

**Bridge Street  
District  
Code Update  
Zoning Code  
Sections  
153.057 – 153.066**

**Redline Version**

# Table of Contents

<b>§ 153.057 Purposes and Applicability</b> .....	<b>1</b>
(A) General Purpose .....	<b>1</b>
<del>(B) Specific Purposes</del> .....	<del>1</del> <b>11</b>
<del>(B)</del> Applicability .....	2
<del>(C)</del> Relationship to <u>BSD Design Guidelines</u> .....	3
<b>§ 153.058 <u>BSD Districts Scope and Intent</u></b> .....	<b>4</b>
(A) Scope .....	4
(B) Intent .....	4
<b>§ 153.059 <u>Uses of Property</u></b> .....	<b>7</b>
(A) Intent .....	7
(B) General Provisions .....	7
(C) Use Specific Standards .....	14
<b>§ 153.060 Lots and Blocks</b> .....	<b>26</b>
(A) Intent .....	26
(B) General Block and Lot Layout .....	26
<b>§ 153.061 <del>Street Types</del><u>Streets</u></b> .....	<b>30</b>
(A) Intent .....	<del>30</del> <b>30</b>
(B) Street Network .....	<del>30</del> <b>30</b>
(C) Street Network Map .....	<del>31</del> <b>31</b>
(D) Principal Frontage Streets .....	<del>32</del> <b>32</b>
(E) Compliance with <u>BSD Design Guidelines</u> .....	<del>34</del> <b>34</b>
<b>§ 153.062 Building Types</b> .....	<b>35</b>
(A) Intent .....	<del>35</del> <b>35</b>
(B) General Building Type Requirements .....	<del>35</del> <b>35</b>
(C) General Building Type Layout and Relationships .....	<del>38</del> <b>38</b>
(D) Relationship to Building Design Guidelines .....	<del>39</del> <b>39</b>
(E) Treatment of Yards .....	<del>40</del> <b>40</b>
(F) Principal Frontages .....	<del>42</del> <b>42</b>
(G) <del>Reading the Regulations</del> <u>Roof Types</u> .....	<del>43</del> <b>43</b>
<del>(H)</del> <u>Measurement and General Regulations of Building Types</u> .....	<del>43</del> <b>43</b>
<del>(I)</del> Single-Family Detached .....	<del>54</del> <b>54</b>
<del>(J)</del> Single-Family Attached .....	<del>59</del> <b>59</b>
<del>(K)</del> Apartment Building .....	<del>63</del> <b>63</b>
<del>(L)</del> Corridor Building .....	<del>67</del> <b>67</b>
<del>(M)</del> Mixed-Use <del>[Storefront]</del> Building .....	<del>71</del> <b>71</b>

( <del>NM</del> ) Commercial Center Building.....	<del>7677</del>
( <del>ON</del> ) Civic Building.....	<del>8182</del>
( <del>PO</del> ) Parking Structure.....	<del>8586</del>
( <del>P</del> ) Roof Types.....	<del>4344</del>
( <del>Q</del> ) Measurement and General Regulations of Building Types.....	<del>4344</del>
<b>§153.063 Neighborhood Standards .....</b>	<b><del>8788</del></b>
(A) Intent.....	<del>8788</del>
(B) BSD Sawmill Center Neighborhood District.....	<del>8788</del>
(C) BSD Indian Run Neighborhood District .....	<del>9293</del>
(D) BSD Scioto River Neighborhood District .....	<del>9798</del>
<b>§ 153.064 Open Space <del>Types</del> .....</b>	<b><del>102103</del></b>
(A) Intent.....	<del>102103</del>
(B) General Requirement .....	<del>102103</del>
(C) Provision of Public Open Space .....	<del>102103</del>
(D) Fee-In-Lieu of Open Space .....	<del>104105</del>
(E) General Requirements.....	106
<b>§ 153.065 Site Development Standards.....</b>	<b><del>108109</del></b>
(A) Purpose <del>and applicability</del> .....	<del>108109</del>
(B) Parking and Loading .....	<del>108109</del>
(C) Stormwater Management .....	130
(D) Landscaping and Tree Preservation .....	130
(E) Fencing, Walls and Screening .....	142
(F) Exterior Lighting .....	146
(G) Utility Undergrounding and Screening.....	148
(H) Public Art.....	<del>149148</del>
(I) Signs.....	<del>149148</del>
<b>§ 153.066 Review Procedures and Criteria .....</b>	<b><del>16277</del></b>
<b>§153.002 (Definitions).....</b>	<b><del>162161</del></b>

|

## § 153.057 Purposes and Applicability

### (A) ~~General Purposes~~<sup>1</sup>

- ~~(1) The built environment defines Dublin's community image, characterized by high quality office buildings, well landscaped sites and streetscapes, quality architecture, and tasteful signs and graphics.~~
- ~~(12) The primary purpose of the Bridge Street District (BSD) zoning districts, as supplemented by the Bridge Street District BSD Design Guidelines, is to implement the Bridge Street District BSD Special Area Plan for development and redevelopment of the Bridge Street District BSD consistent with the directions articulated in the Community Plan (Bridge Street District BSD Special Area Plan). This is with the full recognition that the Plan may be revised and acknowledging that the illustrations in the Plan are conceptual and not regulatory.~~
- ~~(2) The Community Plan identifies the district as a redevelopment priority with the goal of creating a walkable, urban center that as an economic development strategy. The district will facilitate the centerpiece of the city with a focus on historic and cultural acknowledgement, preservation and creation of outstanding open spaces, and the presence of mixed use districts. These features allow for a wider range of housing and employment choices for housing and employment, create interesting places and walkable districts, and enable buildings of lasting, memorable and high quality architectural character that maintain Dublin's commitment to exemplary planning and design.~~
- ~~(3) The Bridge Street District BSD zoning districts regulations and related BSD are intended to bring to life the five Bridge Street District BSD Vision Principles by enhancing economic vitality; integrating the new center into community life; embracing Dublin's natural setting and celebrating a commitment to environmental sustainability; expanding the range of choices available to Dublin and the region; and creating places that embody Dublin's commitment to community.~~

### (B) ~~Specific Purposes~~

- ~~(14) Urban Center. More specifically, the purpose of the Bridge Street District BSD zoning districts is to promote development that creates an emerging center for urban lifestyles within a walkable, mixed-use urban environment that will enhance central Dublin's image as an exceptional location for high quality business investment.~~
- ~~(25) Commitment to Community and Place. The purpose of the BSD is to continue to serve as a center of community for current and future Dublin residents. The BSD districts are further intended to create places that demonstrate embody Dublin's commitment to community through the preservation of these areas having architectural landmarks and traditional design, and creation of complete, human scale neighborhoods, and providing designs that honor human scale in their details. In addition, the Bridge Street District will continue to serve as a center of community for current and future Dublin residents.~~

<sup>1</sup> Principles of Walkable Urbanism have been relocated to the BSD Design Guidelines.

- ~~(3) The BSD zoning districts regulations also provide a simplified, but thorough, development review process that provides a high degree of predictability and consistency. The process also sustains Dublin's Dublin's reputation for high quality development while allowing BSD property owners to compete efficiently and effectively in the marketplace.~~
- ~~(4) Because tThe Bridge Street District Area Plan is a transformative redevelopment concept designed for long-term implementation, a secondary purpose of the Bridge Street District zoning districts is to allow property owners the flexibility to take advantage of new and innovative business opportunities that are consistent with the Plan.~~

**(B) Applicability<sup>2</sup>**

- ~~(1) §§153.059 (Uses of Property), 153.065(C) (Stormwater Management), and 153.066 (Review Procedures and Criteria), shall apply to all applications for development, redevelopment, or change of use.~~
- ~~(2) §§153.060 (Lots and Blocks) and 153.061 (Streets) shall apply when new public or private streets or alleys or parts thereof are proposed to be constructed, reconstructed, or relocated, and when land is proposed for subdivision in accordance with Chapter 152.<sup>3</sup>~~
- ~~(3) §153.062 (Building Types) shall apply when a new primary building is constructed. §153.062 does not apply to new construction of utility facilities that are not in enclosed buildings.~~
- ~~(4) §153.063 (Neighborhood Standards) shall apply to all proposals to construct new primary buildings or to construct or relocate public or private streets or alleys within a contiguous area (ignoring intervening streets) of tenfive acres or more is received and the affected property is located within the BSD Sawmill Center Neighborhood District, the BSD Indian Run Neighborhood District, or the BSD Scioto River Neighborhood District.<sup>4</sup> For purposes of measuring contiguous area:
 
  - ~~(a) The area occupied by existing streets within the application area shall be included; and~~
  - ~~(b) The city may also include all or part of any contiguous land (ignoring intervening streets) included in a previously approved application by the same or related ownership entities, if the City determines that the two applications are part of a common or related development program.~~~~
- ~~(5) §153.064 (Open Space) shall apply when a new primary building is constructed.~~
- ~~(6) §153.065(B) (Parking and Loading) applicable to motor vehicle and bicycle parking and stacking shall apply when:
 
  - ~~(a) A new primary building is constructed; or~~~~

<sup>2</sup> Applicability section expanded, partly to manage changes to pre-existing buildings, as well as adding clarity to various changes that will occur over time

<sup>3</sup> Revised to apply when new streets are created, rather than to all projects that require Development Plan Review.

<sup>4</sup> Revised to limit this to redevelopment applications for five acres or more.

- (b) The gross floor area of a building existing on the effective date of rezoning to a BSD district is expanded by more than 25%, measured cumulatively from the effective date of rezoning to a BSD district; or
  - (c) A use of all or part of a property is changed to a use that requires 25% more parking spaces than the current use of the that property or part of a property, measured cumulatively from the effective date of rezoning to a BSD district. For purposes of this subsection, a change of tenant is not a change of use.
- (7) §153.065(B) (Parking and Loading) applicable to motor vehicle loading shall apply when:
- (a) The property is located in any BSD zoning district except the BSD Residential district; and
  - (b) The use is located in a principal structure with more than 25,000 square feet of gross floor area; and
  - (c) Where receipt or distribution of materials or merchandise from the principal structure by vehicles with a gross weight over 25,000 pounds is required or expected on a periodic or regular basis.
- (8) §§153.065(D) (Landscaping and Tree Preservation), 153.065(E) (Fencing, Walls, and Screening), 153.065(F) (Exterior Lighting), and 153.065(G) (Utility Undergrounding and Screening) shall apply when:
- (a) A new primary building is constructed; or
  - (b) The gross floor area of a building existing on the effective date of rezoning to a BSD district is expanded by more than 25%, measured cumulatively from the effective date of rezoning to a BSD district; or
  - (c) An application includes changes to existing landscaping or trees; fencing, walls, or screening; exterior lighting; or utilities, respectively; or;
  - (d) There are any protected trees on the property.
- (8) §153.065(I) (Signs) shall apply to all applications for development, redevelopment, or change of use or tenant, and §153.065(I)(3) (BSD Districts with Special Sign Provisions) provides additional detailed applicability standards.

**(C) Relationship to BSD Design Guidelines<sup>5</sup>**

The BSD Design Guidelines are intended to supplement the BSD zoning regulations in §§153.057 through 153.066, and to guide decisions in areas where the BSD zoning regulations do not require a specific design result. The guidelines do not authorize decisions that are inconsistent with zoning standards established by these ~~BSD zoning~~ regulations. In case of a conflict between the BSD zoning regulations and the guidelines, the zoning regulations shall apply. The required reviewing body is hereby authorized to apply the guidelines, and to make decisions based on the guidelines, consistent with the limits established in this §153.-057(E).

---

<sup>5</sup> Throughout this document, numerous “should” have been changed to “shalls”. These BSD zoning regulations include requirements, while the BSD design standards include encouragements and suggestions.

## § 153.058—BSD Districts Scope, and Intent<sup>6</sup>

### (A) Scope

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

### (B) Intent

The BSD zoning districts are generally based on the District Framework of the BSD Special Area Plan (2010 Vision Plan). The purpose of the framework is to allow development regulations to be adapted to the unique conditions present in each area. Although each district is unique, the five Vision Principles are intended to create a cohesive area, based on the concepts of walkability and urban vitality to support the quality of life for residents of all generations.

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

#### (1) **BSD Residential**

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

#### (2) **BSD Office Residential**

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

#### (3) **BSD Office**

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

<sup>6</sup> The following districts have been removed throughout the code: BSD Historic Core, BSD Historic South, BSD Historic Residential, BSD Historic Transitional, and BSD Vertical Mixed Use.

**(4) BSD Commercial**

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

**(5) BSD Sawmill Center Neighborhood**

This district applies to the majority of the commercial areas at the eastern end portion of the District, which are expected to continue in the short term but should serve as a major redevelopment area in the long term. ~~The standards of the BSD Sawmill Center Neighborhood create an active, walkable destination through integration of a strong mix of uses. Red~~ Development will be facilitated by a new grid street network that provides improved vehicle connectivity to the Sawmill Road corridor, as well as better integration within the balance of the BSD (including neighborhoods and open spaces). ~~within this district relies on the provision of physical and visual connections through improved access and enhanced visibility from Sawmill Road, and links to adjacent neighborhoods and open spaces.~~

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

**(6) BSD Indian Run Neighborhood**

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

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

**(7) BSD Scioto River Neighborhood**

~~(a)~~ The standards of the BSD Scioto River Neighborhood are intended to create a

larger “downtown” for the City, through the development of an active, walkable destination with enhanced mobility options through integration of a vibrant mix of uses. An emphasis on residential development, supported by office and retail amenities will define this district. Development in this district is oriented toward the Scioto River and the public spaces along the riverfront, and includes important vehicular and bicycle links to adjacent neighborhoods and open spaces.

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

**(8) BSD Public**

This district applies to a variety of public spaces and facilities, including but not limited to schools, parks, open spaces, and places that accommodate more intensive recreation, such as outdoor entertainment venues, as listed in Table 153.059-A. It also applies to lands in and adjacent to rivers and creeks on which development is limited due to inclusion in a Federal Emergency Management Agency (FEMA) designated floodplain as regulated by this Chapter 151 (Flood Control), or lands that have special cultural or environmental sensitivity.

## § 153.059 ~~USES.~~ Uses of Property

### (A) Intent

~~(1)~~ The intent of §153.059 is to establish uses for land and buildings desired in each Bridge Street District (BSD) zoning district 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 variety of permitted, conditional, accessory and temporary uses allowed in each zoning district. In some cases, special siting and size limitations exist to establish the development character articulated in the Dublin Community Plan apply.

~~(2) This section ensures vibrant, mixed use, pedestrian-oriented development by emphasizing certain uses in each zoning district and positioning the Neighborhood Districts to thrive as critical activity nodes by concentrating commercial activity in these special character areas. Refer to § 153.063, Neighborhood Standards, for the neighborhood district requirements.<sup>7</sup>~~

~~(3) The titles of each zoning district describe the predominant land use character and/or special geographic locations rather than a single type of use. Zoning district titles shall not be construed as requiring a particular use and shall not preclude other uses from being established in each district, as permitted in this section. Refer to § 153.058, BSD Districts Scope and Intent, for the intent of each zoning district.~~

### (B) General Provisions<sup>8</sup>

#### (1) Introduction

Permitted and conditional uses available in each BSD zoning district are shown in Table 153.059-A. Permitted and conditional uses may be restricted by location, size, period of operation, or other use-specific standards as designated in Table 153.059-A.

#### (2) **Table 153.059-A - Explanation of Terms**

- (a) Listed uses are defined in §-153.002(A).
- (b) A "P" in a cell indicates a use that is permitted by right in that BSD zoning district, subject to compliance with any use specific standards referenced in the Use Table and the applicable provisions of Chapter 153.
- (c) A "C" in a cell indicates a use that is allowed in that BSD zoning district only upon approval of a Conditional Use as described in §-153.236 and compliance with any use specific standards referenced in the Use Table and the applicable provisions of Chapter 153.
- (d) An "S" in a cell indicates a use that is allowed in that BSD zoning district only if limited in size, subject to compliance with any use specific standards referenced in the Use Table and the applicable provisions of Chapter 153.
- (e) A "T" in a cell indicates a use that is allowed in that BSD zoning district for a limited period of time pursuant to a permit from the City, subject to

<sup>7</sup> Redundant with other code provisions

<sup>8</sup> Special non-conforming use and existing PUD provisions for BSD were deleted as unnecessary, since the city's existing non-conforming use provisions and other portions of Chapter 153 produce a similar result.

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

(f) A blank cell indicates that the use is prohibited in that district.

**(3) Use Specific Standards**

(a) Additional standards may apply to either permitted or conditional uses in a BSD zoning district. These additional standards are cross-referenced in the last column of Table 153.059-A as use specific standards and detailed in § 153.059(C) (Use Specific Standards).

(b) In some cases, additional restrictions on uses apply to specific building types in §153.062 (Building Types) and to the BSD neighborhood districts in §153.063 (Neighborhood Standards).

**(4) Similar Use Determination**

(a) When a proposed land use is not explicitly listed in Table 153.059-A, the Director shall determine whether it is reasonably included in the definition of a listed use, or that the proposed use meets the following criteria to the extent that it shall be treated as a permitted or conditional use in the district.

1. The use is not specifically listed in any other BSD zoning district.
2. The use is generally consistent with the intent §153.059 (Scope and Intent) of the BSD zoning district and this chapter.
3. The use will not materially impair the present or potential use of other properties within the same district or bordering districts.
4. The use has no greater potential impact on surrounding properties than those listed in the district in terms of aesthetics, traffic generated, noise, potential nuisances and other impacts related to health, safety and welfare.
5. The use will not adversely affect the relevant elements of the Community Plan, including the BSD Special Area Plan.

(b) The Director's written determination shall be provided to the applicant and may be appealed to the Board of Zoning Appeals.

~~(5) <sup>9</sup>Existing uses. The long range implementation of the Bridge Street District Area Plan requires sensitive treatment of existing uses that represent significant investments in the city. While it is the intent of the BSD zoning districts for development to ultimately meet the building and use requirements of this chapter, it is the intent of this section to permit existing uses to continue and to be considered conforming to this Code, even if the use or the building type is not otherwise permitted in the district, provided that the following requirements are met.~~

~~(a) All uses that were permitted or conditional uses under the zoning of a property immediately prior to its rezoning into a BSD zoning district shall continue to be allowed as permitted or conditional uses on the property. Expansions of uses within existing structures as permitted by §~~

<sup>9</sup> Deleted as redundant with zoning code non-conforming provisions.

