development is consistent with the following:
 1. That the street network and block framework provide a coherent and rational development pattern;

2. That the proposed street types provide for walkable urbanism;
3. That the proposed building types are appropriate to the location and surrounding neighborhood;
4. That the proposed development creates the urban setting envisioned by the applicable neighborhood standards;
5. That planned open spaces and building types within the development are integrated in order to complement each other;
6. That the proposed development is consistent with the general development requirements of the City with respect to such elements as infrastructure, transportation, and environmental considerations; and
7. That the proposed development will contribute to the creation of signature places in the City consistent with the BSD Special Area Plan through an evaluation of long-term phasing plans, transitional development conditions, and planned placemaking elements.

- (c) The PDP is intended to establish the direction of the proposed development based on all applicable code requirements and shall refine the approved CP.
- (d) If a PDP is approved by the PZC, such action shall be binding and shall serve as the basis for submittal of the Final Development Plan (FDP) for the proposed development or phases thereof.

(2) Review Procedure

- (a) An application for a PDP may not be submitted prior to the review and approval of a CP.
- (b) The PDP is a mandatory submittal requirement prior to filing a FDP. However, the PDP may be combined with the FDP at the request of the applicant, by motion of the PZC following its approval of the CP, or if recommended by the Director and agreed by the applicant.
- (c) An application for PDP shall be submitted in accordance with the provisions of divisions (E)(3) and (N)(1) of this section.
- (d) The PZC shall be the required reviewing body for the PDP within the Bridge Street District.
- (e) The Director shall make a recommendation for approval, approval with conditions, or denial of the PDP application under the criteria of division (E)(4) of this section.
- (f) The PZC shall review the PDP application and the recommendation of the Director and render its decision based on the criteria of division (E)(4) of this section for approval, approval with conditions, or denial. A written record of the

Commission's decision shall be provided to the applicant.

(3) Submittal Requirements

It is the intent of these regulations that a PDP shall provide information that is sufficient to ensure general conformity with the regulations and that can serve as a basis for the future consideration of a FDP. Information submitted should be sufficiently detailed to enable the PZC to understand the existing site and the PDP for the proposed development, and to evaluate consistency with the review criteria in division (E)

(4). The applicant shall submit an application and supplemental materials as outlined in division (N)(1) and determined by the Director.

(4) Review Criteria

The PZC shall make its decision on an application for a PDP based on each of the following criteria:

- (a) The PDP shall be consistent with the approved CP, the record established by the required reviewing body, the associated Staff Report, and the Director's recommendation;
- (b) The development is consistent with the Community Plan, BSD Special Area Plan, BSD Design Guidelines, other adopted City plans and related policies;
- (c) The proposed land uses align with all applicable requirements and use specific standards of §153.059 Uses;
- (d) The proposed buildings are appropriately sited and scaled to create a cohesive development character that complements the surrounding environment, and conform to the requirements of §§153.062 Building Types and 153.065 Site Development Standards;
- (e) The proposed lots and blocks are consistent with the requirements of §153.060 Lots and Blocks;
- (f) The proposed street types conform to the requirements and standards of §153.061 Street Types, including the general pattern of streets, blocks, and development reflected on the BSD Street Network Map and the conceptual locations of access points to surrounding streets to avoid adverse impacts on surrounding neighborhoods and traffic infrastructure;
- (g) The proposed design of the internal circulation system, driveways, and any connections to the public realm provide for safe and efficient access for pedestrians, bicyclists, vehicles, and emergency services;
- (h) The proposed design of buildings conforms to the BSD Code and is consistent with the BSD Design Guidelines, while integrating with nearby development;
- (i) The proposed open spaces are appropriately sited and designed to conserve or enhance

natural features as appropriate, enhance the community both within and outside the proposed development, and conform to the requirements of §153.064 Open Spaces;

- (j) The scale and design of the proposed development allows for the adequate provision of services currently furnished by or that may be required by the City or other public agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste management, and administrative services;
- (k) The proposed development conforms to the requirements of §153.063 Neighborhood Standards, as applicable;
- (l) The proposed development provides adequate stormwater management systems and facilities that comply with the applicable regulations of this code and any other applicable design criteria or regulations as adopted by the City or required by other government entities;
- (m) The proposed development can be adequately serviced by existing and/or planned public or private infrastructure consistent with the City's most recently adopted capital improvements program;
- (n) If the development is to be implemented in phases, each phase has adequate infrastructure to serve the development independently without the need for further phased improvements; and
- (o) The proposed development demonstrates consistency with the recommendations, principles, and intent of all applicable design standards and guidelines, including but not limited to buildings, open spaces, and streetscapes.

