

MEMORANDUM

TO: Bridge Street District Code Update Stakeholder Committee
FROM: Don Elliott, FAICP, Clarion Associates
DATE: March 6, 2019
RE: Summary of Key Changes to BSD Zoning – Part 1

Background

Clarion Associates and CodaMetrics (the “Clarion Team”) are under contract to update several portions of the Dublin Bridge Street (Zoning) District (“BSD” or “the BSD code”). One of the key goals of this update is to improve the design of new development in the Bridge Street District while making the application review process simpler, more efficient, and more predictable. One of the key ways to achieve those goals is to move some of the more detailed building and open space design regulations from the BSD zoning regulations into a set of BSD Design Guidelines. Those guidelines will function as guidelines for consideration by staff and the Planning and Zoning Commission rather than as standards that require a waiver or adjustment as part of the project review and approval process. Drafts of the (shorter) BSD Zoning and (new) BSD Design Guidelines have been prepared. This memo outlines the revised content of the BSD Zoning in four key areas. Changes in the remainder of the zoning, and in all areas of the Design Guidelines, will be covered in the next three meetings.

153.057 Purposes and Applicability

153.058 BSD Districts Scope and Intent

153.059 Uses of Property

153.060 Lots and Blocks

153.061 Streets

The changes to each of these sections are outline below.

153.058– Purposes and Applicability

- Overall purpose statements were reworded for clarity and updated to reflect the revised project review procedures.
- A new “Applicability” section clarifies what level of development or redevelopment triggers the requirement to comply with different portions of the BSD Zoning. This was necessary because some BSD regulations apply well to new buildings but are difficult to apply to the expansion or repurposing of existing buildings. Separate subsections clarify applicability of BSD regulations on (1) Uses of Property, (2) Lots and Blocks, (3) Building Types, (4) Neighborhood Standards, (5)

Open Space, (6) Parking and Loading, (7) Landscaping and Tree Preservation, (8) Fencing, Walls, and Screening, (9) Exterior Lighting, (10) Utility Undergrounding and Screening, and (11) Signs.

- A new section clarifies that the BSD Design Guidelines supplement the BSD Zoning where the zoning does not require a specific design outcome – but do not authorize any design decisions that are inconsistent with zoning regulations.
- Principles of Walkable Urbanism were relocated to the Guidelines because they are too broad to function as regulations that can be applied to specific applications.

153.058 -- BSD District Scope and Intent

- Four BSD districts applicable to the historic neighborhoods (BSD Historic Core, BSD Historic South, BSD Historic Residential, and BSD Historic Transition) have been removed. Development controls for those areas will now be included in Historic Preservation regulations, guidelines, and procedures.
- The BSD Vertical Mixed Use district was deleted as unnecessary to achieve the goals of the BSD plan.
- Purpose statements for individual districts were updated based on experience, but remain consistent with the intended futures for those areas stated in the BSD Plan.

153.059 – Uses of Property

- Upon additional review by the Law Director, portions of section B(5) Existing Uses will remain in the zoning code consistent with earlier direction approved by Council in 2012.
- The following uses were added to and deleted from the Permitted Use Table

| TABLE 153.059-A: BSD ZONING DISTRICT USE TABLE | | | | | | | | | |
|--|----------------------|--------------------|--------|------------|------------|----------------|---------------------------|--------|---|
| P = Permitted C = Conditional Use S = Size Limited T = Time Limited | BSD Zoning Districts | | | | | | | | Use Specific Standards See § 153.059 € |
| | Residential | Office Residential | Office | Commercial | Indian Run | Sawmill Center | Scioto River Neighborhood | Public | |
| PRINCIPAL USES | | | | | | | | | |
| Commercial | | | | | | | | | |
| Artisan Production (New) | | P | | P | P | P | | | |
| Exercise / Fitness (Deleted) | C/S | € | P | P | € | P | P | P | (3)€ |
| Small Batch Alcohol Production (New) | | P | | P | P | P | | | |
| ACCESSORY AND TEMPORARY USES | | | | | | | | | |
| Entertainment/Recreation, Indoor (New) | P/S | P/S | P/S | P/S | P/S | P/S | P/S | C | (3)(d) |
| Food Trucks (New) | | P | P | P | P | P | P | | (4)(f) |

- The Exercise/Fitness use was deleted and replaced by the use of Entertainment/Recreation, Indoor accessory use because the existing and anticipated uses of this type are accessory uses. Additional clarity was provided.
- Requirement that all commercial uses over 50,000 sq. ft. require conditional use approval was deleted as unnecessary.

- Requirement that conference centers provide an adjacent plaza was deleted as unnecessary.
- Restrictions on hours for deliveries to eating and drinking facilities were deleted as unnecessary.
- Requirement that parking garages be lined for their full height with non-parking uses was revised (1) to apply only along principal frontage streets (not all streets) and (2) to allow conditional use approval of those that do not meet the liner standard.
- Requirement that no more than 75% of parking garage spaces be used to provide required parking spaces for primary uses within 600 ft. of the garage was deleted as unnecessary.
- Requirement that primary structures and Accessory Dwelling Units be owned by the same party was added.
- Use-specific standards for food trucks were added. An annual Certificate of Zoning Plan Approval is required in order to regulate food trucks on private or public property (regulation of food trucks in the right-of-way rests with Police).
- Home occupation requirements were deleted and a cross reference provided to the City's "standard" requirements in order to ensure consistent enforcement across Dublin.
- Requirement for conditional use approval before installing speakers for an outdoor dining area was deleted as unnecessary. The text that references compliance with 132.03(A)(6) will remain as a cross reference, which provides the City the ability to enforce noise limitations.
- Use-specific standards for rear yard wind energy collection revised to limit heights to 40 feet above the zone district maximum height, and 150 above maximum zone district height if located close to I-270.

153.060 – Lots and Blocks

- Requirement to organize lots and blocks to match the BSD Street Network Map and Thoroughfare Plan – and allowed deviations from the alignments shown in those documents – was clarified.
- Detailed standards for principal frontage streets, block access requirements, mid-block pedestrianways, and typical lot configurations were relocated to BSD Design Guidelines.
- Relationship to BSD Design Guidelines, and requirement for compliance with design decisions based on those guidelines, were clarified.

153.61 – Streets

- New BSD Street Network Map included, with revisions based on past experience and development patterns to date. Further refinements to the map will be prepared by staff, prior to submittal for adoption.
- Basic descriptions of street types (Corridor Connector, District Connector, Neighborhood Street, and Alley/Service Streets) remain in this section, but related details were moved to the BSD Design Guidelines
- Process for demonstrating compliance with the BSD Street Network Map through the Concept Plan and Preliminary Development Plan process clarified and revised to match the new application review and approval procedures.

- Relationship to BSD Design Guidelines, and requirement for compliance with design decisions based on those guidelines, were clarified.