~~153.062(B)(2) shall be permitted on the property provided that at least one of the permitted or conditional uses under the prior zoning has been operated continuously in an existing structure and/or associated use areas on the property within the 12 months prior to the rezoning of the property into the BSD zoning district.~~

~~(b) Once a use that complies with the BSD zoning district is established on a lot or parcel and all existing uses have been abandoned or voluntarily discontinued, no non-BSD use of the prior zoning district may be re-established.~~

~~1. For parcels with a single existing structure configured as a multi-tenant building, once the entire multi-tenant building is abandoned, demolished and/or all tenant spaces have established uses under the applicable BSD zoning district, no non-BSD use permitted in the prior zoning district may be re-established on the parcel.~~

~~2. For parcels with multiple existing structures, only after all buildings have been abandoned, demolished and/or all buildings have established uses under the applicable BSD zoning district, no non-BSD use permitted in the prior zoning district may be re-established on the parcel.~~

~~(c) *Abandonment of an existing use.*~~

~~1. If an existing use is abandoned for any reason for a period of more than 12 months, only those uses allowed in the Bridge Street zoning district in which the property is located may be established. With regard to a multi-tenant building, the term "existing use" shall mean all of the existing uses in that building.~~

~~2. An existing use shall be determined by the Director to be abandoned if one or more of the following conditions exist:~~

~~a. Utilities, such as water, gas or electricity to the property, have been disconnected;~~

~~b. The property, buildings, or grounds have fallen into disrepair;~~

~~c. Signs or other indications of the presence of the use have been removed;~~

~~d. Equipment or fixtures necessary for the operation of the use have been removed; or~~

~~e. Other actions which, in the opinion of the Director, constitute an intention on the part of the property owner or lessee to abandon the use.~~

~~3. Once a use has been determined to be abandoned, any subsequent use shall comply with the provisions of § 153.059(B). Any new construction, including buildings, site features, parking areas, and other associated construction shall comply with the applicable provisions of §§ 153.057 through 153.066.~~

~~(d) *Expansions of existing uses.* An existing use may be enlarged, increased, or extended to occupy a greater area of buildings and lands only after a finding by the required reviewing body as required by § 153.066 that the enlargement, increase or extension meets all of the following standards:~~

~~1. The expansion does not have a substantial detrimental effect on, or materially impair the use and enjoyment of, adjacent uses or~~

- lots, and does not limit the ability for adjacent lots to develop in accordance with this chapter;
2. ~~The buildings and area encompassing the expansion of the existing use complies with all parking, sign, or other regulations applicable to the area affected by the proposed enlargement, increase or extension of use area as required by the applicable provisions of §§ 153.057 through 153.066; and~~
  3. ~~The buildings and area encompassing the expansion of the existing use complies with any reasonable conditions imposed by the ART that are necessary to ensure that the proposed enlargement, increase, or extension of use area will not prove detrimental to adjacent properties or the surrounding community.~~
- (e) ~~Any existing use may be extended throughout any existing building or parts of a building which were manifestly arranged or designed for that use at the time of adoption of this amendment, but the existing use shall not be extended to occupy any land outside the existing building except as permitted by division (B)(5)(d) of this section and as approved by the required reviewing body.~~
- (f) ~~Existing structures. Refer to § 153.062(B)(2) for requirements related to existing structures.~~
- (g) ~~Refer to § 153.065(A)(2) for requirements related to nonconforming sites.~~

#### (5) Existing Planned Development Districts

- (a) All planned developments that are effective on the date of adoption of the applicable BSD rezoning, and in which no development has begun, shall continue in effect and be considered conforming under this Code.
- (b) In addition to the permitted and conditional uses available in the planned development approval, a property owner in these planned developments may apply for any permitted or conditional use available in under the applicable BSD zoning district where the property is located. This provision shall only apply to planned developments where no construction has commenced.
- (c) The procedures for the implementation of these planned developments, including time limits for approval of final development plans or other time limits, stated in the planned approval shall apply, but if no such procedure or time limits for approval are stated, they must conform to the requirements of this chapter, to the extent the approved planned unit development text does not address the requirements 153.

#### (6) Principal Uses

Any property is permitted any combination of principal uses in accordance with the requirements of this section and other applicable provisions of the BSD zoning regulations. See also Table 153.062-A<sup>10</sup> Permitted Building Types in Each BSD Zoning District for guidance regarding permitted buildings within specific districts.

#### (7) Accessory Uses

- (a) Accessory uses are permitted only in connection with a permitted or

<sup>10</sup> All references (numbering) of tables, figures and maps will be revised in the final draft

approved conditional use on the same property, and must be clearly subordinate and incidental to that use.

- (b) Temporary uses are governed by time limits as provided by this Code.
- (c) Any principal use listed in a zoning district in Table 153.059-A shall be permitted as an accessory use in the same zoning district.

**(8) Use Table**

<b>TABLE 153.059-A: PERMITTED AND CONDITIONAL USES IN BSD ZONING DISTRICTS USE TABLE</b>														
<b>P</b> = Permitted <b>C</b> = Conditional Use <b>S</b> = Size Limited <b>T</b> = Time Limited	<b>BSD Zoning Districts</b>												<b>Use Specific Standards</b> See § 153.059(C)	
	Residential	Office Residential	Office	Commercial	Hist-Core	Hist-South	Hist-Res (existed)	Hist-Trans	Indian Run	Sawmill Center	West-Mixed Use	Scioto River Neighborhood		Public
<b>PRINCIPAL USES</b>														
<b>Residential</b>														
Dwelling, Single-Family	P					P	P							(1)(a)
Dwelling, Two-Family	P													
Dwelling, Townhouse	P	P						P	P	P		P		(1)(b)
Dwelling, Live-Work	C	P	P		P	P		P	P	P	P	P		(1)(c)
Dwelling, Multiple-Family	P	P	P	P	P	P		P	P	P	P	P		(1)(d)
<b>Civic/Public/Institutional</b>														
Cemetery													P	
Community Center	C	C						P	P	P	P	P		(2)(a)
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	(2)(b)
Day Care, Adult or Child	C	P	P	P	P	P		P	P	P	P	P		(2)(c)
District Energy Plant	C	C	C	C	C	C		C	C		C	C		(2)(d)
Educational Facility	C	P	P	P	P	P		P	P	P	P	P	P	
Elementary or Middle School		P	P	P	P	P	P	P	P	P	P	P	P	
Government Services, Safety	C	C	C	C				C	C	C	C	C	P	
High School		P	P	P	P	P		P	P	P	P	P	P	
Hospital		C/S	C/S					C/S	C/S	C/S	C/S	C/S	C/S	(2)(e)
Library, Museum, Gallery	P	P	P	P	P	P		P	P	P	P	P	P	(2)(f)
Municipal Parking Lot		P	P	P	P			P	P	P	P	P	P	
Religious or Public Assembly	C/S	C/S	C/S	C/S	C/S	C/S		C/S	C/S	C/S	C/S	C/S	C/S	(2)(g)
Parks and Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	

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

<b>P</b> = Permitted <b>C</b> = Conditional Use <b>S</b> = Size Limited <b>T</b> = Time Limited	BSD Zoning Districts												<b>Use Specific Standards See § 153.059(C)</b>	
	Residential	Office Residential	Office	Commercial	Hist-Core	Hist-South	Hist-Res: (exist)	Hist-Franco	Indian Run	Sawmill Center	Vert-Mixed Use	Scioto River Neighborhood		Public
Transportation, Park & Ride			C	C					C	C	€	C	C	
Transportation, Transit Station			C	C					P	P	€	C	C	
<b>Commercial</b>											-			
Animal Care, General Services, Veterinary Offices, and Veterinary Urgent Care and Animal Hospitals	C	C	P	P	P	P		P	P	P	P	P		(3)(a)
Artisan Production		P		P					P	P	P			
Bank	C	P	P	P	P			P	P	P	P	P		
Bed and Breakfast					P	P								(3)(b)
Conference Center			C					€	C	C	€	C		
Eating and Drinking	C/S	P/S/C	P/S/C	P	P	P/S/€		P	P	P	P	P		(3)(c)
Entertainment / Recreation, Indoor	€/S	P/S/€	P/S/€	P/S/€				P/S/€	P/L/S/C	P/S/L/C	P/S/€	P/S/C	C	(3)(d)
Exercise and Fitness	€/S	€	P	P	€	P/S/€		P/S/€	€	P	P	P	P	(3)(e)
Fueling / Service Station				C										(3)(f)
Hotel		P	P	P	P			P	P	P	P	P		
Office, General	C	P	P	P	P	P		P	P	P	U	P		
Office, Medical	C	P	P	P	P	P		P	P	P	P	P		
Parking, Structure		P/C	P/C	P/C	€			P/€	P/C	P/C	P/€	P/C	P/C	(3)(g)
Parking, Surface Lot		C	P	C	€				P	P	€	C		(3)(h)
Personal, Repair, & Rental Services	C/S	P/S/C	P/S/C	P/S/C	P/S/€	P/S/€		P/S/€	P	P	P	P		(3)(i)
Research & Development		P	P	P	P	P		P	P	P	U	P		
Retail, General	C/S	P/S/C	P/S/C	P	P/S/€	P/S/€		P/S/€	P	P	P	P		(3)(j)
Sexually Oriented				C										(3)(k)

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

<b>P</b> = Permitted <b>C</b> = Conditional Use <b>S</b> = Size Limited <b>T</b> = Time Limited	BSD Zoning Districts													<b>Use Specific Standards See § 153.059(C)</b>
	Residential	Office Residential	Office	Commercial	Hist-Core	Hist-South	Hist-Res: (exisit)	Hist-Franse	Indian Run	Sawmill Center	Vert-Mixed Use	Scioto River Neighborhood	Public	
Business Establishment														
Skilled Nursing, Rehabilitation, Home for the Aging, and Nursing Homes	C	C	C	C										
Small Batch Alcohol Production		P		P					P	P	P			
Vehicle Sales, Rental and Repair				C						C				(3)(l)
Wireless Communications	Refer to Chapter 99 of Dublin Code of Ordinances													
<b>ACCESSORY AND TEMPORARY USES</b>														
ATM, Walk-Up	P	P	P	P	P	P		P	P	P	P	P		
Bicycle Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	
Community Activity and Special Event	T	T	T	T	⊘	⊘	⊘	⊘	T	T	⊘	T	T	(4)(a)
Construction Trailer/Office	T	T	T	T	⊘	⊘		⊘	T	T	⊘	T	T	(4)(b)
Day Care, Adult or Child	P	P	P	P	P	P	P	P	P	P	P	P	P	(2)(c)
Drive-in/Drive-t-hrough			C	C				€	C	C	€	C		(4)(c)
Dwelling, Accessory	P	P	P	P	P	P		P	P	P	P	P		(4)(d)
Dwelling Administration, Rental, or Sales Office	P	P	P	P	P	P		P	P	P	P	P		(4)(e)
Eating & Drinking	C	P	P	P	P	P/S/€		P	P	P	P	P	P	
Entertainment/Recreation, Indoor	P/S	P/S	P/S	P/S					P/S	P/S	P/S	P/S	C	(3)(d)
Essential Utility Services	P	P	P	P	P	P	P	P	P	P	P	P	P	
Exercise and Fitness	P	P	P	P	P	P		P	P	P	P	P	P	
Farmers Market	C		P	P	P	P		P	P	P	P	P	P	
Food Trucks		P	P	P					P	P		P		(4)(f)
Helipad/Heliports			C						C	C	€	C	C	
Home Occupation	P	P	P		P	P	P	P	P	P	P	P		(4)(f)
Outdoor Dining and Seating	P/C	P/C	P/C	P/C	P/€	P/€		P/€	P/C	P/C	P/€	P/C	P/C	(4)(g)
Outdoor Display or Seasonal Sales	T	T	T	T	⊘	⊘		⊘	T	T	⊘	T		(4)(h)

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

P = Permitted C = Conditional Use S = Size Limited T = Time Limited	BSD Zoning Districts													Use Specific Standards See § 153.059(C)
	Residential	Office Residential	Office	Commercial	Hist-Core	Hist-South	Hist-Res: (exis)	Hist-Franz	Indian Run	Sawmill Center	Vert-Mixed Use	Scioto River Neighborhood	Public	
Parking, Structure	P/ C	P/ C	P/ C	P/C	€			P/ €	P/ C	P/ C	P/ €	P/ C	P/ C	(3)(f)
Parking, Surface	P	P	P	P	P	P		P	P	P	P	P	P	(4)(i)
Renewable Energy Equipment	P	P	P	P	P	P	P	P	P	P	P	P	P	(4)(j)
Renewable Energy Equipment, Wind	C	C	C	C					C	C	€	C	C	(4)(k)
Residential Model Home	T	T	T		ƒ	ƒ		ƒ	T	T	ƒ	T		(4)(l)
Retail or Personal Services	C	P	P	P	P	P		P	P	P	P	P		
Swimming Pool	P	P	P	P					P	P	P	P	P	
Transportation, Transit Stop	P	P	P	P	P	P		P	P	P	P	P	P	
Vehicle Charging Station	P	P	P	P	P	P		P	P	P	P	P	P	
Wireless Communications	Refer to Chapter 99 of Dublin Code of Ordinances													

**(C) Use Specific Standards**

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

**(1) Residential Uses**

**(a) Dwelling, Single-Family**

1. Applications for development shall not contain more than 35 detached single-family dwelling units.
2. Development applications containing detached single-family dwelling units shall not be accepted if any of the property lines of the proposed units would be located within 400 feet of any single-family detached dwelling constructed or approved within the BSD Residential district after the effective date of this amendment.
3. No single-family detached dwelling unit may be constructed within 500 feet of the I-270 right-of-way as measured from the nearest property line.

4. Single-family detached dwellings shall have no more than one principal building and its permitted accessory structures located on each lot.

**(b) Dwelling, Townhouse**

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

**(c) Dwelling, Live-Work**

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

~~**(d) Multiple Family**~~

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

**(2) Civic/Public/Institutional Uses**

**(a) Community Center**

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

**(b) Community Garden**

1. Incidental sales of items grown on the premises are permitted.- Areas used for sales shall be located at least 10 feet from the edge of the pavement of any street.- ~~Parking shall be located off street or in permitted on street locations. One, 24-square-foot sign shall be permitted, located at least ten 10 feet from the edge of the street and not within the public street right-of-way.~~
2. Refuse and compost bins must be constructed to be rodent-resistant and located as far as practicable from abutting residential uses. Refuse must be removed from the site at least once a week.
3. No outdoor work activity that involves power equipment or generators may occur after 9:00 pm or prior to 7:00 am.
4. One accessory building, not exceeding 100 square feet in gross floor area, may be permitted, provided the location meets all setback requirements applicable to accessory buildings as provided in §-153.074.

**(c) Day Care, Adult or Child**

1. The use shall at all times comply with the requirements of O.R.C. §5104.
2. Outdoor recreation areas shall be located to the side or rear of the principal structure and be enclosed with a permitted fence. The outdoor recreation area shall be screened using fencing and/or landscaping to provide a minimum 50% opaque screen.

3. All outdoor play equipment and shade structures visible from the right-of-way or adjacent properties shall use subdued, earth toned colors.
4. Adult and/or child day care uses are prohibited in civic building types as the sole principal use.

**(d) District Energy Plant**

Incidental sales of electrical energy to public utilities are permitted.

**(e) Hospital**

Hospitals shall be limited to no more than 75,000 square feet of gross floor area per structure, not including associated parking structures.

**(f) Library, Museum, Gallery**

Incidental sales of refreshments and items related to exhibits or activities at the facility are permitted.

**(g) Religious or Public Assembly**

Religious or public assembly structures shall be limited to no more than 100,000 square feet of gross floor area, not including associated parking structures.

**(3) Commercial<sup>11</sup>**

**(a) Animal Care, General Services, Veterinary Offices, and Veterinary Urgent Care and Animal Hospitals**

1. All activities shall be conducted indoors.- No outdoor animal exercise or activity areas shall be permitted.

**(b) Bed and breakfast.**

1. The property owner shall reside on the property and/or manage the facility.- No more than eight guest units are permitted.
2. Guest accommodations are limited to short-term stays of no more than 14 days.

~~(c) Conference Center<sup>12</sup>~~

~~Each conference center developed in the Indian Run Neighborhood District or the Scioto River Neighborhood District shall provide an adjacent plaza or square to serve as an open space node.<sup>13</sup>~~

**(c) Eating and Drinking<sup>14</sup>**

1. Eating and drinking facilities shall be limited to no more than 3,500 square feet of gross floor area for single tenant buildings in the BSD Office, BSD Office Residential, and BSD Residential districts, unless otherwise permitted as a conditional use.
2. Eating and drinking facilities in multi-tenant buildings in the BSD Office, BSD Office Residential, and BSD Residential districts shall be

<sup>11</sup> Requirement that conference centers in Indian Run and Scioto River Neighborhood districts provide an adjacent plaza or square deleted as unnecessary.

<sup>12</sup> Deleted as unnecessary

<sup>13</sup> This requirement is no longer relevant.

<sup>14</sup> Restrictions on hours of delivery and pickups deleted as unnecessary.

limited to no more than 5,000 square feet of gross floor area, or 20% of the gross floor area of the ground floor of the principal structure, whichever is smaller, unless otherwise permitted as a conditional use.

~~3.—Deliveries and refuse (such as but not limited to grease traps, recycling, and trash) pick-up in the Historic South shall be limited to between the hours of 8:00 a.m. local time and 5:00 p.m. local time.~~

**(d) Entertainment or Recreation, Indoor**

1. Indoor entertainment or recreation uses shall be limited to no more than 10,000 square feet of gross floor area in the BSD ~~Office~~Indian Run Neighborhood, ~~BSD Office—Residential~~Sawmill Center Neighborhood, ~~and BSD Residential~~Scioto River Neighborhood, ~~and BSD Commercial~~, districts, unless otherwise permitted as a conditional use.

~~2. Indoor entertainment or recreation uses shall only be permitted as accessory uses in the BSD Residential, BSD Office, BSD Office Residential, and BSD Commercial districts.~~

~~3. When permitted as an accessory use, indoor entertainment or recreation uses shall be limited to no more than 10,000 square feet of gross floor area when permitted as an accessory use.~~

~~4. In the BSD Public district, the use must be owned and operated by either a public or non-profit organization.~~

**(e) Exercise and Fitness**

~~1.—To avoid large, single tenant uses that detract from the urban, walkable intent of the BSD, exercise and fitness uses shall be limited to no more than 10,000 square feet of gross floor area in the BSD Residential and. Exercise and fitness facilities exceeding 10,000 square feet in this district may be permitted as conditional uses.~~

~~2.—To avoid large-scale uses that detract from the intended scale of the Historic South district, exercise and fitness uses shall be limited to no more than 3,600 square feet of gross floor area.~~

**(f) Fueling/Service Station**

1. Fuel pumps shall be located on the same lot as a permitted building type.

2. Fuel pumps are not permitted between the principal structure and an adjacent principal frontage street.

3. Where pumps are facing any street type except for an alley or service street, a street wall at least three feet high shall be placed between the pumps and associated vehicular circulation area and the street.— Refer to §-153.065(E)(2) for

4. Each fueling/service station shall be buffered from adjacent properties as required in §-153.065(D)(4) and meet the applicable requirements of §-153.065(D)(5).

5. Motor vehicles may be continuously stored outdoors on the property for no more than 24 hours.
6. Refer to the BSD Design Guidelines ~~for vehicular canopy requirements.~~

**(g) Parking, Structure <sup>15</sup>**

1. ~~Parking structures facades adjacent to a principal frontage street completely lined for the full height of the structure by space available for occupancy along a public or private street frontage, and by non-parking structures located on the interior of blocks with other building types located between the parking structure and the street, uses are permitted. All other parking structures, including podium parking structures with non-occupied.~~
2. ~~Parking structure façades adjacent to a principal frontage street that is are not completely lined for the full height of the structure by space along public and private street frontages, are available for occupancy by non-parking uses require conditional uses approval.~~
23. ~~Parking structures facades adjacent to a street that is not a principal frontage street, or adjacent to an alley, are permitted uses and do not need to be lined by space available for occupancy by non-parking uses.~~
4. ~~When constructed as a principal use, either as a public or a private parking structure, no more than 75% of the parking spaces shall be used to provide the required accessory parking for other principal uses located within 600 feet of the structure, unless otherwise approved with a parking plan in accordance with § 153.065(B)(12)(f).~~
3. ~~Where applicable, the 5~~
4. ~~Parking sStructures shall comply with tThe building type requirements of § 153.062(O)(12) (13) shall also apply) (Parking Structure) and shall be subject to applicable guidelines in the BSD Ddesign Gguidelines.~~

**(h) Parking, Surface Lot**

1. All surface parking lots shall meet the surface parking lot design requirements of §153.065(B)(6) and should consider where applicable the principles of walkable urbanism in the design guidelines.
2. When constructed as a principal use, surface parking lots shall not have frontage on or have direct access from a principal frontage street unless permitted by the City Engineer.