(G) FINAL DEVELOPMENT PLAN

(1) Purpose and Applicability

- (a) The purpose of the Final Development Plan (FDP) is to confirm compliance with the PDP, all requirements of the BSD Code, Community Plan, BSD Special Area Plan, BSD Design Guidelines, and other adopted plans, policies, and regulations, and the review criteria.
- (b) The FDP allows the PZC to ensure that the proposed development is compliant with the following:
 - 1. That the street network and block framework provide a coherent and rational development pattern;
 - 2. That proposed street types provide for walkable urbanism;
 - 3. That the proposed building types are appropriate to the location and neighborhood, including assuring that the dimensions of a

parcel meet the lot size requirements for the applicable building type;

4. That the architecture, building materials and colors, landscaping and buffering, and site layout create a functional, aesthetically appealing urban place;
5. That the proposed development creates the urban setting envisioned by the applicable neighborhood standards;
6. That planned open spaces and building types within the development are integrated in order to complement each other;
7. That the proposed development is consistent with the general development requirements of the City with respect to such elements as infrastructure, transportation, and environmental considerations; and
8. That the proposed development will contribute to the creation of signature places in the City consistent with the BSD Special Area Plan through an evaluation of long-term phasing plans, transitional development conditions, and planned placemaking elements.

(c) The FDP is intended to verify the proposed development, or phases of development, is in compliance with all applicable code requirements, and is consistent with the PDP.

(d) All development within the BSD District shall require an approved FDP prior to applying for site disturbance approval, CZPA, and/or building permits. In addition, the following development activities shall also require an approved FDP:

1. When a project involves the design or construction of new streets, or a proposed realignment or relocation of any street in the general pattern of street development conceptualized by the BSD Street Network Map in §153.061 that is required or permitted by the City;
2. When a project requires land subdivision in accordance with Chapter 152; or
3. When a project does not meet the criteria for a Minor Project (MP).

(e) Applications for a FDP shall be reviewed by the PZC, whose approval shall be binding and shall serve as the regulatory and administrative document for zoning compliance.

(2) Review Procedures

(a) An application for a FDP shall be submitted in accordance with the provisions (F)(3) and (N)(1) of this section.

(b) The PDP may be combined with the FDP at the request of the applicant, by motion of the

PZC at the time of CP review and approval, or recommended by the Director.

(c) The PZC shall be the required reviewing body for the FDP within the BSD.

(d) The Director shall make a recommendation to the PZC for approval, approval with conditions, or denial of the final development plan application under the criteria of division (F)(4) of this section.

(e) The PZC shall review the FDP application and the recommendation of the Director and render its decision based on the criteria of division (F)(4) of this section for approval, approval with conditions, or denial. A written record of the Commission's decision shall be provided.

(3) Submittal Requirements

It is the intent of these regulations that a FDP shall provide final project information that is sufficient to ensure general conformity to an approved PDP. In cases where the applicant has been authorized to submit a combined PDP and FDP, then the submittal shall incorporate the required information for the PDP and as required below. Information should be sufficiently detailed to enable the PZC to understand the existing site and the FDP for the proposed project or a portion thereof, and to evaluate consistency with the review criteria in division (F)(4). The applicant shall submit an application and supplemental materials as outlined in division (N)(1) and determined by the Director.

