

## MEMORANDUM

**TO:** Bridge Street District Code Update Stakeholder Committee  
**FROM:** Leslie Oberholtzer, AICP, RLA, LEED AP, Codametrics  
Don Elliott, FAICP, Clarion Associates  
**DATE:** March 14, 2019  
**RE:** Summary of Key Changes to BSD Zoning – Part 2

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### 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, the ARB, 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. Related content in the Design Guidelines will be covered in the next two meetings.

153.062 Building Types  
153.063 Neighborhood Standards  
153.064 Open Space  
153.065 Site Development Standards

The changes to each of these sections are outline below.

### **153.062– Building Types**

- The Applicability section (153-057(C)) of the BSD Zoning now clarifies what types of investment (generally the construction of a new primary structure) will be required to comply with the Building Type standards. Many expansions and renovations of existing structures are not required to comply with the Building Type Standards.
- Text clarifies that the applicant shall indicate which of the permitted Building Types is being proposed, but the reviewing body may determine that the application instead describes a different Building Type, and require compliance with the standards for that alternative Building Type.

- The loft building, large format commercial, and podium apartment building types have been deleted as unnecessary, and the mixed use building type is no longer permitted in the residential and office districts. This simplifies and clarifies which building types are intended for use in each district.
- The incompatible building types table is removed as the reduction of the number of building types and the building types permitted in each district simplifies which building types will be located adjacent to another.
- Most or all of the regulatory content in the following building design categories has been moved to the BSD Design Guidelines, because required compliance with the detailed requirements in each category was found to delay and complicate the application and development review and approval procedures more than they improved design quality, and because some degree of flexibility is necessary to accommodate individual site conditions.
  - Roof types and materials;
  - Building façade materials;
  - Entrances and pedestrianways;
  - Articulation of building stories on facades;
  - Windows, shutters, awnings, and canopies;
  - Balconies, porches, stoops, and chimneys;
  - Treatments of terminating vistas;
  - Building variety; and
  - Vehicular canopies.
- A section on the Treatment of Yards and the Required Building Zone has been added to the general regulations for building types to ensure that these areas are generally treated as pedestrian areas. As shown in each building type table, “Landscape” is defined in this new section as 80% landscaping, “Patio” is 80% pavement for seating/dining, and “Streetscape” means the streetscape extends into the Required Building Zone.
- Applicability of the Principal Frontage requirements, and the requirement to meet Principal Frontage standards along only one of the frontages of a corner lot, has been clarified.
- Text has been revised to clarify that when there is an easement along the front property line or other factors require additional pedestrian area along the lot frontage, the Required Building Zone is measured from the edge of those easements or pedestrian areas rather than the front lot line.
- For all of the building type tables, minimum transparency applies only to street facades.
- Text has been revised to allow a reduced number of building entrances where terrain or grade changes would make some entrances unlikely to be used.
- In the two-page spreads of drawings and tables for each specific building type, detailed content related to entrance design, pedestrianways through buildings, façade materials, and building variety were relocated to the BSD Design Guidelines.

### 153.063 – Neighborhood Standards

- Individual purpose statements for the Indian Run, Sawmill, and Scioto River Neighborhoods were deleted because they were too vague to offer guidance to specific development applications.
- Separate text on Master Sign Plans for each of the three Neighborhoods was deleted because content was too general to offer significant guidance, and because revisions to the Master Sign Plan provisions in 153.066 and the signs chapter now achieve the same or better results.
- Much of the Neighborhood-specific content on terminating vistas, mid-block pedestrianways, and required open space was moved to the BSD Design Guidelines.
- Requirement for a Shopping Corridor within each of the three neighborhoods remains in the BSD Zoning, but content has been significantly simplified and more detailed standards have been moved to the BSD Design Guidelines.

### 153.064 – Open Space

- The requirement to organize open space into one of the permitted Open Space Types remains in the BSD Zoning, but the detailed drawings and standards for each Open Space Type have been moved to the BSD Design Guidelines.
- Detailed standards on open space size, frontage orientation, and improvements were also moved to the BSD Design Guidelines.
- Requirements for provision of open space have been significantly simplified into:
  - 5% of land in a residential development, located within 660 feet of the residential units.
  - 2% of land in a commercial or civic use, located on the site of the commercial or civic use, unless location within 660 feet of the main entrance of that use (e.g. off-site) is approved by the City based on objective standards.
  - Mixed-use developments containing both residential and commercial/civic uses shall meet the 5% and 2% standards for those uses, located within 660 feet of the residential units unless an alternative is approved by the City. The total land area required shall not exceed 7% of the total land area of the development.
- Where three or more open spaces are proposed to meet the requirements, at least two different Open Space Types shall be required. This will ensure variety in the types of open spaces provided.
- Where open space is required to serve residential units, the pocket park Open Space Type may only be used after a different, larger Open Space Type has been included in the development. This will ensure variety in the types of open spaces provided.
- Standards allowing stormwater ponds in open spaces were deleted as inconsistent with the intended urban character of the BSD.

### 153.065 – Site Development Standards

- Minimum parking requirements for the new uses added to the Use Table were included
- Vague and aspirational text on bicycle parking was deleted.
- Several detailed standards for covered bicycle areas and design of bicycle parking areas were moved to BSD Design Guidelines.

- Provision for allowing credit against bicycle parking requirements if the City provides a nearby bicycle parking facility was deleted.
- Standards related to pedestrian safety in parking structures were moved to the BSD Design Guidelines to avoid overlap and possible conflict with similar provisions in the building code.
- Detailed standards for location and design of pedestrian walkways through surface parking lots were moved to the BSD Design Guidelines
- Requirements to provide landscaping meeting the City's general landscaping standards remains in the BSD Zoning, but additional supplemental text and guidance was moved to the BSD Design Guidelines.
- Detailed standards for street walls and related landscaping were moved to the BSD Design Guidelines.
- Detailed standards for screening of rooftop and ground-mounted mechanical equipment and service areas were moved to the BSD Design Guidelines to provide additional flexibility to coordinate required treatments with specific building and site designs.
- New section added to clarify that if the applicant chooses to provide public art, it shall comply with the BSD Design Guidelines.
- Many narrative sign standards have been organized into tables.
- Separate narrative purpose statements for individual BSD districts and Neighborhoods have been deleted, because specific standards in the sign standards (revised in 2017-2018 outside this process) now achieve the same or better results.
- Up to one ground-mounted sign is permitted per frontage, but if two ground-mounted signs are installed, the number of permitted wall signs is reduced by one (i.e. the second ground-mounted sign is in lieu of, not in addition to, one of the permitted wall signs).
- Permitted ground-mounted signs may not be installed between a building façade and a Primary Frontage Street.