**(i) Personal, Repair, and Rental Services**

<sup>15</sup> Requirement that no more than 75% of parking garages provide accessory parking for uses within 600 feet ~~deleted as unnecessary and very difficult to enforce.~~

1. Personal, repair, and rental service establishments shall be limited to no more than 10,000 square feet for single tenant buildings in the BSD Office, BSD Office Residential, and BSD Residential districts, unless otherwise permitted as a conditional use.
2. Personal, repair, and rental services in multi-tenant buildings in the BSD Office, BSD Office Residential, and BSD Residential districts shall be limited to no more than 10,000 square feet of gross floor area, or 20% of the gross floor area of the ground floor of the principal structure, whichever is smaller, unless otherwise permitted as a conditional use.
3. Personal, repair, and rental service uses shall be limited to no more than 25,000 square feet of gross floor area in all other BSD zoning districts except the BSD Indian Run Neighborhood, BSD Sawmill Center Neighborhood, and BSD Scioto River Neighborhood districts, unless otherwise permitted as a conditional use.

**(j) Retail, General**

To avoid large, single tenant uses that detract from the urban, walkable intent of the BSD, general retail uses in the BSD Residential, Office Residential, Office, Commercial, and Public districts shall be limited to no more than 20,000 square feet of gross floor area, unless otherwise permitted as a conditional use.

**(k) Sexually Oriented Business Establishments**

1. Sexually oriented business establishments shall be subject to the provisions of Chapter 120 of the Dublin Code of Ordinances.
2. No person shall operate, locate, or permit the location of a sexually oriented business establishment within 750 feet (as measured from property line to property line) of any residential use or district, school, preschool, adult or child care, religious or public assembly, or any other civic/public/institutional use (within the City of Dublin or other municipality), or another sexually oriented business establishment.

**(l) Vehicle Sales, Rental, and Repair**

1. There shall be not more than one full access driveway for each 100 feet of lot frontage or portion thereof.
2. Vehicular use areas are not permitted between the principal structure and a principal frontage street.- Where vehicular use areas are located between a principal structure and any other street type, a street wall shall be installed along that portion of the lot line between the vehicular use areas and the street.- Refer to § 153.065(E)(2) for street wall requirements.

**(4) Accessory and Temporary Uses**

**(a) Community Activity and Special Event**

1. The site of the activity or event shall be adequately served by utilities and sanitary facilities.

2. The activity or event shall not become a safety hazard or public disturbance and shall not cause substantial adverse impacts on surrounding properties or land uses by creating excessive noise, glare, heat, dust, odors, or pollutants as determined by the Director and Fire Marshal.
3. A permit shall be obtained for the Community Activity or Special Event from the City.

**(b) Construction Trailer/Office**

Construction trailers and/or offices shall comply with the setbacks applicable to principal structures on the property, but are not required to comply with street frontage requirements for building types. Construction trailers and/or offices shall comply with the provisions of §-153.097.

**(c) Drive-in/Drive-through**

- ~~1. Drive-in/drive-throughs are permitted only as accessories to banks in the BSD Vertical Mixed Use and BSD Historic Transition Neighborhood districts following approval of a conditional use application by the Planning and Zoning Commission.~~
- ~~2.1.~~ Drive-in/drive-through vehicular stacking areas and associated service locations shall not be on the side of a building facing a principal frontage street. Where drive-in/drive-through access lanes are facing a non-principal frontage street, a street wall at least three feet high shall be placed between the access lanes and the street.- Refer to §-153.065(E)(2) for street wall requirements.
- ~~3.2.~~ No menu boards, speakers, or service windows shall be located between any façade of the principal structure and a front or corner side property line.
- ~~4.3.~~ Drive-in/drive-through vehicle stacking spaces shall be at least 20 feet long. Stacking spaces may not impede on-site or off-site vehicular, bicycle, or pedestrian circulation. Where five or more stacking spaces are provided, the individual stacking lanes shall be clearly delineated.- The number of stacking spaces and a traffic and pedestrian circulation plan shall be submitted by the applicant with the conditional use application and approved by the Planning and Zoning Commission.
- ~~5.4.~~ Uses with drive-in/drive-through facilities shall be buffered from adjacent properties as required in §-153.065(D)(5).
- ~~6.5.~~ Audible electronic devices such as loudspeakers, service order devices, and similar instruments shall not be located within 25 feet of the lot line of any residential district or use and shall be subject to §-132.03(A)(6).
- ~~7. Refer to § 153.062(L) for vehicular canopy location and design requirements.~~
- ~~8.6.~~ Structures related to drive-in/drive-through facilities shall not have frontage on, ~~or be readily visible from,~~ any designated S shopping

Corridor. The screening of such facilities is addressed in the Design Guidelines.

9.7. Protective bollards, when used, shall be painted to match one of the colors used on the nearest structure with which the bollards are associated.

8. For drive-in/drive-through facilities providing a vehicle canopy, please refer to the BSD Design Guidelines Part 5.9.3.4 for vehicular canopy location and design requirements/expectations.

**(d) Dwelling, Accessory**

An accessory dwelling located in a single-family, two-family, or townhouse dwelling must comply with the following standards:

1. No more than one accessory dwelling unit is permitted on a lot with a single-family, two-family, or townhouse dwelling unit. Where townhouse dwellings do not have individual lots, no more than one accessory dwelling unit is permitted for each townhouse unit in the development.
2. An accessory dwelling unit shall be limited to no more than 800 square feet of gross floor area.
3. When accessory to a single-family dwelling, the accessory dwelling unit may be located either within the single-family dwelling structure or in a permitted accessory structure.
4. When accessory to a townhouse dwelling, the accessory dwelling unit may only be located in a permitted accessory structure or within the basement level of the principal dwelling.
5. When accessory to a single-family dwelling or two-family dwelling, the accessory dwelling unit shall have a separate entrance from the principal dwelling unit, and that entrance shall not face the front lot line and shall not be located on the same building façade as the principal building entrance closest to the street.
6. The owner of the dwelling must occupy either the principal dwelling unit or the permitted accessory dwelling unit.
7. An accessory dwelling unit shall be located on the same tax parcel as the primary use and can never be located on a separate parcel, regardless of ownership. Ownership of the accessory dwelling unit may not be separate from the ownership of the principal dwelling unit.

**(e) Dwelling Administration, Rental, or Sales Office**

These uses shall comply with the provisions of §-153.073(D) and setbacks applicable to principal structures on the property, but are not required to comply with street frontage requirements for building types unless the use is conducted within a permanent principal structure.

**(f) Food Truck<sup>16</sup>**

<sup>16</sup> New section provides zoning guidance relative to food trucks

- ~~1. No food truck shall comply with or operate on private or public property without issuance of an annual Certificate of Zoning Plan Approval (development plan approval is not required). The application shall indicate that the food truck has received the permission of the provisionsowner of § 153.073. In the property.~~
- ~~2. Each food truck shall maintain all other BSD zoning districts, homevalid licenses required by the City or State for operation of the business, including but not limited to all applicable licenses required for a food service business.~~
- ~~3. No Food trucks shall not operate on a property with a primary residential use shall operate before 8:00 am or after 10:00 pm. For a property with a non-residential primary use, mixed use, or a vacant parcel, nNo food truck shall operating on a property with a non-residential primary use or on a vacant lot shall operate before 6:00 am or after 10:00 pm.~~
- ~~4. Each food truck shall provide a trash receptacle near the food truck, shall prevent the accumulation of litter or containers from the food truck within 50 feet of the food truck, and shall remove and empty the trash receptacle in a permitted location when the food truck ends sales for the day.~~

**(g) Home Occupations** <sup>17</sup>

~~Sections 153.073 (A-B) shall apply in the BSD regarding home occupations.~~

~~Home occupations shall comply with the following standards:~~

- ~~1. The useHome occupations must be conducted entirely within the principal dwelling or accessory buildings.~~
- ~~2. No business involving retail sales of goods on the premises is permitted.~~
- ~~3. No person not a member of the household residing on the premises shall work on the premises.~~
- ~~4. Not more than 25% of the ground floor gross floor area of the principal dwelling shall be devoted to the home occupation.~~
- ~~5. The exterior of the structure shall not be modified to accommodate the home occupation.~~
- ~~6. No display or signs pertaining to the home occupation shall be visible from the street.~~
- ~~7. No equipment shall be used that creates noise, vibration, sound, smoke, dust, odors, heat, glare, X-Ray or electrical disturbance to radio or television that is discernablediscernible in adjacent dwelling units or at the property line.~~
- ~~8. All home occupations that require a license from the state or cityCity shall maintain a valid license at all times and shall operate in~~

<sup>17</sup> Edits simplify code by referencing existing [home occupation](#) provisions.

~~compliance with the terms of that license and all applicable regulations of the state or cityCity at all times.~~

- ~~9. Home occupations shall not include or involve motor vehicle or equipment repair, the sale of weapons or hazardous materials, or other activities that would constitute a nuisance in a residential area.~~

**(h) Outdoor Dining and Seating<sup>18</sup>**

1. Outdoor dining and seating areas, furniture, and enclosures shall be set back at least five feet from the curb and at least five feet from all street trees and street furniture, while providing a minimum of six feet of clear area for predestrians. ~~In no case shall these amenities be placed in a manner that would provide less than six feet of clear area for pedestrian use.~~
- ~~2. The use of outdoor speakers shall require a conditional use. Outdoor speakers shall comply with the provisions of § 132.03(A)(6) of the Dublin City Code.~~
3. Advertising is not permitted on patio umbrellas, dining furniture, accessories, or other similar amenities.
4. Dining furniture shall be of the same design, material and color for all furniture associated with the use. When not in regular use, outdoor furniture shall be stored in a location that is not visible to the public, unless the patio furniture is all-weather material, set up for use and not covered in any way, and weather conditions make the use of furniture possible.

~~(h)5. This use is not allowed within the required 12 foot sidewalk clear area within the BSD Sciotoa River Neighborhood District.~~

**(i) Outdoor Display or Seasonal Sales**

1. Outdoor seasonal plant display shall comply with the provisions of §-153.099.
2. Outdoor sale of merchandise is permitted, and shall comply with the provisions of §-153.099(C)(2).- Merchandise shall only be displayed during the hours of operation for the principal use.- No permit is required.
3. Outdoor sales of Christmas trees and pumpkins shall comply with the provisions of Chapter 116 of the Dublin City Code.

**(j) Parking, Surface (Accessory)**

1. Where the non-residential gross floor area of the principal structure is 100,000 square feet or more and the principal structure is on a lot that is four acres or less, surface parking shall not be used to provide required parking. However, surface parking may be used for a maximum of 5% of the required spaces provided the parking

<sup>18</sup> Prohibition of use within the 12 foot sidewalk area in the Scioto River Neighborhood district deleted as unnecessary.

lot is located to the side or rear of the principal structure and not fronting on a public street.

2. This requirement applies only to principal structures constructed after the effective date of this amendment.

**(k) Renewable Energy Equipment**

1. Ground-mounted equipment for the collection of geothermal energy is permitted only to the rear and side of and within five feet of the principal structure, provided it is screened per codes as required by 153.065(E) (Fencing, Walls, and Screening).
2. Ground-mounted equipment for the collection of solar energy is permitted to the side or rear of the principal structure, but not within five feet of a side or rear property line. Rooftop equipment for the collection of solar energy is permitted provided it extends no more than 18 inches beyond the maximum permitted height of the principal or accessory structure on which it is located.
3. Building-mounted renewable energy equipment shall be integrated into the architectural character of the principal structure.
4. Ground-mounted renewable energy equipment shall be sited to minimize view from the public right-of-way and adjacent properties, and shall be camouflaged to the extent that the equipment can function normally.

**(l) Renewable Energy Equipment, Wind<sup>19</sup>**

1. Height of the equipment is measured to the farthest extent of any part of the equipment. Ground-mounted equipment for the collection of wind energy is permitted to the rear of the principal structure, may not exceed the maximum permitted height of the principal structure by more than 40 feet, and must be set back from each property line a distance equal to the height of the equipment that exceeds the height of the principal structure.
2. As an exception, within 200 feet of the I-270 right-of-way, ground-mounted wind energy equipment shall be limited to 150 feet, and must be set back from each property line a distance equal to the height of the equipment. Ground-mounted equipment for the collection of wind energy is permitted to the rear of the principal structure, may not exceed the maximum ~~permitted~~ **constructed** height of the principal structure by more than 40 feet, and must be set back from each property line a distance equal to the height of the equipment that exceeds the height of the principal structure, and shall be camouflaged to the extent that the equipment can function normally.
3. Height of the equipment is measured to the farthest extent of any part of the equipment. As an exception, within 200 feet of the I-270 right-of-way, ground-mounted wind energy equipment shall be

<sup>19</sup> Edits provide clarity to these provisions

limited to 150 feet in constructed height and must be set back from each property line a distance equal to the height of the equipment.

4. Building-mounted equipment for the collection of wind energy must be integrated into the architectural character of the principal structure.
5. Rooftop-mounted equipment for the collection of wind energy shall be permitted to exceed the maximum permitted height of the principal structure by no more than 15 feet.

**(m) Residential Model Home**

Residential model homes shall comply with the provisions of §-153.073(D).

## § 153.060 Lots and Blocks

### (A) Intent

The intent of §153.060 is to establish a network of interconnected streets with walkable block sizes, organized to accommodate multiple modes of transportation. The street network includes certain streets designated as principal frontage streets to create continuous, pedestrian-oriented block faces of front building façades and limited driveway interruptions. It is intended that block configurations encourage and support the principles of walkable urbanism provided in §153.057(C).

~~(B) *Applicability.* The requirements of this section apply to developments within all BSD zoning districts that require Development Plan Review in accordance with § 153.066, and for land within all BSD zoning districts proposed for subdivision in accordance with Chapter 152.~~

### **(B) General Block and Lot Layout<sup>20</sup>**

#### **(1) Interconnected Street Pattern**

The network of streets within the Bridge Street District (BSD) is intended to form an interconnected pattern with multiple intersections and resulting block sizes as designated in §153.060(B)(2).

~~(a) Refer to §153.061 and the City's Thoroughfare Plan and the Street Network Map, which is a component of the Thoroughfare Plan, for the general locations and configurations of existing and planned streets within the Bridge Street District BSD.~~

~~(b) The arrangement of streets shall provide for the continuation of existing or planned streets from adjoining areas into new developments where practicable as determined by the City Engineer. This provision shall not be construed as prohibiting the termination of streets at public street intersections where appropriate, provided that the overall connectivity of the street network is maintained, and intersections are adequately spaced as determined by the City Engineer.~~

~~(b)(c) Cul-de-sac and dead end streets are not permitted, except as specified in §153.060(B)(1)(f).~~

~~(e) Wherever practicable, streets should be designed to follow natural features rather than interrupting or dead-ending at the feature.~~

~~(d) Streets that do not terminate in an intersection with another street shall terminate at either an open space type or a front or corner side building façade. Refer to the BSD Design Guidelines for building requirements at these locationstreatment at terminating vistas.~~

~~(e) Refer to § 153.061 and the city's Thoroughfare Plan for the general locations and configurations of existing and planned streets within the Bridge Street District.~~

<sup>20</sup> Detailed standards for principal frontage streets, block access requirements, mid-block pedestrianways, and typical lot configurations were relocated to BSD Design Guidelines.

(ef) ~~Exceptions-~~

Where an existing barrier limits the extension of the street network, streets shall be created to match the above requirements to the maximum extent practicable. Existing barriers include such features as a highway, waterway, open space, utility line, roadways with limited access restrictions, or development that is expected to remain.

**(2) Maximum Block Size**

**(a) Required Subdivision**

~~Each new subdivision. Unless otherwise permitted by this chapter, all developments requiring development plan review in accordance with § 153.066(E)(1)(b)2-4. approved shall subdivide consistent with the maximum block sizes as required by Table 153.060-A, Maximum Block Dimensions. to the maximum extent practicable.~~

1. Block length shall be the distance along one side of a block measured between two parallel or approximately parallel property lines on the opposite sides of the block.
2. Block perimeter shall be the aggregate block length along all sides of a block measured along the property lines.
3. Alleys and service streets shall not be used to measure block length.

<b>TABLE 153.060-A MAXIMUM BLOCK DIMENSIONS<sup>21</sup></b>		
<b>BSD Districts</b>	<b>Length (ft.)</b>	<b>Perimeter (ft.)</b>
<del>All Districts, except Public District</del>	<del>500</del>	<del>1,750</del>
<del>Public</del>	<del>300</del>	<del>1,000</del>

**(b) Shopping Corridors**

Additional block requirements for Shopping Corridors are noted in §153.063, Neighborhood Standards.

**(c) Exception**

When existing barriers limit extension of the street network, blocks shall be created to match the above requirements to the maximum extent practicable. Barriers may include such features as a highway, waterway, open space, utility line, roadways with limited access restrictions, or development that is expected to remain, as approved by the City Engineer and reflected on approved development plans.

~~(3) Block configuration. Refer to Figure 153.060-A for an illustration of typical block elements.~~

**(3) Lot Dimensions<sup>22</sup>**

<sup>21</sup> Replaces original table, but in a simplified format

<sup>22</sup> Much of this text was relocated to design guidelines

- (a) Each lot created in a subdivision approved shall have dimensions that accommodate one or more of the building types permitted by the BSD zoning district in which it is located, as provided in 153.062, Building Types.
- (b) Minimum lot width shall be measured at the front property line.
  - ~~(a) The shape of a block shall be generally rectangular, but may vary due to natural features or other site constraints.~~
  - ~~(b) Blocks shall be arranged with front property lines along at least two sides.~~
- ~~(4) *Principal frontage streets.* Principal frontage streets are designated to ensure certain streets are lined with continuous, pedestrian-oriented block faces of front building façades or public open space, with limited conflicts between pedestrians and vehicular traffic.~~
  - ~~(a) Principal frontage streets are as designated in § 153.061, Street Types. Additional principal frontage streets may be designated by the required reviewing body as development progresses within the neighborhood districts in § 153.063, Neighborhood Standards.~~
  - ~~(b) Access to blocks shall be located to comply with the principal frontage street requirements in division (C)(5) of this section.~~
  - ~~(c) The principal frontage street shall be used to determine Each lot frontage orientation, as described created in division (C)(9) of this section.~~
- ~~(5) *Block access configurations.*~~
  - ~~(a) Access for alleys, service streets and driveways subdivision approved shall not be permitted from a principal frontage street, unless the City Engineer determines that access from any other street is impracticable. The determination shall be based on locations of existing and proposed vehicular access points of other developments along the principal frontage street and the number of principal frontage streets bordering the property.~~
  - ~~(b) Blocks shall include alleys/service streets or driveway entrances with the following recommended configurations unless otherwise permitted by the City Engineer. See Figure 153.060-B, Typical Block Access Configurations.~~
    - ~~1. Mid-block access. This configuration includes an alley or drive running through or near the center of the block.~~
    - ~~2. "T" configuration. This configuration includes two perpendicular alleys or drives within a block, forming a "T," allowing development to front on three block faces.~~
    - ~~3. "H" configuration. Similar to the "T" configuration, this configuration allows development to front on all four block faces.~~
  - ~~(c) Wherever practicable, as determined by the City Engineer, vehicular access to blocks shall be aligned with other access points on opposite sides of the same block as well as aligned across the street from vehicular access points to other blocks.~~
- ~~(6) *Mid-block pedestrianways.* Refer to § 153.065(I)(2)(a) for requirements for mid-block pedestrianways.~~
- ~~(7) *Typical lot have dimensions.*~~
  - ~~(a) Any lot shall be created to meet the requirements of that accommodate one or more of the building types permitted by the BSD zoning district in which it is located, as provided in § 153.062, Building Types.~~
- ~~(8) *Typical lot configuration.*~~

- ~~(a) To avoid creating irregular lots, interior side lot lines shall be perpendicular to the street right-of-way to the extent practicable.~~
- ~~(b) Flag lots are prohibited.~~

**(4) Street Frontage**

All lots shall have at least one lot frontage along a public street.