(4) Review Criteria

The PZC shall make its decision on an application for a FDP based on each of the following criteria:

- (a) The FDP shall be substantially similar to the approved PDP, and consistent with the record established by the required reviewing body, the associated Staff Report, and the Director's recommendation;
- (b) The proposed development is consistent with the Community Plan, BSD Special Area Plan, BSD Design Guidelines, other adopted City plans, and citywide administrative and financial policies;
- (c) The proposed land uses conform to all applicable requirements and use specific standards of §153.059 Uses;
- (d) The proposed buildings are appropriately sited and conform to the requirements of §153.062 Building Types and §153.065 Site Development Standards;
- (e) The proposed lots and blocks conform to the requirements of §153.060 Lots and Blocks;
- (f) The proposed street types adhere to the requirements and standards of §153.061 Street Types, including the general pattern of streets, blocks, and development reflected on the BSD Street Network Map, as amended;

- (g) The proposed design of the internal circulation system, driveways, and any connections to the public realm provide for safe and efficient access for pedestrians, bicyclists, vehicles, and emergency services;
- (h) The proposed design, architecture, and materials of buildings is consistent with the BSD Design Guidelines, while integrating with nearby development, and avoids overshadowing of existing or proposed development;
- (i) The proposed site design, landscaping, screening, and buffering is consistent with the BSD Design Guidelines;
- (j) The proposed open spaces are appropriately sited and designed to conserve or enhance natural features as appropriate, enhance the community, benefit the community both within and outside the proposed development, and are consistent with the requirements of §153.064 Open Spaces;
- (k) The scale and design of the proposed development allows for the adequate provision of services currently furnished by or that may be required by the City or other public agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste management, and administrative services;
- (l) The proposed development conforms to the requirements of §153.063 Neighborhood Standards, as applicable;
- (m) The proposed development provides adequate stormwater management systems and facilities that comply with the applicable regulations of this code and any other applicable design criteria or regulations as adopted by the City or required by other government entities;
- (n) The proposed development can be adequately serviced by existing and/or planned public or private infrastructure consistent with the City's most recently adopted capital improvements program;
- (o) If the development is proposed to be implemented in phases, each phase has adequate infrastructure to serve the development independently without the need for further phased improvements; and
- (p) The proposed development demonstrates consistency with the recommendations, principles, and intent of all applicable design standards and guidelines, including but not limited to buildings, open spaces, and streetscapes.

(H) MINOR PROJECT

(1) Purpose and Applicability

The purpose of the Minor Project (MP) is to provide an efficient review process for smaller projects that do

not have significant community effects, as defined in (H)(2).

(2) Minor Projects Defined

The following projects shall be considered eligible for review and approval as an MP:

- (a) Additions to principal structures that increase the gross floor area by not more than 25%, or not more than 10,000 square feet gross floor area, whichever is less, existing as of the effective date of this amendment, or when first constructed, and associated site development requirements.
- (b) Exterior modifications to principal structures involving not more than 25% of any individual façade elevation of the structure.
- (c) Signs, landscaping, parking, and other site related improvements that do not involve construction of a new principal building. Parks when used to meet requirements as an open space type, as provided in §153.064, shall require a FDP.
- (d) Accessory structures 1,000 gross square feet or smaller and the related accessory uses.
- (e) Modifications to existing structures in accordance with §153.062(B)(2) that increase the gross floor area by not more than 25%, or not more than 10,000 square feet gross floor area, whichever is less, existing as of the effective date of this amendment and associated site development requirements; and;
- (f) Parking plans when not associated with a PDP or a FDP.

(3) Review Procedure

- (a) An application for a Minor Project MP shall be made in accordance with the provisions of divisions (G)(4) and (N)(1) of this section.
- (b) The ART shall be the required reviewing body for the MP.
- (c) The Director shall make a recommendation to the ART for approval, approval with conditions, or denial of the MP under the criteria of division (G) (5).
- (d) The ART shall review the MP application and the Director's recommendation, and render its decision based on the criteria of (G)(5) of this section for approval, approval with conditions, or denial. A written record of the ART's decision shall be provided.
- (e) The ART may forward any MP application to the PZC for consideration. In making such a determination, the ART shall conclude that the application raises complex issues, including but not limited to, the need for public infrastructure improvements and/or other neighborhood or community-wide effects that would benefit from a public review and decision by the PZC. These

applications shall be reviewed against the criteria in (G)(5) of this section.

- (f) If the application is not approved by the ART, the applicant shall be given the opportunity to revise the application in response to the ART's comments and resubmit for reconsideration.

- (f) Decisions of the ART are appealable to the PZC.

(4) Submittal Requirements

It is the intent of these regulations that an application for a MP provides sufficient information to ensure general conformity to the applicable provisions of this code. The information should be sufficiently detailed to enable the required reviewing body to understand the existing site and the MP request for the proposed project or a portion thereof. The applicant shall submit an application and supplemental materials as outlined in division (M)(1) and determined by the Director.

(4) Review Criteria

The Administrative Review Team (ART) shall make its decision on an application for a MP based on each of the following criteria and the recommendation of the Director:

- (a) The MP shall be consistent with the Community Plan, BSD Special Area Plan, BSD Code, BSD Design Guidelines, and adopted plans, policies, and regulations;
- (b) In cases where a MP is proposed within or as part of an approved PDP or FDP, the MP shall be consistent with such approved PDP or FDP;
- (c) The MP shall be consistent with the record established by the required reviewing body, the associated Staff Report, and the Director's recommendation;
- (d) The proposed land uses meet all applicable requirements and use specific standards of §153.059 Uses; and
- (e) The proposed site improvements, landscaping, screening, and buffering shall meet all applicable requirements of the BSD Code and respond to the standards of the BSD Design Guidelines.

(I) ADMINISTRATIVE DEPARTURES

(1) Purpose and Applicability

- (a) The intent of the Administrative Departure (AD) is to provide an efficient process to allow minor deviations from the strict application of the BSD requirements caused by unusual site or development conditions or conditions unique to a particular use or other similar conditions that require reasonable adjustments, but remain consistent with the intent of this Chapter.
- (b) The AD shall not convey special rights or other approvals that would not otherwise result from a decision under this code.

(2) Administrative Departure Defined

An AD shall be limited to any modification of no greater than 10% to a numeric zoning standard related to building dimensions, lot dimensions or coverage, open space, landscaping, parking, fencing, walls, screening, or exterior lighting.

(3) Review Procedure

- (a) An application for an AD shall be made in accordance with the provisions of divisions (H)(4) and (N)(1) of this section.
- (b) The ART shall be the required reviewing body for administrative departures.
- (c) A request for an AD may be submitted with an application for a PDP, FD, or MP, or at any other time as may be necessary
- (d) A request for an AD may be processed simultaneously with a PDP, FDP, or MP to which it relates.
- (e) The Director shall make a recommendation to the ART for approval, approval with conditions, or denial of the AD under the criteria of division (H) (5).
- (f) The ART shall determine whether each requested AD is approved, approved with conditions, or denied. A written record of the ART's decision will be provided. Decisions relative to an approved FDP shall be reported to the PZC.
- (g) Should the ART find that the request does not meet the criteria for an AD, the applicant may request a Waiver under the provisions of division (I) of this section or submit a new application for a FDP or MP, as applicable.
- (h) Decisions may be appealed to the PZC.

(4) Submittal Requirements

It is the intent of these regulations that an application for an AD provides sufficient information to evaluate whether the request should be granted under divisions (H)(2) and (H)(5). The information should be sufficiently detailed to enable the required reviewing body to understand the existing site, proposed AD, and the related PDP, FDP or MP for the proposed project or a portion thereof. The applicant shall submit an application and supplemental materials as outlined in division (N)(1) and determined by the Director.

(5) Review Criteria

The ART shall make its decision on the requested AD based on the following criteria:

- (a) The need for the AD is caused by unique site conditions, conditions on surrounding properties, and/or otherwise complies with the spirit and intent of the Community Plan, BSD Special Area Plan, BSD Design Guidelines, other adopted City plans and policies, and all applicable requirements within §§153.057 through 153.066;

- (b) The AD is not being requested simply to reduce cost or as a matter of general convenience;
- (c) The AD does not have the effect of authorizing any use, sign, building type, or open space type that is not otherwise permitted in the that BSD district; and
- (d) The AD, if approved, does not adversely impact the pedestrian experience.
- (e) The AD, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other development features than without the AD.

(J) WAIVER

(1) Purpose and Applicability

Under the provisions of this section, Waivers are a process to allow deviations from specific code requirements that may only be granted by the PZC.