**(a) Front Property Line**

1. A lot line bordering a single street right-of-way shall be the front property line.
2. A lot line bordering a principal frontage street shall be the front property line unless otherwise specified in this section.

**(b) Corner Side Property Lines**

1. For corner lots occupied by a single building, one lot line shall be the front property line and one lot line shall be the corner side property line.
2. For corner lots occupied by multiple buildings, lot lines shall be designated as front or corner side property lines as necessary to meet the building type street frontage requirements along both frontages.

- (c) Lots bordering more than two principal frontage streets shall meet the street frontage requirements as provided in §-153.062(NF) along at least two of the streets. ~~Subject to approval by the required reviewing body,~~ The street frontage requirements shall be maximized to the extent practicable along the other principal frontage streets.

- (d) Lot lines along alleys or service streets or I-270 are not permitted to be designated as front or corner side property lines.

- (e) Alleys or service streets shall not be considered street frontage and shall not be subject to street frontage requirements described in §§-153.059 through 153.065.

- (f) Where lot lines cannot be determined by the requirements of this section, the required reviewing body shall designate which lot lines shall serve as the front, rear and corner side property lines. To designate lot lines, the required reviewing body may consider all relevant factors and information, including but not limited to:

1. The street types and the intended character of existing or proposed streets on which the lot has, or is proposed to have, frontage;
2. The proximity of existing or proposed principal frontage streets;
3. The locations of front and corner side property lines on adjacent lots or lots located on the opposite side of the street; and
4. Adjacency to an existing or planned shopping corridor.

**(C) Compliance with the Bridge Street District Design Guidelines**

All projects shall comply with the BSD Design Guidelines to the maximum extent practicable and consistent with the standards in §§153.060(1) through (4) above.

## § 153.061 ~~STREET TYPES.~~ Streets

### (A) Intent

The intent of §153.061 is to develop a comprehensive network of streets throughout the Bridge Street District (BSD) that are configured to accommodate multiple modes of transportation, organized by a hierarchy of street character families, and consistent with the placemaking principles of the BSD Special Area Plan of the Dublin Community Plan and guided by the Thoroughfare Plan. It is intended that the street network encourage and support the principles of walkable urbanism provided in §-153.057(C).

~~(B) *Applicability.* The requirements of this section apply to all new and existing streets and alleys or parts thereof as developed or reconfigured in the Bridge Street District, whether public or private.~~

~~(C) *Street network.* Streets shall form an interconnected street pattern with walkable block sizes as required in § 153.060, Lots and Blocks.~~

### (B) Street Network

#### (1) Street Families

Existing and planned streets within the BSD are classified by street families. The intent of the street family designation is to provide a wide range of street configurations to accommodate different land use contexts and transportation needs while establishing a broader framework of street character throughout the area. The purpose and intended application of each street family is described below.

#### (a) Corridor Connector Streets

The corridor connector street family provides a series of street types that balance non-motorized and vehicular travel options along high-capacity thoroughfares. This street family serves multiple types of development and provides crosstown connections, while accommodating various transitions in land use, development character, and street character.

#### (b) District Connector Streets

The district connector street family provides a series of high- to medium-capacity street types that serve a wide variety of uses and development densities. District connector streets provide connections between districts throughout the BSD along high-visibility frontages, and typically serve as prime locations for destination-oriented development such as shopping corridors.

#### (c) Neighborhood Streets

The neighborhood street family provides a series of low- to medium-capacity street types applicable to a wide variety of land use contexts, but often to residential areas or neighborhood-serving commercial uses.- Neighborhood streets provide a finer-grained network of street connections that allow for multiple, interconnected travel routes, but typically serve more localized destinations rather than cross-corridor travel.

**(d) Alleys and Service Streets**

Alleys and service streets are very low capacity, low speed streets located to the rear of lots that minimize driveway interruptions in the pedestrian realm. Alleys and service streets provide access to parking facilities, loading facilities, and service areas for refuse and utilities. Alleys may also serve as mid-block pedestrianways if designed according to the requirements of BSD Design Guidelines.

**(2) Street Types**

Street families are comprised of multiple street types, each configured to accommodate specific transportation and land use needs while reinforcing the intended character and function of the applicable street family. New streets shall be designed using the principles and characteristics defined by each street type and related finishes. The City Engineer shall determine which street type is applicable and may require modifications to right-of-way and/or pavement widths, or require additional street infrastructure elements depending on unique site characteristics. Available street type configurations shall be reviewed with the applicant during the Pre-Application Review process, as described in §153.066(C).

**(3) Existing Streets**

New development and new streets shall connect to the existing street network, consistent with the Street Network Map. Where existing streets are planned to be realigned, relocated or removed, the City shall reserve the right to maintain those rights-of-way and to incorporate them into the planned street network.- The City Engineer shall designate the respective street family and street type(s) and required improvements appropriate for these streets, including temporary and/or permanent finishes.

**(C) Street Network Map<sup>23</sup>**

~~(a) Refer to (1)~~ Figure 153.061-A shows the planned BSD street network and street family designations. ~~In addition to the Thoroughfare Plan, the Street Network Map shall be used as a guide in determining the appropriate locations and alignments of new streets during the development plan approval process as required in § 153.066.~~

~~(b) Actual street alignments and locations will be determined through the Development Plan Review process as individual properties are developed and through the City's Capital Improvements Program process, as applicable. Alignments may be subject to change pending further engineering analysis and land use programming. Where existing alignments are shown to remain, these streets may be subject to improvements necessary to bring them into conformance with a permitted street type.~~

~~(c) Graphic intent. (2)~~ The street network depicted in Figure 153.061-A is intended to illustrate one result of the block size and connectivity requirements in §-153.060 and is representative of a general development pattern for the BSD. Figure 153.061-A is not intended to represent all requirements or actual development, nor is it intended to designate the precise locations for specific street types.

<sup>23</sup> Detailed standards for illustrated corridor connector streets, illustrated district connector streets, illustrated neighborhood streets, and alleys and service streets were relocated to the BSD Design Guidelines.

- ~~(3a) Actual street alignments and locations will be identified with the Concept Plan, then refined with the Preliminary Development Plan prior to finalization of design and alignment with the Final Development Plan, determined through the Development Plan Review process as individual properties are developed and through informed by the City's Capital Improvements Program (CIP) process, as applicable. Alignments may be subject to change pending further engineering analysis and land use programming. Where existing alignments are shown to remain, these streets may be subject to required to make those improvements necessary to bring them into conformance with a permitted street type.~~
- ~~(d) *Illustrated corridor connector streets.* Corridor connector streets illustrated in Figure 153.061-A include existing high-capacity thoroughfares in existing and potentially realigned configurations.~~
- ~~(e) *Illustrated district connector streets.* District connector streets illustrated in Figure 153.061-A include existing, realigned and potential new streets representing major street connections necessary to ensure connectivity throughout the Bridge Street District.~~
- ~~(f) *Illustrated neighborhood streets.* Neighborhood streets illustrated in Figure 153.061-A includes existing and potential new street connections generally consistent with the block size requirements of § 153.060.~~
- ~~(g) *Alleys and service streets.* The locations of new alleys and service streets are subject to the block access requirements of § 153.060 and are not illustrated in Figure 153.061-A. Actual locations of new alleys and service streets will be determined through the development plan and site plan review processes.~~

[Insert updated Street Network Map]

#### (D) **Principal Frontage Streets<sup>24</sup>**

Principal frontage streets are designated to ensure certain street types are lined with continuous, pedestrian-oriented block faces of front building façades or public open space, and to limit conflicts between pedestrians and vehicular traffic. Refer to Principal frontage streets are designated in Figure 153.061-A for, and additional principal frontage street designations in streets may be designated by the planned Bridge Street Corridor street network required reviewing body as development progresses within the neighborhood districts listed in §153.063, Neighborhood Standards.

##### (1) **Street Frontage Requirements**

- (a) All lots and blocks with frontage along a principal frontage street shall meet all development requirements associated with principal frontage streets described elsewhere in the BSD zoning regulations and the BSD Design Guidelines, as applicable.
- (b) In addition to the principal frontage streets depicted in Figure 153.061-A, all lots, blocks and associated development with frontage along a street or street segment that also has any open space type frontage as listed in the BSD Design Guidelines, with the exception of pocket park and pocket plaza open space types, shall meet all applicable principal frontage street requirements.

<sup>24</sup> Sections relocated to BSD Design Guidelines: typical street elements, curb radii at intersections, and fire access.

- (c) Alleys and service streets shall not be designated as principal frontage streets.
- (d) If, due to natural or engineering constraints or existing conditions, sidewalk width along a principal frontage street cannot meet the minimum width required by the BSD Design Guidelines for a distance of more than 50 feet along the property frontage, the required reviewing body may require the creation of a pocket park or pocket park plaza on the frontage in a location as close as possible to the segment of narrow sidewalk. In this case, the required pocket park or pocket park plaza is required to compensate for inadequate public space in the public right-of-way and will not count towards the provision of required open space on private property.

## (2) Vehicular Access

- (a) Vehicular access shall not be permitted from a principal frontage street, unless the City Engineer determines that access from any other street is impracticable. Where this determination is made, all other applicable principal frontage street requirements described elsewhere in this Code shall continue to apply.
- (b) Vehicular access refers to private driveways or lanes and to alleys or service streets whether public or private. Other public street intersections are not restricted by principal frontage street designations, but may be subject to access management limitations as determined by the City Engineer.
- (c) Alleys and service streets are the preferred means of vehicular access to lots and blocks. If used, alleys and service streets shall provide access from a non-principal frontage street wherever practicable. Refer to the design guidelines for block access configurations.

## (3) Multiple Principal Frontage Streets

Where a lot or block is fronted by multiple principal frontage streets, and where access from a principal frontage street is determined to be necessary as permitted by §153.061(D)(2) the following street family hierarchy shall be considered by the City Engineer in determining permitted vehicular access locations to the maximum extent practicable:

- (a) Neighborhood streets shall be the preferred means of providing vehicular access for alleys, or for driveways where no alley is present. Where a neighborhood street is designated as a principal frontage street, any other neighborhood street shall be used to provide vehicular access wherever practicable.
- (b) District connector streets shall take precedence over neighborhood streets in maintaining the principal frontage street character. Vehicular access shall not be permitted from a district connector street if suitable alternative access from a neighborhood street is available.
- (c) Corridor connector streets shall take precedence above all other street types in maintaining the principal frontage street character. Vehicular access shall not be permitted from a corridor connector street if a suitable alternative access location is available.

**(E) Compliance with the BSD Design Guidelines**

All projects shall comply with the BSD Design Guidelines to the maximum extent practicable and consistent with the standards in §§153.061(1) through (4) above.

## § 153.062 Building Types<sup>25</sup>

### (A) Intent

The building types detailed in this section outline the required building forms for new construction and renovated structures within the Bridge Street District (BSD) zoning districts. The intent of these building types is to provide a range of high quality residential, commercial, mixed-use and civic building options to reinforce the character of each district.

### (B) General Building Type Requirements

#### (1) *Applicability:*

(a) ~~As provided in this section,~~

#### (1) New Development and Redevelopment

~~All new development and redevelopment subject to the building type standards in this §153-062 pursuant to §153.057(D) shall be applied to comply with all new development within the Bridge Street District. (b) New structures constructed after the date of this amendment that are subsequently made nonconforming by an amendment to this chapter shall meet the requirements of § 153.004(C) for a Building Type permitted in the BSD zoning district where the property is located.~~

#### (2) Existing Structures<sup>26</sup>

##### (a) Provisions General

~~Structures existing on the date the property was first rezoned into a BSD zoning district may be extended, enlarged, altered, remodeled or modernized without bringing the structure into compliance with a Building Type defined in this 153.062 for BSD zoning district where the structure is located, except as required by 153.057(D), Applicability.~~

~~(a) At the effective date of this amendment, where one or more lawful principal buildings exist on a site that do not comply with the requirements of this chapter because of restrictions such as front property line occupation, lot coverage, required building zone or setback, buildable area or other requirements related to siting or height, the structure(s) may be continued as Structures existing at the effective date of this amendment if the requirements of division (B)(2) of this section are met.~~

~~(b) Existing structures on the date the property was first rezoned into a BSD zoning district may be extended, enlarged, altered, remodeled or modernized after approval by without bringing the required reviewing body upon finding that all of the following conditions are met:~~

~~1. That the existing structure meets all height, area, setback and parking and~~

<sup>25</sup> ~~The loft building, large format commercial, and podium apartment building types have been deleted as unnecessary; and historic mixed use and, historic cottage commercial have been eliminated per Council's direction.~~

<sup>26</sup> ~~Special nonconformities provisions for the BSD were deleted as unnecessary in light of the City's standard nonconformity provisions and the new applicability provisions in §153.058. Special parking provisions were deleted as unnecessary in light of new parking applicability section in §153.058.~~

~~loading provisions that were applicable immediately prior to the rezoning of the property into a compliance with a Building Type defined in this §153.062 for the BSD zoning district.~~

- ~~2. That the enlargement or extension is limited to the same parcel on which the existing structure was located at the time of the adoption of this amendment.~~
- ~~3. That the improvement does not interfere with the use of other properties located contiguous to or directly across the street from the parcel on which the existing where the structure is located, except as required by §153.057(D), Applicability.~~
- ~~4. That the enlargement or extension does not exceed 50% of the gross floor area of the existing structure at the time of the adoption of this amendment.~~
- ~~5. That the improvements do not make the structure any further from conformance with the requirements of the applicable BSD zoning district.~~
- ~~6. That the improvements to the existing structure are architecturally appropriate, at the determination of the required reviewing body.~~

(c) *Parking for existing structures.*

- ~~1. Existing structures improved as permitted in § 153.062(B)(2)(b) shall provide the minimum parking and loading spaces required by Tables 153.065-A and 153.065-C.~~
- ~~2. Required parking for existing structures may be modified through an approved parking plan as described in § 153.065(B)(1)(f).~~

(d) *Reconstruction or movement.*

- ~~1. Should an existing structure be damaged or destroyed by an act of God, or other action outside the control of the owner/lessee, that existing structure may be repaired or reconstructed as it existed prior to the action causing it to be damaged or destroyed.~~
- ~~2. Any permitted reconstruction shall be started within 12 months of the time of damage and shall be continued until completed. If this requirement is not met, the structure shall either be removed or reconstructed to meet the requirements of a new building.~~
- ~~3. Should the property/building owner or lessee demolish more than 50% of the gross floor area of an existing structure, then all of the improvements on the property associated with that existing structure must be constructed and/or brought into conformance with the requirements of this chapter.~~

~~(e)~~

**(b) Determination of Building Type**

1. The required reviewing body may designate an existing structure existing on the date the property was first rezoned into a BSD zoning district as a specified defined building type upon a finding that the structure is substantially similar in form and design to one of the permitted building types for the BSD zoning district in which the structure is located.
2. If the required reviewing body designates an existing structure as a specific building type, then all further improvements on the

property associated with the existing structure must be constructed and/or brought into conformance with the requirements of these BSD zoning regulations to the maximum extent practicable, as determined by the required reviewing body.

3. For new structures, the specific building type shall be proposed by the applicant based upon the uses to be accommodated, the guidance of Table 153.062-A, and any building type requirements of a BSD nNeighborhood district. Designation of building type shall not be based upon the development standards of a building type. The proposed designation shall occur with the submittal of the Concept Plan and is subject to review and confirmation by the required reviewing body at the time of Concept Plan approval. Nothing in these provisions shall bind the required reviewing body to agreeing upon agree with the applicant's proposed designation.<sup>27</sup>

(f) *Exceptions:*

1. ~~Once subsequent modifications are made to the existing structure that bring it into compliance with the specific building type requirements for the designated building type, those modifications to the existing structure shall not be further modified in a manner that brings the existing structure out of compliance with those specific requirements.~~
2. ~~For existing structures within the BSD Historic Core and Historic Residential Districts, the Architectural Review Board shall determine those building type requirements that will apply to specific buildings.~~
3. ~~All new construction in the BSD Historic Core District shall meet the requirements of § 153.062, §§ 153.170 through 153.180, and the Historic Dublin Design Guidelines.~~
4. ~~All new construction in the BSD Historic Residential District shall meet the requirements of § 153.063(B), §§ 153.170 through 153.180 and the Historic Dublin Design Guidelines, in addition to the requirements of § 153.062 as determined to be architecturally appropriate by the Architectural Review Board.~~

(g) ~~Refer to § 153.059(A)(6) for requirements for existing uses.~~

- ~~(3) *General requirements.* Every building, erected, altered or moved, shall be located on a lot as defined herein, or as otherwise permitted by this chapter.~~

**(3) General Requirements**

All building types shall meet the following requirements.

**(a) Zoning Districts**

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

<sup>27</sup> This text is intended to provide clearer guidance for applicants in selecting a building type to ensure the selection meets the functional needs/intentions of the building, as opposed to the recent typical practice of selecting a building type to meet the needs of the applicant

TABLE 153.062-A PERMITTED BUILDING TYPES IN EACH BSD ZONING DISTRICT									
<u>P</u> = Permitted  <u>NP</u> = Not Permitted		BSD Districts							
		<u>Residential</u>	<u>Office Residential</u>	<u>Office</u>	<u>Commercial</u>	<u>Indian Run Neighborhood</u>	<u>Sawmill Center Neighborhood</u>	<u>Scioto River Neighborhood</u>	<u>Public</u>
<u>Permitted Building Types</u>	<u>Single Family Detached</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Single Family Attached</u>	<u>P</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	<u>Apartment Building</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>NP</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	<u>Corridor Building</u>	<u>NP</u>	<u>P</u>	<u>P</u>	<u>NP</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	<u>Mixed Use Building</u>	<u>NP</u>	<u>P</u>	<u>NP</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	<u>Commercial Center</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Civic Building</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
	<u>Parking Structure</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

- (b) **Uses**  
Each building type may ~~house the~~ contain those uses allowed per §153.059 in the district in which it is located. ~~Refer to Table 153.059 A, Permitted and Conditional Uses in BSC Districts.~~ Additional use restrictions may apply based on the specific building type requirements.
- (c) **No Other Building Types**  
All principal buildings shall meet the requirements of one of the building types permitted in the BSD zoning district in which the property is located, unless otherwise stated.
- (d) **Permanent Structures**  
All buildings constructed, including principal buildings and accessory structures, shall be permanent constructions without a chassis, hitch, wheels, or other features that would make the structure mobile.
- (e) **Accessory Structures**  
Accessory structures shall be permitted to be constructed in the buildable area of the lot in locations not required to be occupied by principal buildings. Accessory structures shall comply with the BSD design guideline provisions on building materials, or as otherwise approved by the required reviewing body, except that one primary façade material may be used. All other applicable provisions of §153.074, Accessory Uses and Structures, shall be met.