(2) Waivers Defined

A Waiver is defined as a request for a deviation from a requirement of §§ 153.059 through 153.065, which do not otherwise qualify for an AD under the provisions of division (H) of this section.

(3) Review Procedure

- (a) An application for a Waiver shall be made in accordance with the provisions of divisions (I)(4) and (N)(1) of this section.
- (b) The PZC shall be the required reviewing body for Waivers. In cases where a Waiver is submitted with a Minor Project (MP), the PZC shall be the required reviewing body for both the Waiver and the MP.
- (c) The Waiver may be submitted with any applicatin for a PDP or FDP.
- (d) The Director shall make a recommendation to the PZC for approval, approval with conditions, or denial of the Waiver under the criteria of division (I)(5). Additional Waivers determined by the Director during his/her review, may be included for review by the PZC.
- (e) The PZC shall review the requested Waivers using the criteria of division (5) of this section. Should other Waivers be necessary to resolve conflicts with other requirements of this Chapter resulting from the requested Waivers, those Waivers shall also be reviewed by PZC.
- (f) The PZC shall approve, approve with conditions, or deny the specific Waiver request. A written record of the PZC decision will be provided.

(4) Submittal Requirements

It is the intent of these regulations that an application for a Waiver provides sufficient information to evaluate whether the Wiaver should be granted under divisions (I)(2) and (I)(5). The information should be

sufficiently detailed to enable the PZC to understand the existing site, proposed PDP, FDP, or MP as noted in (J)(3)(b), and the related Waiver request for the proposed project or a portion thereof. The applicant shall submit an application and supplemental materials as outlined (N)(1) and determined by the Director.

(5) Review Criteria

The PZC shall make its decision on an application for a proposed Waiver based on all of the following:

- (a) The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/ lessee, including easements and rights-of-way;
- (b) The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, BSD Special Area Plan, BSD Design Guidelines, other adopted City plans and policies, and all applicable requirements in §§153.057 through 153.066;
- (c) The Waiver is not being requested solely to reduce cost or as a matter of general convenience;
- (d) The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver;
- (e) The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter; and
- (g) The Waiver does not have the effect of authorizing any use or open space type that is not otherwise permitted in that BSD district.

(K) MASTER SIGN PLAN

(1) Purpose and Applicability

- (a) The purpose of the Master Sign Plan (MSP) is to define the scope, character, and aesthetic quality of signs and sign regulations for an individual tenant, multi-tenant building, or multi-building development; while allowing an additional degree of flexibility and creativity in sign design and display.
- (b) The MSP review is intended to confirm the proposed sign design or comprehensive sign plan is consistent with the development context, architectural character, and the BSD Design Guidelines. MSPs are not intended to permit larger or more visible signs, and are not intended to permit a greater number of signs without consideration of the BSD Design Guidelines.
- (c) The MSP allows the PZC the means to evaluate the proposal for its consistency with §153.057 through §153.066, the Community Plan, BSD Special Area Plan, BSD Design Guidelines, and other adopted City plans, and the review criteria,

and to consider the proposal within the context of existing and planned development within the vicinity of the project boundary.

(2) Review Procedure

- (a) An application for a MSP shall be submitted in accordance with the provisions of divisions (J)(3) and (N)(1) of this Chapter.
- (b) The PZC shall be the required reviewing body for MSPs in the BSD.
- (c) The Director shall make a recommendation to the PZC for approval, approval with conditions, or denial of the MSP application under the criteria of division (J)(4) of this section. The Director's recommendation shall be provided prior to the respective public hearing.
- (d) The PZC shall review the MSP application and the recommendation of the Director, and render its decision based on the criteria of division (J)(4) for approval, approval with conditions, or denial. A written record of the Commission's decision shall be provided.
- (e) The applicant may request additional review meetings with the PZC.

(3) Submittal Requirements

It is the intent of these regulations that the MSP shall indicate general information, sign design standards, and the area of applicability. Information submitted should be comprehensive enough to enable the PZC to understand the existing site and design concept for the proposed MSP. The applicant shall submit an application and supplemental materials as outlined in division (N)(1) and determined by the Director.

(4) Review Criteria

The PZC shall render its feedback on an application for a MSP based on each of the following criteria and the recommendation of the Director.