**(C) General Building Type Layout and Relationships**

The following outlines how BSD building types relate to one another.

**(1) ~~Incompatible Building Types~~<sup>28</sup>**

~~Incompatible building types are not permitted directly across the street from one another or on the same block face, unless otherwise permitted by the required reviewing body following approval of a Waiver in accordance with § 153.066. Refer to Table 153.062-B, Incompatible Building Types.~~

<b>TABLE 153.062-B INCOMPATIBLE BUILDING TYPES</b>									
<b>P = Permitted</b>  <b>NP = Not Permitted</b>  <b>NP<sup>±</sup> = Not Permitted unless accessory to the residential buildings, wrapped by occupied space, or otherwise permitted by the required reviewing body through approval of a Waiver.</b>		<b>Building Type</b>							
		<del>Single-Family Detached</del>	<del>Single-Family Attached</del>	<del>Apartment Building</del>	<del>Corridor Building</del>	<del>Mixed-Use Building</del>	<del>Commercial Center</del>	<del>Civic Building</del>	<del>Parking Structure</del>
<b>Building Type</b>	<del>Single-Family Detached</del>								
	<del>Single-Family Attached</del>								
	<del>Apartment Building</del>								
	<del>Corridor Building</del>	<b>NP</b>	<b>NP</b>						
	<del>Mixed-Use Building</del>	<b>NP</b>							
	<del>Commercial Center</del>	<b>NP</b>	<b>NP</b>	<b>NP</b>					
	<del>Civic Building</del>								
	<del>Parking Structure</del>	<b>NP<sup>±</sup></b>	<b>NP<sup>±</sup></b>	<b>NP<sup>±</sup></b>					<b>NP<sup>±</sup></b>

**(12) Shopping Corridors**

~~At least one street or street segment shall be designated as a shopping corridor in In the BSD Indian Run, BSD-Sawmill Center, and BSD-Scioto River Neighborhood districts, at least one street or street segment shall be designated as a shopping corridor, meeting the requirements of §—153.063, Neighborhood Standards.- Shopping corridors shall include building types that accommodate retail uses on ground floors, such as mixed use, large format commercial, loft, or corridor buildings.~~

- (a) ~~These building types shall be clustered into continuous street frontages uninterrupted by other building types, parking areas or curb cuts for a~~

<sup>28</sup> Incompatible Building Types requirements are not relevant, given the reduction in the number of allowed building types, as well as because there is more emphasis in the guidelines regarding architectural and materials.

- minimum of 300 linear feet, as measured along the sidewalk.
- (b) ~~The required shopping corridor shall be designated along a principal frontage street unless otherwise permitted by the required reviewing body.~~
  - (c) ~~Shopping corridors are encouraged to turn the corner and continue along an intersecting street provided the minimum required length of the shopping corridor is located along the principal frontage street.~~

**(D) Relationship to BSD Design Guidelines<sup>29</sup>**

All new development and redevelopment subject to the standards in this 153.062 pursuant to 153.057(D), shall comply with the BSD Design Guidelines to the maximum extent practicable and consistent with the standards in 153.062, including but not limited to guidelines on the following topics:

- (1) Roof types and materials;
- (2) Building façade materials;
- (3) Entrances and pedestrianways;
- (4) Articulation of building stories on facades;
- (5) Windows, shutters, awnings, and canopies;
- (6) Balconies, porches, stoops, and chimneys;
- (7) Treatments of terminating vistas;
- (8) Building variety; and
- (9) Vehicular canopies.

**(E) Treatment of Yards**

Paved vehicular areas are limited to specific locations in accordance with the applicable building type regulations. The following further defines the permitted treatments of the yard areas around the buildings.

**(1) Landscape, Patio, Sidewalk**

All yards must consist of landscape areas, patio space, or sidewalk space, unless otherwise expressly stated. Yard area may not exceed the maximum ground floor height permitted for the specific building type, levels of imperviousness and semi-pervious set for each building type. in no case shall the canopy exceed the height of the principal structure to which it is associated.

~~(M) Signs:<sup>30</sup>~~

- ~~(1) All signs attached to the principal structure shall be coordinated with the architecture of the building in terms of design, color scheme, location and lighting.~~
- ~~(2) Locations of all signs intended to be affixed to the principal structure and/or on an attached awning or canopy initially, or at any time in the future by subsequent tenants, shall be identified on the architectural elevations submitted with the minor project or site plan applications, as applicable.~~
- ~~(3) Other sign requirements not specified in this section shall meet the requirements of § 153.065(H).~~

<sup>29</sup> All of the detailed standards in this section was moved to the design guidelines (roof type requirements, materials, entrances and pedestrianways, articulation of stories on street facades, windows, shutters, awnings and canopies, balconies, porches, stoops and chimneys, treatments at terminal vistas, building variety, and vehicle canopies).

<sup>30</sup> Deleted because signs are addressed in separate sections of the code

~~(N) Individual building type requirements. The following defines the requirements included in the table semi perviousness set for each building type listed in division (O) of this section. Not all line items listed below appear within every building type's individual requirements table. The following requirements shall be met unless otherwise noted in the building types of division (O) of this section.~~

**(2) Required Building Zone (RBZ) Treatment<sup>31</sup>**

Permitted treatment of all RBZ areas, front yards, courtyards, and corner side yards is defined per building type. The permitted treatments are below:

**(a) Landscape**

~~The yard area shall be at least three feet from the property line. 80% grass, groundcover, shrubs, and/or trees.~~

**(b) Patio**

~~The yard area requirements. 5. Each lot is subject to the requirements of this chapter for may be up to 80% paved area for seating, dining, or other activities. The maximum impervious surface coverage, measured as shown in Figure 153.062-K. Additional semi-pervious coverage may be permitted through methods such as use of and semi-pervious materials, green roofs or other methods approved by the City Engineer. limitations shall apply.~~

**(c) Streetscape**

~~The streetscape in the pedestrian area of the street extends onto the site into the RBZ.~~

~~**Pocket Plazas**~~

~~At least one pocket plaza is required for every 300 feet of building face.~~

~~**Additional Public Sidewalk**~~

~~Where the pedestrian area of the public right-of-way is less than 12 feet, additional sidewalk area may be required by the reviewing body to expand the sidewalk width and parkway area. The additional area shall be dedicated with a public access easement.~~

~~**(3) Driveways<sup>32</sup>**~~

~~Permitteds deducted from the required minimum yard areas for calculations. Driveways may cross through yards as follows:~~

~~**(a) Front & Corner Side Yards**~~

~~Where from as access to the lot, driveways may cross perpendicularly through the front or corner side yards.~~

~~**(b) Perpendicular Crossing of Side and Rear Yards**~~

<sup>31</sup> Standards related to street frontage, buildable area, pocket plazas, additional public sidewalk, parking and loading were relocated to the BSD Design Guidelines.

<sup>32</sup> Deleted as unnecessary

~~Driveways may cross perpendicularly through the side and rear yards to connect to parking areas on adjacent lots.~~

~~(c) **Parallel Crossing of Side and Rear Yards**~~

~~Where alleys or lanes do not exist, and with approval of the reviewing body may approve, driveways accessing rear yard garages may be permitted within the side or rear yard setback, provided the driveway is located no closer than at least 5 feet from each side or rear property line.~~

~~(d) **Side Yard Parking Lots**~~

~~Some building types permit side yard parking lots. Side yard parking lots may not encroach on the front yard and may not encroach upon the minimum side setback, unless otherwise approved by the reviewing body.~~

~~(e) **Rear Yards**~~

~~Paved vehicular areas (parking lots, loading areas, drives) are typically required to be located in the rear yard per the building types. Minimum rear yard setbacks also apply to parking lots, unless otherwise stated.~~

**(F) Principal Frontages<sup>33</sup>**

~~Principal frontage streets not identified as are established in Sec. 153.061(D) and mapped on Figure 153.061-A. The principal frontage of a lot establishes the fronts and key frontages for the lot and buildings.~~

**(1) Description**

~~Per the building type requirements, a principal frontage typically designates where to locate the principal entrance to the building and requires the highest level of facade treatment. Also, per the building type requirements, principal frontages may also restrict locations for parking, driveways, and garage entrances. Principal frontages must be provided as follows:~~

**(2) Other Public Ways**

~~Mid-building pedestrian ways and paseos to parking lots may be required by the reviewing body to be treated as a principal frontage.~~

**(3) Multiple Principal Frontages**

~~If multiple principal frontage streets abut a lot, one principal frontage may be treated as a non-principal frontage for the building type requirements with approval of the reviewing body and if the configuration of other parcels along the street, including fronts of buildings and locations of vehicular access, are more consistent with non-principal frontage requirements. See 153.060(B)(4)(b) and (c).~~

**(4) Corners**

~~At corners of buildings on public ways a principal frontage street with another street, principal frontage street treatments, including ground story transparency,~~

<sup>33</sup> In each building type table, front has been changed to read "Principal Frontage" to clarify the connection between the streets map and the lots.

facade materials, and building facade requirements, shall be continued around the corner along the public way non-principal frontage street for a minimum of 30 feet.

**(G) Roof Types<sup>34</sup>**

- (1) All building types shall use one of the roof types permitted for that building type in §§153.062(H) through 153.062(O), as those roof types are defined in the BSD Design Guidelines, unless an alternative roof is approved pursuant to subsection (2) below.
- (2) Other roof types not listed as a specific type may be permitted with City approval during the site plan process with the following requirements:
  - (a) The height shall not exceed any of the Roof Types permitted for the building type.
  - (b) The roof shall not result in taller facades than any of the Roof Types permitted for the building type.
  - (c) The roof is consistent with the surrounding buildings.

**(H) Measurement and General Regulations of Building Types<sup>35</sup>**

The building type requirements outlined in the tables in §153.062(H) through §153.062(O) shall be measured and calculated consistent with the following.

- (1) **Principal Frontage Coverage<sup>36</sup>**  
The minimum percentage of building facade along the principal frontage of a lot is measured as follows.
  - (a) **Principal Frontage Defined**  
Principal frontage is the building facade that faces a principal frontage street, defined in §153.061(D).
  - (b) **Measurement**  
The minimum principal frontage coverage shall, at a minimum, equal the width of the principal structures, as measured within the required building zone along the frontage edge, divided by the length of the lot line parallel to the primary street minus side setbacks. Refer to Figure 153.062-Q.
  - (c) **Courtyards**  
For some building types, courtyards located along the facade in the required building zone count towards the minimum coverage. Refer to building type requirements of §153.062(H) through §153.062(O).

<sup>34</sup> Although all substantive materials on roof types has been moved to the BSD Design Guidelines, the delegation of authority to approve other roof types needs to remain in the BSD zoning regulation because it is a delegation of regulatory authority.

<sup>35</sup> This replaces the section previously entitled “(N) Individual Building Type Requirements” and is simplified to only provide explanation of the building type table line items where needed.

<sup>36</sup> Removed allowance for a “street wall” to be used to achieve frontage coverage. The urban design goal of the frontage coverage is to create the space of the street and define the level of massing along the street. A “street wall” as defined for Dublin, while a key component to streetscape, is more subjective. It still could be used, but is no longer required.

- (d) **Street Wall**  
Any street wall installed along or near the street frontage that does not serve a structural purpose shall not count towards the minimum coverage.

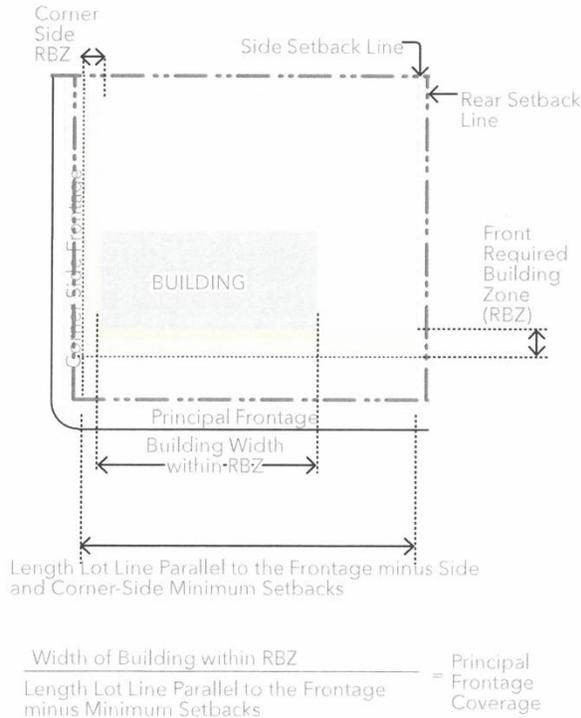


Figure 153.062-Q. Minimum Principal Frontage Coverage

- (2) **Required Building Zone (RBZ)**  
The required building zone (RBZ) shall be calculated and measured as follows. Refer to Figure 153.062-R.
  - (a) **Measurement**  
If no additional pedestrian area is required, the required building zone is measured from the right-of-way line into the lot perpendicular to the frontage.
  - (b) **Additional Pedestrian Area**  
When additional pedestrian area is required per the building type notes, the RBZ is measured from the edge of the new pedestrian area public easement into the lot.
  - (c) **Pocket Plazas**  
When pocket plazas are required, refer to the design guidelines.
  - (d) **Height**

All building facades located within the roof structure with street-facing windows or in a visible basement exposed are required building zone shall meet the required minimum building height.

**(e) Recessed Balconies**

Upper story recessed balcony facades are not required to be located within the required building zone.

**(f) RBZ and Yard Encroachments**

Awnings, steps, porches, balconies, and building mounted signage may extend into the required building zone and into any yard area.

**(g) Right-of-Way Encroachments**

Awnings, steps, porches, balconies, building mounted signage, and other building elements shall not extend into the street right-of-way unless otherwise allowed in the building type tables and approved subject to chapter 98 of the municipal eCode. Any elements approved shall not extend closer than 5 feet from the back of curb and shall maintain a height clearance of 8 feet from the sidewalk elevation.

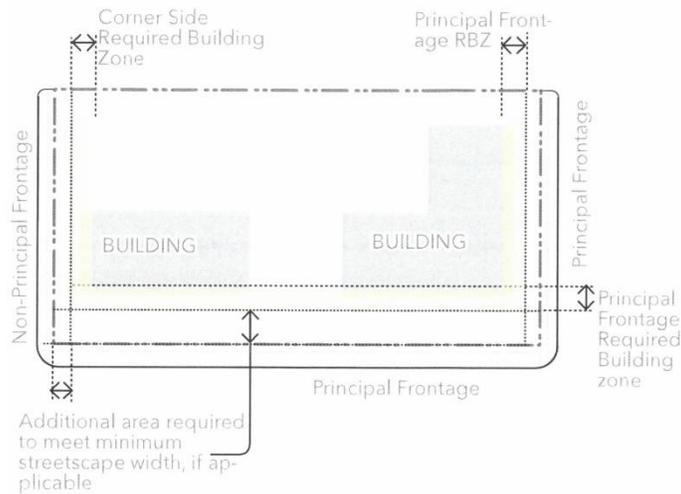


Figure 153.062-R. Required Building Zone (RBZ)

**(3) Building Length**

Minimum and maximum of one-half story above building length applies to all facades parallel and facing the street lot line and is measured horizontally across those facades.

**(4) Building, Impervious, and Semi-Pervious Coverage**

Building coverage, and impervious and additional semi-pervious coverage shall be calculated and measured as follows. Refer to Figure 153.062-S.

**(a) Maximum Building Coverage**

The maximum building coverage is the maximum percentage of a lot permitted to be covered by principal and accessory buildings.

**(b) Maximum Site Impervious Coverage**

The maximum site impervious coverage is the maximum percentage of a lot permitted to be covered by structures, pavement, and other impervious surfaces.

**(c) Additional Semi-Pervious Coverage**

In addition to the allowable impervious coverage on a site, a maximum amount of additional semi-pervious coverage is permitted. Refer to the definition of semi-pervious.

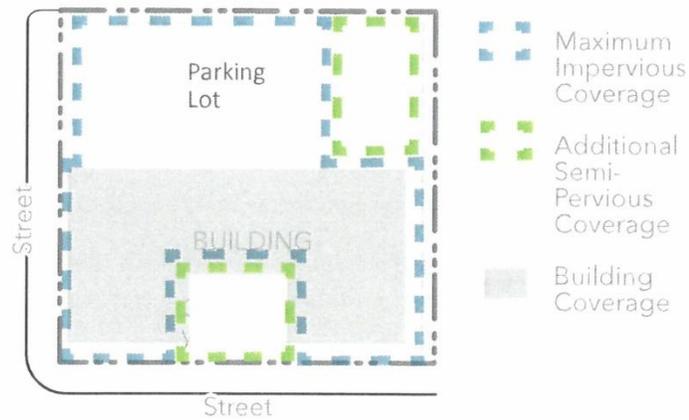


Figure 153.062-S. Building, Impervious, and Semi-Pervious Coverage

**(5) Overall Minimum and Maximum Height**

Refer to Figure 153.062-T.

**(a) Minimum Overall Height**

Each building type requires a minimum number of stories. The building must meet the minimum required height along all principal frontage facades and measured a minimum of 30 feet deep into the building.

**(b) Maximum Overall Height in Stories**

Maximum heights are specified in number of stories is measured at the street facade; however, no portion of the building shall exceed the maximum height of the street facade. In some instances, maximum height is noted in feet as well. Both requirements shall be met.

**(c) Overall Height in Feet**

Where an overall height in feet is provided, the maximum overall height is measured from the grade- at the base of the building to the top of a parapet or flat roof and to the midpoint of a pitched roof. OR is measured from the average grade for every 50-foot length of perimeter lot line to the top of the parapet or flat roof and to the midpoint of a pitched roof.

- (d) **Towers**  
Where specifically allowed in the building type tables, towers may exceed the overall maximum height of the building type per the design guidelines.
- (e) **Roof Type**  
Where specified in the design guidelines, certain roof types may allow additional height.
- (f) **Two Half Stories**  
If a building has both a half story within the roof and a visible basement shall count half story that is partially above and partially below grade, the combined height of the two half stories shall be considered one full story.
- (g) **Accessory Buildings**  
~~Unless otherwise noted, a~~ Accessory building height shall not ~~never~~ exceed the height of the principal building.
- (h) **Minimum and Maximum Height per Story**<sup>37</sup>  
Each building type includes a permitted story is measured with a range of height in feet for each story. permitted floor-to-floor heights. Refer to Figure 153.062-T.
1. **Unless otherwise specified, Measurement**  
All story height is heights shall be measured in feet between the floor of a story to the floor of the story above it. Minimum and maximum floor-to-floor heights are required to be met along facades for a minimum of 80% of each story.
  2. **Principal Frontage Ground Story**  
Where noted as a separate height range, the principal frontage ground story height shall extend from the principal frontage facade into the building a minimum of 30 feet. The remainder of the ground story may meet either the principal frontage ground story heights or the height range permitted for all stories.
  3. **Single Story Buildings and Top Story Measurement**  
For single story buildings and the uppermost story of a multiple story building, ~~story~~ the minimum floor-to-floor height shall be measured from the floor of the story to the eave line on pitched roofs and to the tallest point of the roof deck on parapet and flat roofs.
  3. — Story height requirements apply only to street-facing façades; however, no portion of the building shall exceed the maximum permitted height of any street-facing façade.
  4. — Accessory building height shall not exceed the height of the principal building.
  4. **Mezzanines**  
Mezzanines may be included within the floor-to-floor height of any story. Mezzanines occupying more than 30 percent-% of the floor

<sup>37</sup> [Detailed standards for use and occupancy and for facades were relocated to the BSD Design Guidelines](#)

area below and extending above the story's allowable floor-to-floor height shall count as an additional story and shall meet transparency requirements per building type.