- (a) The MSP is consistent with the Community Plan, BSD Special Area Plan, BSD Design Guidelines, and other adopted City plans and policies;
- (b) The proposed signs are appropriately sited and scaled to create a cohesive character that complements the surrounding environment and meets the intent of the architectural requirements of §153.062 Building Types;
- (c) The proposed signs are not in conflict with public streets, open spaces, utilities, or rights-of-way, and do not impede the continued provision of services required by the City or other public agency; and
- (d) The MSP responds to the requirements of §153.063 Neighborhood Standards, as applicable.

- (a) The Director may authorize an Administrative Approval (AA) to an approved FDP or MP that is required to correct any undetected errors or omissions, address conditions discovered during the permitting process or construction, or that is necessary to ensure orderly and efficient development.
- (b) Any approved AA must be consistent with the intent of the related approved FDP or MP.
- (c) The Director may also authorize an AA to existing structures and associated site improvements that are necessary to complete ordinary maintenance, refurbishment or Zoning Code compliance.

(2) Administrative Approval Defined

The following are considered AA's:

- (a) Adjustments to lot lines;
- (b) Adjustments to the location and layout of parking lots;
- (c) Adjustments of up to 10% in total building floor area or floor plan;
- (d) Adjustments to building height up to 10% for no more than 10% of the floorplate of the highest occupied floor when necessary to accommodate building equipment or features required to comply with building code;
- (e) Substitution of landscaping materials specified in the landscape plan;
- (f) Redesigning and/or relocating stormwater management facilities;
- (g) Relocating fencing, walls or screening (not including screening walls);
- (h) Modifications to sign location, sign face, landscaping and lighting;
- (i) Changes in building material or color;
- (j) Changes required by outside agencies such as the county, state, or federal departments; and/or
- (k) Other modifications deemed appropriate by the Director that do not alter the basic design or any specific conditions imposed as part of the original approval.

(3) Review Procedure

- (a) An application for an AA shall be made in accordance with the provisions of divisions (K)(4) and (N)(1) of this section.
- (b) The Director shall be the required reviewing body for applications for an AA.
- (c) The Director shall review the request after receiving a complete application and make a decision to approve, approve with conditions, or deny an AA application under the criteria of division (K)(5) of this section. The Director's decision shall be provided to the applicant in writing.

(L) ADMINISTRATIVE APPROVAL

- (1) Purpose and Applicability

- (d) The Director may forward any AA application to the PZC for consideration. In making such a determination, the Director shall conclude that the application raises complex issues, including that the proposal is of such magnitude that it has a detrimental effect on the approved development or there are neighborhood or community-wide effects that may result if the proposal is approved, that would benefit from a public review and decision by the PZC.
- (e) If denied, or approved with conditions, the applicant shall be given the opportunity to revise the request in response to the Director's comments and resubmit for further consideration.
- (f) Requests not meeting the requirements for an AA shall require the filing and approval of a new application for a FDP, MP or other application, as applicable, in accordance with this section.
- (g) Decisions may be appealed to the PZC.

(4) Submittal Requirements

It is the intent of these regulations that an application for an AA provides sufficient information to ensure general conformity to the applicable provisions of this code and the approved FDP or MP, and to evaluate whether the AA should be granted under divisions (K)(2) and (K)(5). The information should be sufficiently detailed to enable the Director to understand the existing site and the AA request for the proposed project or a portion thereof. The applicant shall submit an application and supplemental materials as outlined (N)(1) and determined by the Director.

(5) Review Criteria

The Director shall make his or her decision on an application for a proposed AA based on all of the following criteria:

- (a) Adjustments to lot lines do not create additional lots, required setbacks and/or RBZs are maintained, and the boundaries to any approved PDP, FDP, or MP are not altered;
- (b) Adjustments to the location and layout of parking lots maintain the perimeter setbacks, yards, buffers, and required parking;
- (c) Adjustments for buildings do not alter the character or the use of the originally approved building, building height(s), or floor plans except as provided for in division (K)(2);
- (d) Substitution of landscaping materials shall be of an equal or greater size and quality as the approved materials;
- (e) Redesigned and/or relocated stormwater management facilities shall maintain the approved general character of said facilities and the approved stormwater capacities;

- (f) Relocating fencing, walls, or screening (not including screening walls) shall maintain the same level and quality of materials and screening;
- (g) Modifications to sign location, sign face, and related landscaping and lighting, shall maintain the approved general sign design, number of signs, and dimensional requirements;
- (h) Changes in building material shall be similar to and have the same general appearance comparable to previously approved material; such changes shall be of equal or higher quality than the previously approved material;
- (i) Changes in color shall be complimentary to the architectural design and character of the building;
- (j) The modification is not being requested solely to reduce cost or as a matter of general convenience; and
- (k) The requested modification would be better addressed through the modification rather than an amendment to the requirements of this Chapter or to the approved FDP or MP.

(M) OTHER APPLICABLE REVIEWS

(1) Open Space Fee in Lieu

After a recommendation from the Director in consultation with the Director of Parks and Recreation, the PZC shall determine whether a request for a payment of a fee in lieu of open space dedication may be approved, as provided in §153.064(D) and (E).

(2) Conditional Uses

The Conditional Use approval procedures in §153.236 shall apply in the BSD districts. The PZC is the required reviewing body for Conditional Use applications.

(3) Zoning Map or Text Amendment

The amendment procedures of §153.234 shall apply in the BSD districts. In addition, a recommendation from the Director shall be submitted for consideration by the PZC and City Council.

(4) Preliminary and Final Plats

Reviews of Preliminary and Final Plats shall be governed by Chapter 152 of the Dublin Code of Ordinances.

(5) Special Permit

The Special Permit procedures in §153.231(G) shall apply in the BSD districts.

(6) Zoning Variance

The Zoning Variance procedures in §153.231(H) shall apply in the BSD districts. In addition, a recommendation from the Director shall be submitted for consideration by the Board of Zoning Appeals and for City Council in the instance of a use variance.

(7) Public Tree Permit

The Tree Permit requirements of §153.134(G) shall apply in the BSD districts.

(N) GENERAL PROVISIONS

(1) Applications

- (a) Each application required by this section shall be made in writing on a form provided by the City and shall be accompanied by the fee as established by City Council.
- (b) Applications for approvals shall include all information required by the City, unless deemed unnecessary by the Director based on the nature and scale of the proposed development. No application shall be accepted and processed by the City until it is deemed complete by the Director. If found to be incomplete, the Director shall inform the applicant of any additional materials required to certify that the application is complete.
- (c) After acceptance of a complete application, the Director and/or required reviewing body may request additional materials if deemed necessary to evaluate the proposal.
- (d) No application for a FDP that has been denied by the PZC shall be resubmitted for a period of one year from the date of the decision, unless permitted by the Director after a demonstration by the applicant of a change of circumstances from the previous application that may reasonably result in a different decision.
- (e) The Director may approve the simultaneous review of applications required by this Chapter and/or a subdivision plat required by the Code, if the Director determines that simultaneous review will not adversely impact the achievement of the purpose and intent of this Chapter. The provisions of §153.066(F)(2)(b) and(G)(2)(b) govern relative to the filing of a combined PDP and FDP.
- (f) Where public reviews are required by this Chapter, a written notice of the public meeting shall be sent, not less than ten days prior to the meeting, to the applicant, property owner, and owners of parcels of land within 300 feet of the subject parcel(s), as listed on the County Auditor's current tax list. The notice shall, at a minimum, indicate the property that is the subject of the request, describe the nature of the request, the time, date and location of the meeting at which the application will be considered, and indicate when and where written comments will be received concerning the request.

(2) Decisions

- (a) Any application required to be reviewed under this section shall be approved, approved with conditions, or denied by the required reviewing body based on the applicable review criteria as provided in this section and other applicable

provisions of this Chapter. The recommending body and required reviewing body shall state the reasons for their decisions in the minutes and provide a written record of the decision.

- (b) Prior to reaching a decision, if the required reviewing body determines that an application does not meet the applicable review criteria as provided in this section and other applicable provisions of this Chapter, but determines that the application could meet those criteria with modifications that could not be reasonably conditioned, the applicant may request that the decision on the application be postponed to provide the opportunity to make those modifications.
- (c) Following the approval of a FDP or MP, the applicant may proceed with the process for obtaining a Certificate of Zoning Plan Approval (CZPA) and Building Permit (BP), consistent with the approval as granted. All construction and development under any BP shall comply with the approved FDP and MP, and any other approval, as applicable.