- 5. **Taller Spaces**  
Spaces exceeding the allowable floor-to-floor heights of the building type are not permitted on principal frontage facades.

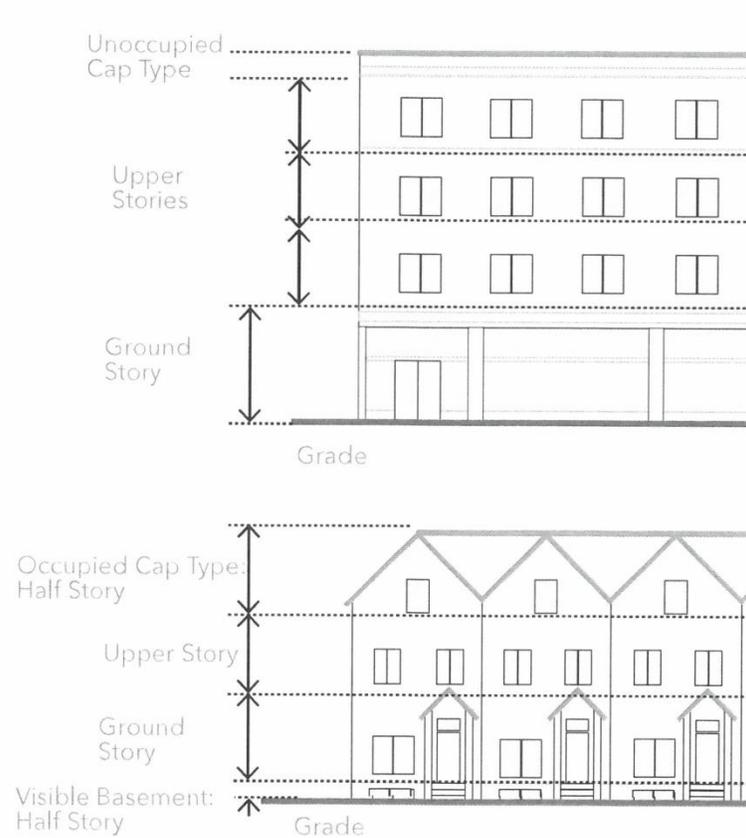


Figure 153.062-T. Measuring Stories with Floor-to-Floor Height

- (5) **Minimum Required Transparency**  
Per the requirements of each building type, a minimum amount of transparency is required on all stories of street, courtyard, and public way facades.
  - (a) **Definition of Transparency**  
For the purposes of this section, transparency is the measurement of the percentage of a facade that contains highly transparent, low reflectance glass.
    - 1. **Storefront**  
Where transparency is required separately for primary street ground story facades, glass shall have a minimum of 60 percent %

transmittance factor and a reflectance factor of not greater than 0.25.

**2. All Other Windows**

Transparency for all window and door glass other storefront glass shall be a minimum of 50 percent-% transmittance factor and a reflectance factor of not greater than 0.25.

**(b) Measurement**

Minimum facade transparency is measured from floor-to-floor of each story separately, except for required minimum ground story transparency as defined below. Refer to Figure 153.062-U. Transparency requirements shall be met with windows or glass in doors meeting the standards for transparency as defined in subsection (a), above. The measurement may include the frame, mullions, and muntins, but shall not include trim or casing.

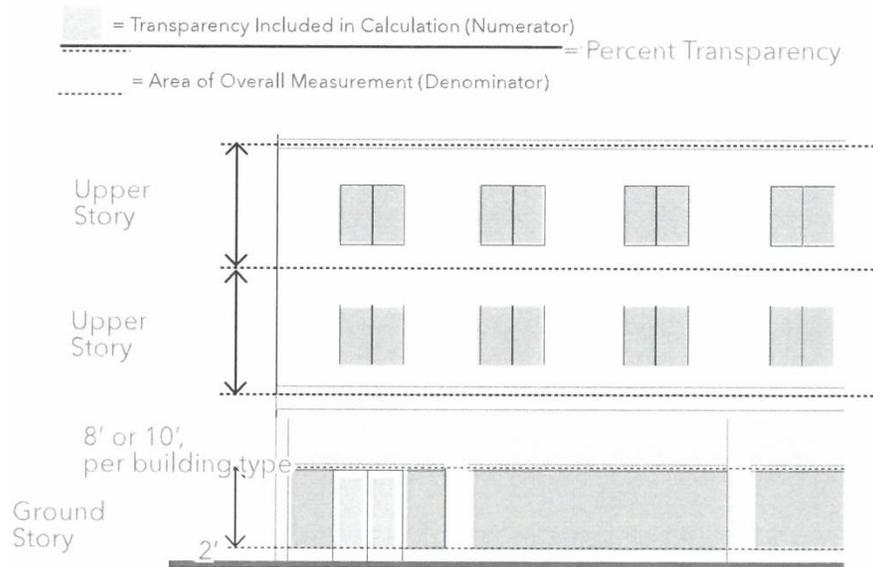


Figure 153.062-U. Measuring Minimum Facade Transparency

**(c) Blank Wall Segments<sup>38</sup>**

No rectangular area greater than 30 percent% of the story's façade, as measured floor to floor, shall be without transparency. Additionally, no horizontal segment of a story's façade greater than 15 feet in width shall be without transparency. Refer to Figure 153.062-V.

<sup>38</sup> Standards significantly simplified from current BSD standards to provide clarity.

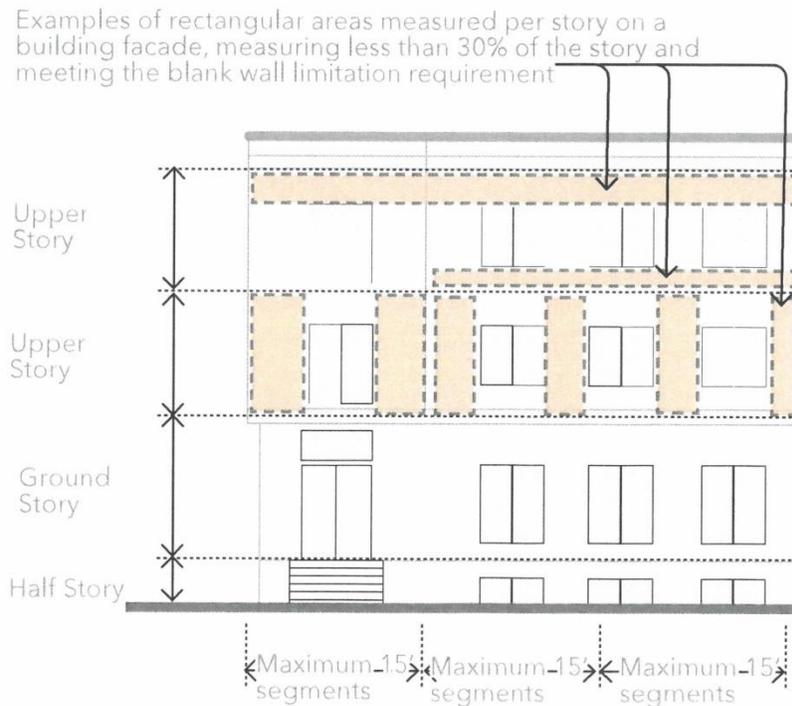


Figure 153.062-V. Measuring Blank Wall Limitations

~~(c) Blank Wall Segments~~

- ~~1. An open and unenclosed landscaped courtyard meeting the open space type requirements of § 153.064 may contribute up to 35% of the front property line coverage requirement.~~
- ~~2. A landscape buffer a minimum of five without transparency. Additionally, no horizontal segment of a story's facade greater than 15 feet in width as measured from the base of the building is required. In addition to the foundation planting requirements of § 153.065(D)(7), the required reviewing body may require enhanced foundation plantings, including but not limited to vertical landscape materials to add visual interest to the ground floor or visible basement level parking façade.~~
- ~~3. Basement level structured parking is permitted to extend between buildings, screened from the street and covering a maximum of 10% of the length of the RBZ. Structured parking visible between principal buildings must be set back a minimum of 15 feet from the street facing façades.~~
- ~~4. The minimum finished floor elevation applies to the residential units, common areas, and other occupied spaces and is not intended to apply to the parking structure. Where the principal building entrance is a lobby or other common space, the minimum finished floor elevation is not required.~~

~~5 — In lieu of shall be without transparency requirements, the ground story or visible basement façade shall incorporate architectural elements equal to the degree of detailing used on the stories above the parking level. Blank wall limitations may be met using these architectural enhancements, as determined by the required reviewing body. Refer to Figure 153.062-V.~~

**(d) Exception**

~~When the facade of any story is located less than six — The — feet from another parallel building facade, no minimum transparency is required reviewingfor that story.~~

**(d) Minimum Ground Story Transparency**

~~When a separate minimum ground story transparency is required per the building types requirements of 153.062(H) through 153.062(O), the following applies:~~

- ~~1. Ground story transparency shall be measured between two feet and either eight or 10 feet, as specified per building type, from the average grade at the base of the facade.~~
- ~~2. The minimum ground story transparency requirements supersedes the minimum transparency required per story for the building type. The facade design shall fulfill that requirement in addition to a minimum of transparency for the remainder of the ground story.~~

**(f) Mezzanines**

~~Mezzanines shall be treated as a separate story and include the required upper story transparency amounts.~~

**(g) Tall Stories**

~~Stories that are 18 feet or taller in height shall include additional transparency consistent with the following standards. Refer to Figure 153.062-X and 153.062-W.~~

**1. Separate Ground Story Transparency Required**

~~When a separate minimum ground story transparency is required per the building types requirements of 153.062(H) through 153.062(O), the facade design shall fulfill that requirement in addition to the minimum transparency for the remainder of the ground story.~~

**2. No Separate Ground Story Transparency Required**

~~Except on a ground story facade to which a principal frontage ground story facade transparency requirement applies, a tall story shall be treated as two separate stories, divided in half horizontally, with the minimum transparency per story applied to each half.~~

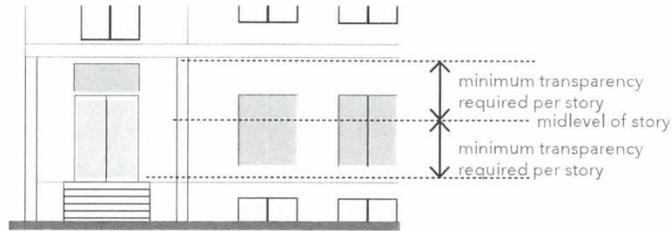


Figure 153.062-X. Ground story without a separate transparency requirement

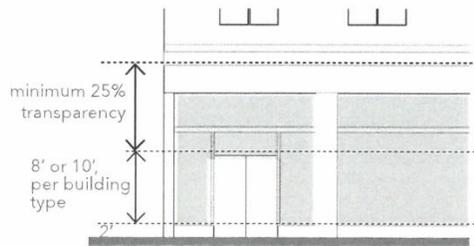


Figure 153.062-W. Transparency on Tall Stories

**(h) Half Stories**

All half stories located within the roof structure and within visible basements are required to meet the minimum required transparency.

**(7) Minimum Number of Required Entrances<sup>39</sup>**

1. Entrances shall be provided consistent with the entrance location and number requirements established for the building type and consistent with Figure 153.062-Y.

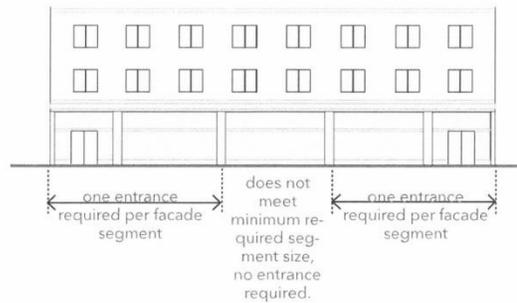


Figure 153.062-Y. Number of Required Entrances

2. Where changes in site elevation along a street frontage will result in a portion of the building ground floor elevation being more than **two feet**

<sup>39</sup> Subsection 2 is new to provide clarity.

~~above the adjacent sidewalk elevation, the required review body may reduce the number of required entrances along street façades as functionally appropriate to the apartment building with parking fully or partially below grade, provided the building has an adequate number and frequency of, or may excuse required entrances to be convenient for residents and visitors and the entrances are conducive to establishing a safe and attractive, along that portion of the façade where it is impracticable to provide pedestrian realm access without compromising the intent of either the selected building type, or the streetscape, or both.~~

~~<sup>7</sup>—Masonry, as described in § 153.062(E)(1), shall be used as the primary building material for ground story or exposed basement façades.~~

~~<sup>8</sup>—The incorporation of active, occupied spaces along street façades is strongly encouraged wherever practicable. Common spaces including but not limited to a clubhouse, fitness facility, or administration/rental/sales office, should be designed so that those buildings or uses have ground story street frontage.~~

### ~~(I) — Reading the Regulations<sup>40</sup>~~

~~This section explains how to read and interpret the building type regulations.~~

#### ~~(1) — Permitted Building Types Table~~

~~Table 153.062-A defines which building types are permitted within the different districts.~~

#### ~~(2) — Building Type Pages~~

~~In §153.062(H) through §153.062(O), four pages are generally provided for each of the building types. See Figure 153.062-A for an illustration of one set of pages for a building type.~~

##### ~~(a) — Description of Building Type~~

~~The first page of each specific building type section provides a general description of the building type and several images showing several typical examples of the building type. The images are illustrative only and may not fully depict all requirements.~~

##### ~~(b) — Table and Illustrative Diagrams Spread~~

~~The next two pages of each specific building type section provides the key table of regulations on the left hand page and illustrations on the right hand page.~~

##### ~~(c) — Notes~~

~~streets, except as permitted by § 153.061(D), and subject to the access management. The final page of each specific building type section contains a page of notes referenced from the table of regulations. Additional graphic diagrams of unique situations may also be provided.~~

#### ~~(3) — General Design Requirements~~

<sup>40</sup> Unnecessary due to reformatting of the building type sheets

Refer to the BSD design guidelines for design requirements applicable to all building types. These provisions address such features as building materials, windows, roof types, and balcony design.

**(4) Measurement of Regulations**

§153.062(Q) establishes rules of measurement for determining compliance with the regulations in the building type tables.

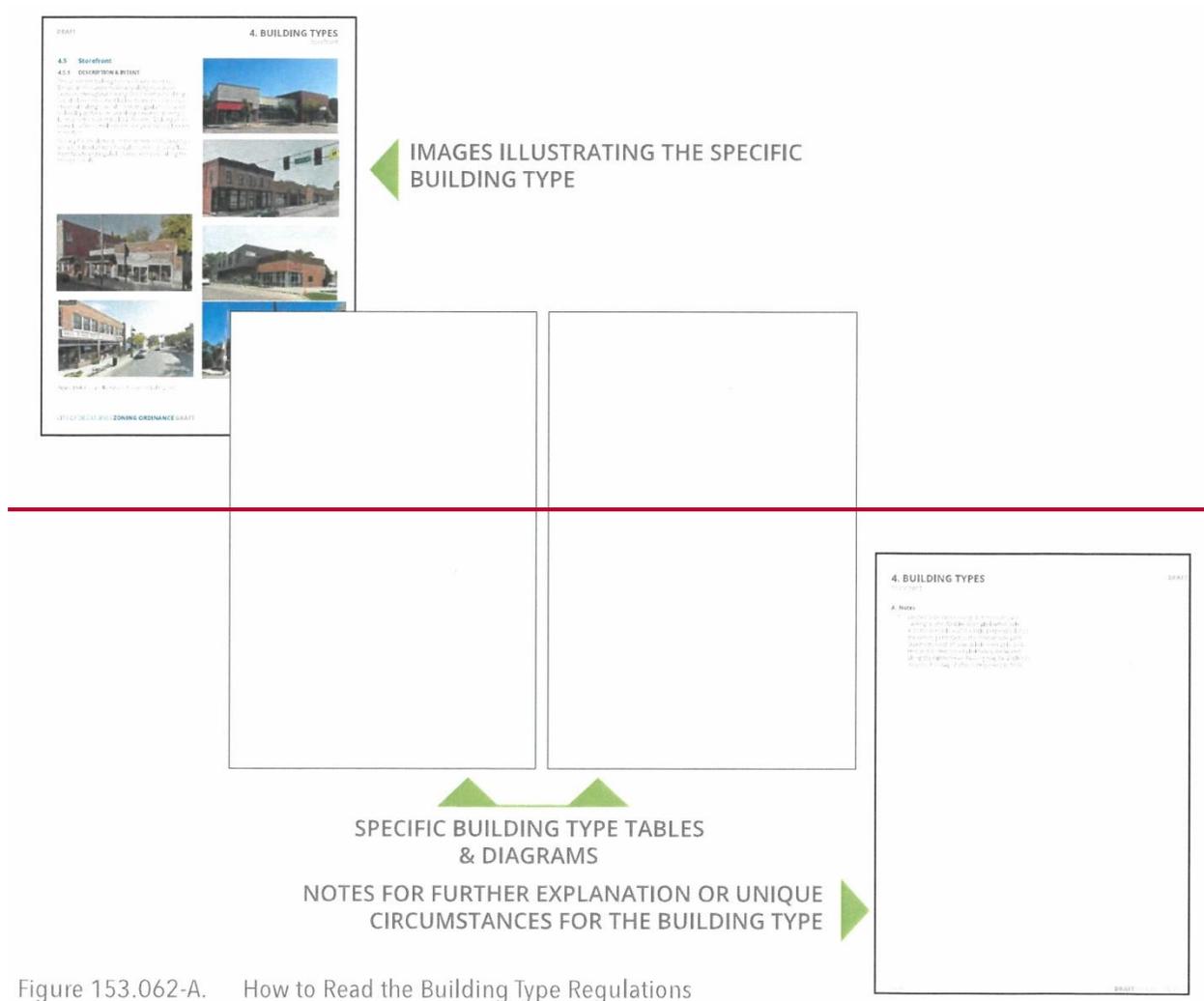


Figure 153.062-A. How to Read the Building Type Regulations

**(3I) Single-Family Detached<sup>41</sup>**

**(1) Description and Intent**

The Single-Family Detached building type is a small lot single-family building with yard area on all sides of the building.

<sup>41</sup> Images included for all building types are provided to illustrate the general building scale and type, and may not meet all of the building type requirements.

**(2) Requirements**

All new construction of the Single-Family Detached building type shall meet the requirements of this §153.062(H). Numbers in the right hand column of the table refer to drawing 153.062-B. Refer to §153.062(Q) for measurement information. In addition, in areas where Table 153.062(H) does not require a specific design solution, the required reviewing body shall apply the BSD Design Guidelines to apply additional design requirements that are not inconsistent with these BSD zoning regulations.