(3) Certificate of Zoning Plan Approval

A CZPA issued by the Director verifying compliance with all applicable zoning requirements is required prior to modification, extension, or alteration of sites and structures, and/or change of use in BSD.

(4) Code Administration

The PZC may evaluate and monitor the application of the requirements and standards of §153.057 through §153.066 by the Director. The PZC may advise the Director as to whether it finds that the requirements or standards (including requests for an AA) are being applied correctly, and recommend to City Council any changes needed in the BSD district standards and requirements to better implement the Community Plan, BSD Special Area Plan, BSD Design Guidelines, and other related policy and regulatory documents adopted by the City.

(5) Duration of Approvals

- (a) Because the review of an Informal application is non-binding on the City and does not result in a decision by the PZC, the comments made during the Informal application review do not expire. However, if the applicant makes any material change in the Informal application following the review, the applicant should not assume that the previous Informal review comments remain applicable to the revised application.
- (b) An approved CP shall be valid for a period of no more than one year. If an application has not been filed for a PDP for at least a portion of the site within that one year period, then the CP shall no longer be valid. A new CP application shall be

required in accordance with the requirements of this Chapter.

- (c) An approved PDP shall be valid for a period of no more than two years. If a FDP application for at least a portion of the site has not been filed within that two-year period, then the PDP shall no longer be valid. A new PDP application shall be required in accordance with this Chapter.
- (d) An approved FDP shall be valid for a period of no more than two years. If a Building Permit and/or CZPA has not been filed for at least a portion of the project within the two-year period, the FDP shall no longer be valid. A new FDP application shall be required in accordance with this Chapter.
- (e) An approved MP shall be valid for a period of no more than two years. If a Building Permit and CZPA for at least one portion of the site has not been filed within that two-year period, then the MP shall no longer be valid. A new MP application shall be required in accordance with this Chapter.
- (f) Abandonment
 - 1. Once a final approval is granted by the required reviewing body, if the Director of Building Standards determines that work has been abandoned for a continuous period of six months, the approval shall lapse and cease to be in effect.
 - 2. The Director of Building Standards shall make the determination of abandonment based on the presence of one or more of the following conditions:
 - a. Removal of construction equipment or supplies;
 - b. Expiration of an active building permit issued by the City;
 - c. Evidence of a failure to maintain the property, such as overgrown weeds, failure to secure buildings, broken windows, or other evidence of lack of maintenance;
 - d. Other actions documented by the Director of Building Standards and/or Director evidencing an intent to abandon the construction of the project.
 - 3. Once the Director of Building Standards makes a determination of abandonment, if a new BSD application is not submitted within 90 days from the date of the determination, the owner shall restore the site to its previous condition, and/or remove any structures or other evidence of work on the site, within.

180 days from the date of the determination of abandonment. If the owner fails to restore the site to its previous condition within 180 days, the City may take any and all actions necessary to restore the site to its previous condition, including removing any structures or other evidence of work, and the costs of removal shall be assessed against the property.

(6) Architectural Review Board Authority

Until otherwise amended, the Architectural Review Board (ARB) shall be the required reviewing body for the following districts: BSC Historic Core, Historic Residential, Historic South, and Historic Transition Neighborhood, as outlined in §153.170 through §153.180 in the Codified Ordinances. The ARB shall be sole authority for Waivers and Master Sign Plans in the above noted zoning districts, pursuant to the standards and criteria in §153.066.

(7) Single-Family Detached Homes

A single-family detached home and additions thereto are not subject to the submittal of a CP, PDP, nor FDP. A single-family home and additions there to shall submit a Building Permit as required by code and issuance of a CZPA as provided for in §153.233. Any proposed modifications to zoning standards of the BSD Code associated with a proposed single-family home and any additions thereto shall be subject to review and approval of a Waiver, AA, and/or AD as provided for in this Chapter. Single-family homes are not subject to MP provisions of this Chapter.