<b>TABLE 153.062(H) SINGLE-FAMILY DETACHED</b>			
<b>(a) Building Siting</b>			
<b>1. Street Frontage</b>			
Multiple Principal Buildings	Not permitted		
Principal Frontage Coverage	Minimum 65%		<u>1</u>
Occupation of Corner	Not required		<u>2</u>
Front RBZ	5-20 ft. [1]		<u>3</u>
Corner Side RBZ	5-15 ft. [1]		<u>4</u>
RBZ Treatment	Landscape See 153.062(E)		<u>5</u>
Right-of-Way Encroachment	None		
<b>2. Buildable Area</b>			
Minimum Setbacks	Side Yard	5 ft.	<u>6</u>
	Rear Yard	5 ft.	<u>7</u>
Lot Width	Minimum	30 ft.	<u>8</u>
	Maximum	60 ft.	
Maximum Impervious Coverage	50%		<u>9</u>
Additional Semi-Pervious Coverage	20%		
<b>3. Parking Location &amp; Access</b>			
Parking and Accessory Garage Location	Rear yard or within building		<u>10</u>
Entrance to Parking within Building	Rear or corner side façade [2]		<u>11</u>
Drive Access	Alley/service street only [3]		<u>12</u>
<b>(b) Height</b>			
Overall Height	Minimum	1.5 stories	<u>13</u>
	Maximum	3 stories	

<b>TABLE 153.062(H) SINGLE-FAMILY DETACHED</b>			
<u>Accessory Structure Height</u>	<u>Maximum</u>	<u>1.5<del>2</del> stories</u>	<u>14</u>
<u>All Stories Floor to Floor Height</u>	<u>Minimum</u>	<u>9 ft.</u>	<u>15</u>
	<u>Maximum</u>	<u>12 ft.</u>	
<u>Finished Floor Elevation Above Adjacent Sidewalk Elevation</u>	<u>Minimum</u>	<u>2.5 ft.</u>	<u>16</u>
<b><u>(c) Uses</u></b> <u>(Refer to §153.059)</u>			
<u>All Stories</u>	<u>Single-family residential only</u>		<u>17</u>
<u>Parking within Building</u>	<u>Permitted in the rear of the first floor and fully in any basement(s)</u>		<u>18</u>
<u>Occupied Space</u>	<u>Minimum 15 ft. depth required on principal frontage, thereby precludes placement of the garage on the front of the building</u>		<u>19</u>
<b><u>Facade Requirements</u></b>			
<b><u>1. Street Facade Transparency</u></b>			
<u>All Stories: Transparency</u>	<u>Minimum 15%</u>		<u>20</u>
<u>Blank Wall Limitations</u>	<u>Required on principal frontages only</u>		
<b><u>12. Building Entrances</u></b>			
<u>Principal Entrance Location</u>	<u>Front, corner or side</u>		
<u>Principal Entrance Type</u>	<u>Porch required</u>		<u>21</u>
<b><u>23. Facade Materials</u></b>			
<u>Please refer to the BSD Design Guidelines</u>			
<u>Permitted Primary Materials</u>	<u>Stone, Brick</u>		<u>22</u>
<b><u>4. Roof Types</u></b>			
<u>Permitted Types</u>	<u>Pitched roof. Other types may be permitted with approval or required reviewing body.</u>		<u>23</u>
<u>Tower</u>	<u>Permitted</u>		
<b><u>(d)(a) Notes</u></b>			
<p><u>[1] When any front or corner property line is within 5 feet or less of the back of curb, the RBZ shall begin 5 feet off the property line to allow for a minimum 10-foot deep street tree planting and sidewalk area. The additional area shall be dedicated in a public easement. See BSD for more guidance on treatment of RBZ.</u></p> <p><u>[2] Garage doors shall be no taller than 9 feet. No single garage door shall be wider than 18 feet.</u></p>			

**TABLE 153.062(H)**  
**SINGLE-FAMILY DETACHED**

[3] Where alley/service street access is not feasible at the determination of the City Engineer, driveways for single-family detached buildings shall meet the requirements §153.210, except that driveways shall be limited to 10 feet in width at the right-of-way.



**(J) Single-Family Attached**

**(1) Description and Intent**

The Single-Family Attached building type is typically comprised of a series of vertical units each with its own entrance to the street. The building may be organized as townhouses or rowhouses, or can be used for live-work units when non-residential uses are permitted.

**(2) Requirements**

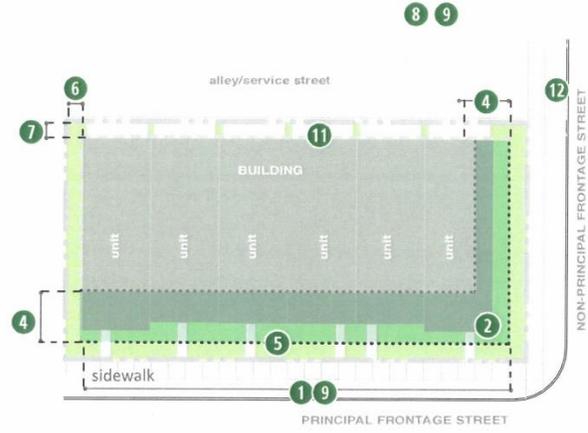
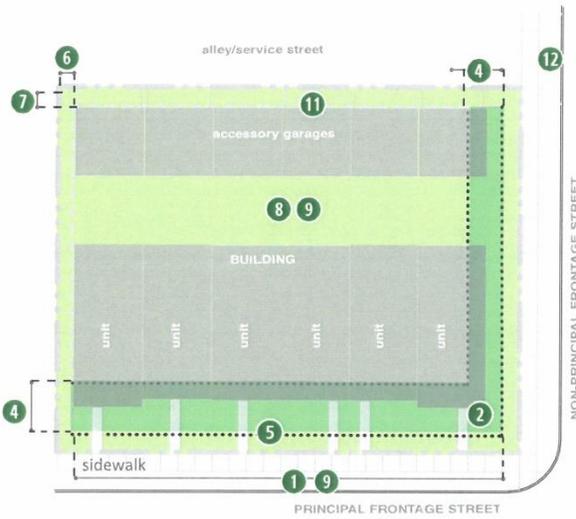
All new construction of the Single-Family Attached building type shall meet the requirements of this §153.062(I). Numbers in the right hand column of the table refer to drawing 153.062-C. For purposes of this building type, a building consists of a series of units. Refer to §153.062(Q) for measurement information. In addition, in areas where Table 153.062(I) does not require a specific design solution, the required reviewing body shall apply the design guidelines to apply additional design requirements that are not inconsistent with these BSD zoning regulations.

<b>TABLE 153.062(I) SINGLE-FAMILY ATTACHED</b>		
<b><u>(a) Building Siting</u></b>		
<b><u>1. Street Frontage</u></b>		
Multiple Principal Buildings	Permitted	
Principal Frontage Coverage	Minimum 75% <sup>[1]</sup>	<u>1</u>
Occupation of Corner	Required	<u>2</u>
Front RBZ	5-20 ft. <sup>[2]</sup>	<u>4</u>
Corner Side RBZ	5-15 ft. <sup>[2]</sup>	<u>5</u>
RBZ Treatment	See 153.062(E)Landscape	<u>6</u>
Right-of-Way Encroachment	None	
<b><u>2. Buildable Area</u></b>		
Minimum Side Yard Setbacks	5 ft.; 10 ft. between buildings	<u>7</u>
Minimum Rear Yard Setback	5 ft.	<u>8</u>
Maximum Building Length	None <sup>[3]</sup>	<u>9</u>
Maximum Building Cover	65%	<u>13</u>
Maximum Impervious Coverage	70%	<u>14</u>

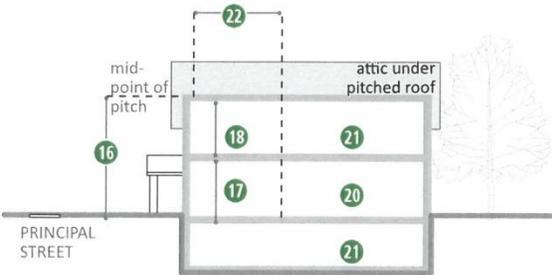
<b>TABLE 153.062(I) SINGLE-FAMILY ATTACHED</b>			
<u>Additional Semi-Pervious Coverage</u>	20%		
<b><u>3. Parking Location and &amp; Access</u></b>			
<u>Parking and Accessory Garage Location</u>	<del>R</del> Placed in the rear yard or within building	<u>15</u>	
<u>Entrance to Parking within Building</u>	Rear or corner side façade [4]		
<u>Drive Access</u>	Alley/service street only [5]		
<b><u>(b) Height</u></b>			
<u>Overall Height</u>	<u>Minimum</u>	<del>2</del> 1.5 stories	<u>16</u>
	<u>Maximum</u>	4 stories	
<u>Accessory Structure Height</u>	<u>Maximum</u>	<del>2</del> 1.5 stories [4]	
<u>All Stories Floor to Floor Height</u>	<u>Minimum</u>	<u>10 ft.</u>	<u>18</u>
	<u>Maximum</u>	<u>12 ft.</u>	
<u>Finished Floor Elevation Above Adjacent Sidewalk Elevation</u>	<u>Minimum</u>	2.5 ft.	<u>19</u>
<b><u>(c) Uses</u></b> <u>(Refer to §153.059)</u>			
<u>All Stories</u>	Single-family residential and live/work only		<u>21</u>
<u>Parking within Building</u>	Permitted in the rear of the first floor and fully in any basement(s)		
<u>Occupied Space</u>	Minimum 10 ft. depth required on principal frontage		<u>22</u>
<b><u>(d) Façade Requirements</u></b>			
<b><u>1. Street Façade Transparency</u></b>			
<u>All Stories: Transparency</u>	Minimum 15%		<u>24</u>
<u>Blank Wall Limitations</u>	Required on principal frontages only		

<b>TABLE 153.062(I) SINGLE-FAMILY ATTACHED</b>		
<b>12. Building Entrances</b>		
<u>Principal Entrance Requirements</u>	<u>Porches or stoop required</u>	<u>25</u>
<u>Street Facades: Number of Entrances</u>	<u>1 per unit minimum; 1 per every 5 units may be located on an open space and/or courtyard</u>	
<b>23. Street Façade Divisions</b>		
<u>Vertical Increments</u>	<u>Every 2 units or not greater than 40 ft.</u>	
<b>34. Façade Materials</b>		
<u>Please refer to the BSD Design Guidelines</u>		
<u>Permitted Primary Materials</u>	<u>Stone, Brick</u>	<u>26</u>
<b>45. Roof Types</b>		
<u>Permitted Types</u> <del>All are permitted</del>	<del>Parapet, pitched roof, flat roof. Other types may be permitted with approval of the required reviewing body</del>	<u>27</u>
<u>Tower</u>	<u>Permitted</u>	
<b>(e) Notes</b>		
<p><u>[1] An open and unenclosed landscape may contribute up to 35% to the principal frontage coverage requirement.</u></p> <p><u>[2] When any front or corner property line is within 5 feet or less of the back of curb, the RBZ shall begin 5 feet off the property line to allow for a minimum 10-foot deep street tree planting and sidewalk area. The additional area shall be dedicated in a public easement.</u></p> <p><u>[3] When single-family attached residential units are located across the street from existing single-family detached dwellings, no more than 8 single-family attached units in a building are permitted.</u></p> <p><u>[4] Garage doors shall be no taller than 9 feet. No single garage door shall be wider than 18 feet.</u></p> <p><u>[5] Where alley/service street access is not feasible at the determination of the City Engineer, driveways for single-family detached buildings shall meet the requirements §153.210, except that driveways shall be limited to 10 feet in width at the right-of-way.</u></p>		

**PLAN illustrating (a) Building Siting**



**SECTION illustrating (b) Height and (c) Uses**



**ADD ACCESSORY STRUCTURE**

**ELEVATION illustrating (d) Facade Requirements**



Figure 153.062-C. SINGLE-FAMILY ATTACHED BUILDING TYPE DIAGRAMS

**(K3) Apartment Building**

**(1) Description and Intent**

The Apartment building type is a mid-scale building meant to house multiple residential units with shared access and common spaces. Unlike the similar Corridor building, the Apartment building has more landscaped yard area around the building and courtyards may be incorporated. Parking for the Apartment building may be accommodated in multiple ways: a rear surface parking lot, a rear accessory garage building, parking in the rear of the building with liner units at the street, or parking in the basement of the building.

**(2) Requirements**

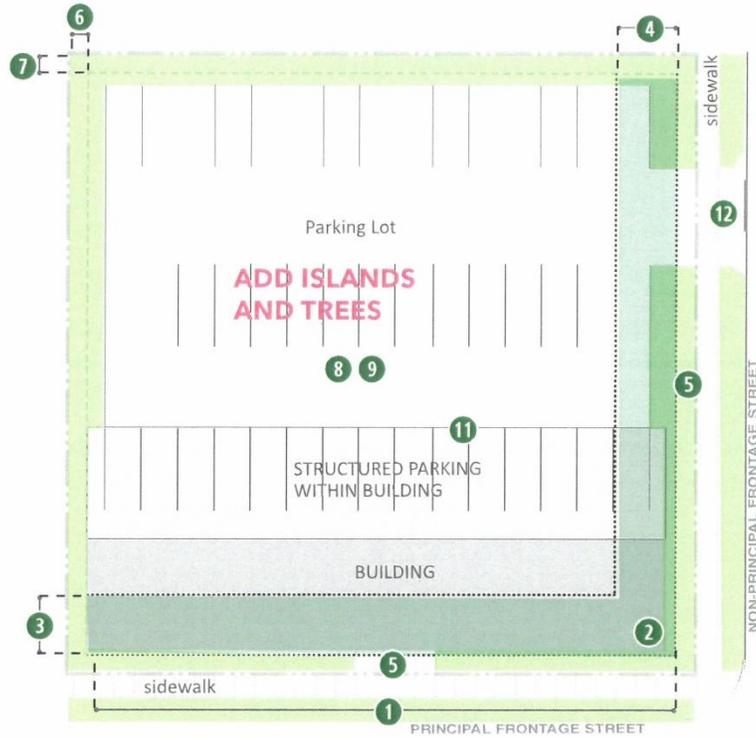
All new construction of the Apartment Building building type shall meet the requirements of this §153.062(J). Numbers in the right hand column of the table refer to drawing 153.062-D. Refer to §153.062(Q) for measurement information. In addition, in areas where Table 153.062(J) does not require a specific design solution, the required reviewing body shall apply the design guidelines to apply additional design requirements that are not inconsistent with these BSD zoning regulations.

<b>TABLE 153.062(J) APARTMENT BUILDING</b>		
<b><u>(a) Building Siting</u></b>		
<b><u>1. Street Frontage</u></b>		
<u>Multiple Principal Buildings</u>	<u>Permitted</u>	
<u>Principal Frontage Coverage</u>	<u>Minimum 75% [1]</u>	<u>1</u>
<u>Occupation of Corner</u>	<u>Required</u>	<u>2</u>
<u>Front RBZ</u>	<u>5-20 ft. [2]</u>	<u>3</u>
<u>Corner Side RBZ</u>	<u>5-20 ft. [2]</u>	<u>4</u>
<u>RBZ Treatment</u>	<u>See 153.062(E); Landscape or less than 50% patio</u>	<u>5</u>
<u>Right-of-Way Encroachment</u>	<u>None</u>	
<b><u>2. Buildable Area</u></b>		
<u>Minimum Side Yard Setback</u>	<u>5 ft. minimum, 15 ft. when adjacent to single family residential</u>	<u>6</u>
<u>Minimum Rear Yard Setback</u>	<u>5 ft minimum, 15 ft. when adjacent to single family residential.</u>	<u>7</u>

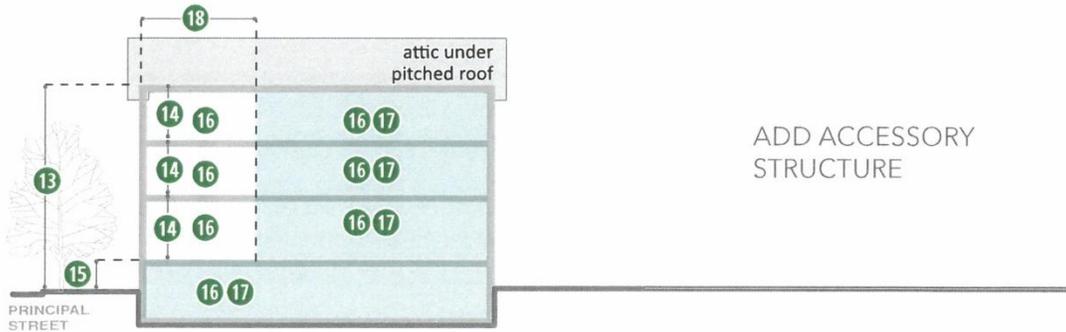
<b>TABLE 153.062(J) APARTMENT BUILDING</b>			
<u>Maximum Impervious Coverage</u>	<u>70%</u>	<u>8</u>	
<u>Additional Semi-Pervious Coverage</u>	<u>20%</u>		
<b><u>3. Parking Location &amp; Loading</u></b>			
<u>Parking Lot or Accessory Structure Location</u>	<u>Rear yard [3]</u>	<u>9</u>	
<u>Loading Facility Location</u>	<u>Rear</u>	<u>10</u>	
<u>Entry for Parking within Building</u>	<u>Rear, side, and corner side façade</u>	<u>11</u>	
<u>Drive Access</u>	<u>Refer to §153.062(D)(2)</u>	<u>12</u>	
<b><u>(b) Height</u></b>			
<u>Overall Height</u>	<u>Minimum</u>	<u>1.5 stories</u>	<u>13</u>
	<u>Maximum</u>	<u>4 stories</u>	
<u>Accessory Structure Height</u>	<u>Maximum</u>	<del>One-half story lower than principal structure</del> <u>1.5 stories</u>	<u>14</u>
<u>All Stories Floor to Floor Height</u>	<u>Minimum</u>	<u>10 ft.</u>	<u>15</u>
	<u>Maximum</u>	<u>12 ft.</u>	
<u>Minimum Finished Floor Elevation shall not be at grade; refer to design guidelines</u> <del>Above Adjacent Sidewalk Elevation</del>	<u>2.5 ft. [4]</u>	<u>16</u>	
<u>Maximum Basement Height Visible Between Grade to Top of Basement Above the Sidewalk Elevation</u>	<u>2.5 ft.;</u> <u>4.5 ft. with transparency</u>	<u>17</u>	
<b><u>(c) Uses</u></b> (Refer to §153.059)			
<u>All Stories</u>	<u>Only residential uses permitted</u>	<u>18</u>	
<u>Parking within Building</u>	<u>Permitted in the rear of the first 3 floors and fully in any basement(s)</u>	<u>19</u>	
<u>Occupied Space</u>	<u>Minimum 20 ft. depth required for principal frontage</u>	<u>20</u>	
<b><u>(d) Façade Requirements</u></b> (Refer also to BSD Design Guidelines)			
<b><u>1. Street Façade Transparency</u></b>			
<u>All Stories: Transparency</u>	<u>Minimum 15%</u>	<u>21</u>	
<u>Blank Wall Limitations</u>	<u>Required</u>		

<b>TABLE 153.062(J) APARTMENT BUILDING</b>		
<b>2. Building Entrance</b>		
<u>Principal Entrance Location</u>	<u>Primary frontage street façade of building</u>	<u>22</u>
<u>Principal Frontage Street Façades: Minimum Number of Entrances</u>	<u>1 per 75 ft. of façade</u>	
<b>3. Building Variety</b>		
<u>See BSD Design Guidelines</u>		
<u>All buildings</u>	<u>Must include at least two items from BSD standards</u>	
<b>4. Façade Divisions</b>		
<u>Vertical Increments</u>	<u>No greater than 150 ft.</u>	<u>24</u>
<u>Horizontal Façade Divisions</u>	<u>Within 3 ft. of the top of any visible basement; and On buildings 3 stories or taller, required within 3 ft. of the top of the ground story</u>	<u>25</u>
<b>5. Façade Materials</b>		
<u>Permitted Primary Materials</u>	<u>Stone, Brick, Glass</u> See design guidelines	
<b>6. Roof Types</b>		
<u>Permitted Types</u>	<u>Parapet, pitched roof, flat roof. Other types may be permitted with approval (refer to §153.062(D)).</u>	
<u>Tower</u>	<u>Permitted on façades only at terminal vistas, corners at 2 principal frontage streets, and/or adjacent to an open space type.</u>	
Notes		
<p>[1] A publicly accessible open and unenclosed landscaped courtyard meeting the open space type requirements of 153.064 may contribute up to 35% of the front property line coverage requirement.</p> <p>[2] Basement level structured parking is permitted to extend between buildings, screened from the street and covering a maximum of 10% of the length of the RBZ. Structured parking visible between principal buildings must be set back a minimum of 15 ft. from the street facing façades.</p> <p>[3] Where the principal building entrance is a lobby or other common space, the minimum finished floor elevation is not required.</p>		

**PLAN illustrating (a) Building Siting**



**SECTION illustrating (b) Height and (c) Uses**



**ELEVATION illustrating (d) Facade Requirements**



Figure 153.062-D. APARTMENT BUILDING TYPE DIAGRAMS

**(LK) Corridor Building**

**(1) Description and Intent**

The Corridor Bbuilding type is a mid- to large--scale building meant to accommodate single uses, either non-residential and/or residential, -uses in a more urban context. Unlike the Mixed-Use building, the Corridor building is not required to treat the ground story differently from the rest of the building because it is not intended to accommodate ground floor retail, in particular.- Parking for the Corridor building may be accommodated in multiple ways: a rear surface parking lot, a rear accessory garage building, parking in the rear of the building with liner units at the street, or parking in the basement of the building.

**(2) Requirements**

All new construction of the Corridor Building building type shall meet the requirements of this §153.062(K). Numbers in the right hand column of the table refer to drawing 153.062-E. Refer to §153.062(Q) for measurement information. In addition, in areas where Table 153.062(K) does not require a specific design solution, the required reviewing body shall apply the design guidelines to apply additional design requirements that are not inconsistent with these BSD zoning regulations.

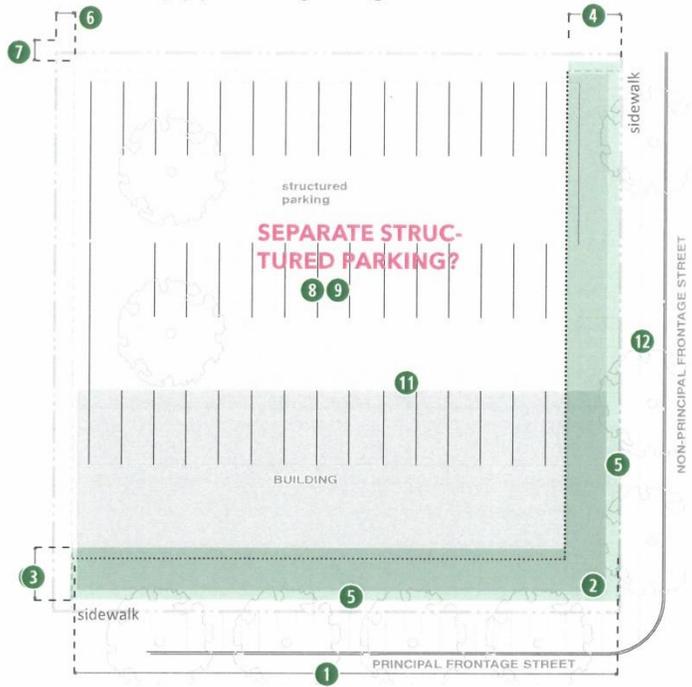
<b>TABLE 153.062(K) CORRIDOR BUILDING</b>			
<b><u>(a) Building Siting</u></b>			
<b><u>1. Street Frontage</u></b>			
<u>Multiple Principal Buildings</u>		<u>Permitted</u>	
<u>Front Property Line Coverage</u>		<u>Minimum 75% [1]</u>	<u>1</u>
<u>Occupation of Corner</u>		<u>Required</u>	<u>2</u>
<u>Front RBZ</u>		<u>0-15 ft. [2]</u>	<u>3</u>
<u>Corner Side RBZ</u>		<u>0-15 ft. [2]</u>	<u>4</u>
<u>RBZ Treatment</u>		<u>See 153.062(E); Landscape, patio, or streetscape. Along Dublin-Granville Road, Streetscape required; Pocket plazas required</u>	<u>5</u>
<u>Right-of-Way Encroachment</u>		<u>Awnings, canopies, eaves, patios &amp; projecting signs</u>	
<b><u>2. Buildable Area</u></b>			
<u>Minimum Setbacks</u>	<u>Side Yard</u>	<u>5 ft. minimum, 15 ft. when adjacent to single family residential</u>	<u>6</u>

<b>TABLE 153.062(K) CORRIDOR BUILDING</b>			
	<u>Rear Yard</u>	<u>5 ft. minimum, 15 ft. when adjacent to single family residential</u>	<u>7</u>
<u>Maximum Impervious Coverage</u>		<u>980%</u>	<u>8</u>
<u>Additional Semi-Pervious Coverage</u>		<u>10%</u>	
<b><u>3. Parking Location &amp; Loading</u></b>			
<u>Parking Location</u>		<u>Rear yard; within building</u>	<u>9</u>
<u>Loading Facility Location</u>		<u>Rear façade</u>	<u>10</u>
<u>Entry for Parking within Building</u>		<u>Rear, side, corner side façade</u>	<u>11</u>
<u>Drive Access</u>		<u>Alley/service street only [3]</u>	<u>12</u>
<b><u>(b) Height</u></b>			
<u>Overall Height</u>	<u>Minimum</u>	<u>3 stories</u>	<u>13</u>
	<u>Maximum</u>	<u>5.5 stories</u>	
<u>Accessory Parking Structure Height</u>	<u>Maximum</u>	<u>½ story lower than principal building</u>	<u>14</u>
<u>All Stories Floor to Floor Height</u>	<u>Minimum</u>	<u>10 ft.</u>	<u>16</u>
	<u>Maximum</u>	<u>16 ft. (for lofts?)</u>	
<u>Maximum Basement Height Visible Between Grade to Top of Basement</u>		<u>2.5 ft.;</u> <u>4.5 ft. with transparency</u>	<u>17</u>
<b><u>(c) Uses</u></b> (Refer to §153.059)			
<u>All Stories</u>		<u>All uses permitted in district, but general retail is limited to a maximum of 25% of the ground story</u>	<u>19</u>
<u>Parking within Building</u>		<u>Permitted in the rear of the first 3 floors and fully in any basement(s)</u>	<u>20</u>
<u>Occupied Space</u>		<u>Minimum 30 ft. depth required on principal frontage</u>	<u>21</u>
<b><u>(d) Façade Requirements</u></b> (Refer also to BSD Design Guidelines)			

<b>TABLE 153.062(K) CORRIDOR BUILDING</b>		
<b>1. Street Façade Transparency</b>		
All Stories: Transparency	Minimum 20%	<u>23</u>
Blank Wall Limitations	Required on principal frontages only	
<b>2. Building Entrance</b>		
Principal Entrance Location	Principal frontage street façade of building	<u>24</u>
Entrance Requirements	Entrance must be recessed if located within 5 ft. of principal frontage property line	
Principal Frontage Street Façades: Minimum Number of Entrances	1 per 150 ft. of façade	
<b>3. Street Façade Divisions</b>		
Vertical Increments	No greater than 200 ft.	<u>25</u>
Horizontal Façade Divisions	On buildings 3 stories or taller, required within 3 ft. of the top of the ground story. Required at any building step-back and any basement.	<u>26</u>
Building Variety	Required for vertical façade divisions of 200 ft. or less See design guidelines	<u>27</u>
<b>4. Façade Materials</b>		
Permitted Primary Materials	Stone, brick, glass See design guidelines	<u>28</u>
<b>4. Roof Types</b>		
Permitted Types	Parapet, pitched roof, flat roof. Other types may be permitted with approval.	<u>29</u>
Tower	Permitted	
<b>(e) Notes</b>		
<p>[1] A courtyard may contribute up to 35% of the principal frontage property line coverage requirement.</p> <p>[2] When any front or corner property line is within 8 feet or less of the back of curb, the RBZ shall begin 5 feet off the property line to allow for a minimum 13-foot deep street tree planting and sidewalk area. The additional area shall be dedicated in a public easement.</p> <p>[3] Basement level structured parking is permitted to extend between buildings, screened from the street and covering a maximum of 10% of the length of the RBZ. Structured parking visible between principal buildings must be set back a minimum of 15 ft. from the street facing facades.</p>		

**DRAFT**

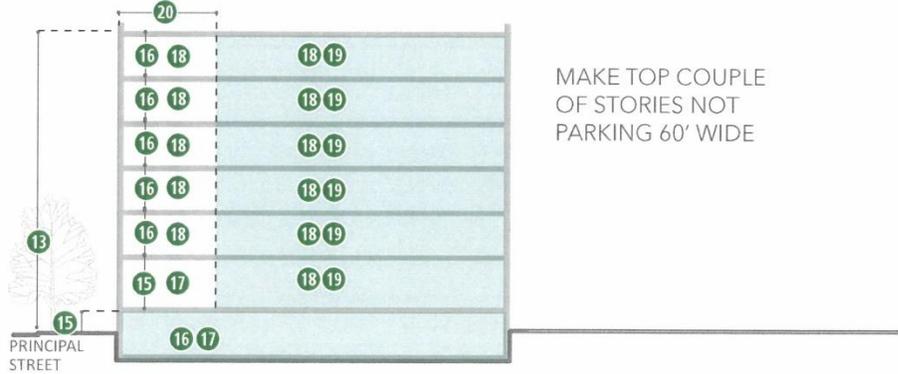
**PLAN illustrating (a) Building Siting**



**Corridor Building**

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

**SECTION illustrating (b) Height and (c) Uses**



**ELEVATION illustrating (d) Facade Requirements**



Figure 153.062-E. CORRIDOR BUILDING TYPE DIAGRAMS

**(ML) Mixed-Use ~~Storefront~~ Building**

**(1) Description and Intent**

The Mixed-Use ~~Storefront~~ building type offers the most flexibility in terms of internal space programming, because it is a mid- to large-scale building meant to accommodate a full mix of uses (non-residential with residential). The ground story of the Mixed-Use ~~Storefront~~, unlike other building types, is treated separately, requiring a higher level of transparency and an elevation similar to the adjacent sidewalk. Uses in the ground floor are limited to those consistent with shopping areas, while upper stories are open to a wide mix of uses. Parking for the Mixed-Use ~~Storefront~~ building may be accommodated in multiple ways: a rear or interior side yard surface parking lot, a rear accessory garage building, parking in the rear of the building with liner units at the street, or parking in the basement of the building.

**(2) Requirements**

All new construction of the Mixed-Use ~~Storefront~~ building type shall meet the requirements of this §153.062(L). Numbers in the right hand column of the table refer to drawing 153.062-F. Refer to §153.062(Q) for measurement information. In addition, in areas where Table 153.062(L) does not require a specific design solution, the required reviewing body shall apply the design guidelines to apply additional design requirements that are not inconsistent with these BSD zoning regulations.

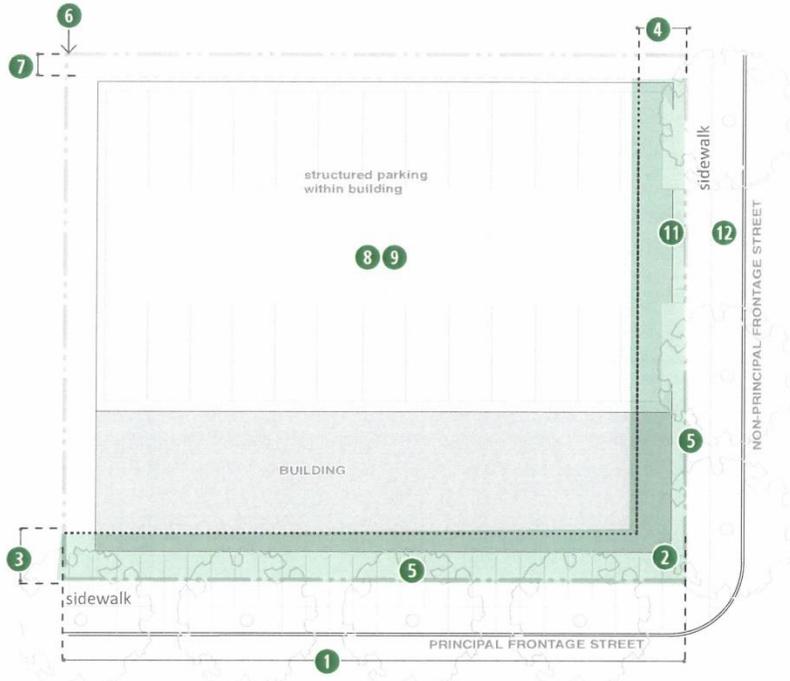
<b>TABLE 153.062(L) MIXED-USE <del>STOREFRONT</del> BUILDING</b>		
<b>(a) Building Siting</b>		
<b>1. Street Frontage</b>		
Multiple Principal Buildings	Permitted	
Principal Frontage Coverage	Minimum 95%	1
Occupation of Corner	Required	2
Front RBZ	0-10 ft. with up to 25% of the front façade permitted between 10-20 ft.	4
Corner Side RBZ	0-10 ft. [1]	5
RBZ Treatment	See 153.062(E); Patio or streetscape; Pocket plazas required	6

<b>TABLE 153.062(L)</b> <b>MIXED-USE <del>STOREFRONT</del>-BUILDING</b>			
<u>Right-of-Way Encroachment</u>	<u>Projecting signs, eaves, awnings, patios, &amp; canopies</u>		
<b>2. Buildable Area</b>			
<u>Minimum Side Yard Setback</u>	<u>0 ft. minimum, 15 ft. when adjacent to single family residential</u>	<u>7</u>	
<u>Minimum Rear Yard Setback</u>	<u>5 ft. minimum, 15 ft. when adjacent to single family residential</u>	<u>8</u>	
<u>Maximum Impervious Coverage</u>	<u>90<del>8</del>5%</u>	<u>13</u>	
<u>Additional Semi-Pervious Coverage</u>	<u>10%</u>	<u>14</u>	
<b>3. Parking Location &amp; Loading</b>			
<u>Parking Lot or Accessory Structure Location</u>	<u>Rear</u>	<u>15</u>	
<u>Loading Facility Location</u>	<u>Rear facade</u>		
<u>Entry for Parking within Building</u>	<u>Rear, side, or corner side façades</u>		
<u>Drive Access</u>	<u>Refer to §153.062(D)(2)</u>		
<b>(b) Height</b>			
<u>Overall Height</u>	<u>Minimum</u>	<u>2 stories</u>	<u>16</u>
	<u>Maximum</u>	<u>6 stories</u>	
<u>Ground Story Floor to Floor Height</u>	<u>Minimum</u>	<u>16 ft. 15 ft</u>	<u>17</u>
	<u>Maximum</u>	<u>24 ft. 18 ft</u>	
<u>Upper Stories Floor to Floor Height</u>	<u>Minimum</u>	<u>10 ft.</u>	<u>18</u>
	<u>Maximum</u>	<u>14 ft. 12 ft</u>	
<u>Maximum Ground Floor Elevation Above the Adjacent Sidewalk Elevation</u>	<u>1.5 ft.</u>	<u>19</u>	
<b>(c) Uses</b> (Refer to §153.059)			
<u>Ground Story on Principal Frontage Street</u>	<u>All uses permitted in district except residential, <del>general office, and research and development.</del></u>	<u>20</u>	
<u>All Other Stories</u>	<u>All uses permitted in district</u>	<u>21</u>	

<b>TABLE 153.062(L)</b> <b>MIXED-USE (STOREFRONT) BUILDING</b>		
<u>Parking within Building</u>	<u>Permitted in the rear of all floors and fully in any basement</u>	
<u>Occupied Space</u>	<u>Minimum 30 ft. depth required on principal frontage</u>	<u>22</u>
<b><u>(d) Façade Requirements</u></b> <u>(Refer also to BSD design guidelines BSD Design Guidelines)</u>		
<b><u>1. Street Façade Transparency</u></b>		
<u>Ground Story Principal Frontage Transparency</u>	<u>Minimum 65%</u>	
<u>All Other Stories and Frontages</u>	<u>Minimum 20%</u>	<u>24</u>
<u>Blank Wall Limitations</u>	<u>Required on principal frontages only</u>	
<b><u>2. Building Entrance</u></b>		
<u>Principal Entrance Location</u>	<u>Principal frontage façade of building</u>	
<u>Entrance Requirements</u>	<u>Entrance must be recessed if located within 5 ft. of front property line See design guidelines</u>	<u>25</u>
<u>Principal Frontage Façades: Minimum Number of Entrances</u>	<u>1 per 75 ft. of façade</u>	
<u>Mid-Building Pedestrianway</u>	<u>Required for buildings greater than 250 ft. in length See design guidelines</u>	
<b><u>3. Street Façade Divisions</u></b>		
<u>Vertical Increments</u>	<u>No greater than 45 ft.</u>	
<u>Horizontal Façade Divisions</u>	<u>On buildings 3 stories or taller, required within 3 ft. of the top of the ground story</u>	
<u>Building Variety</u>	<u>XXX</u>	
<b><u>4. Façade Materials</u></b>		

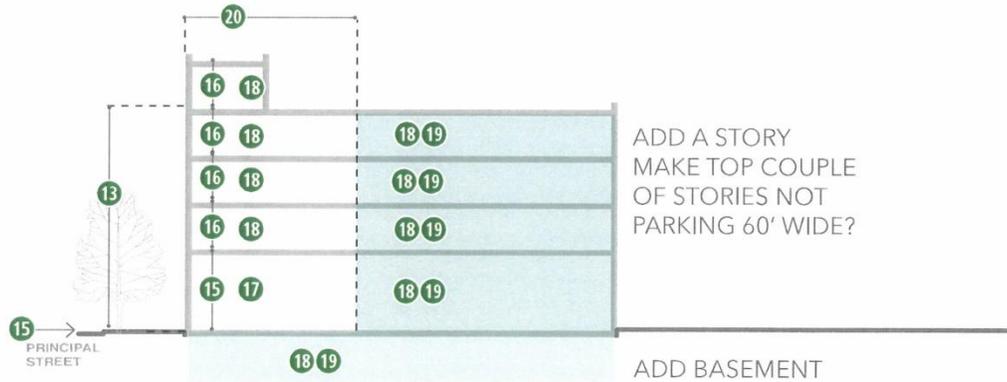
<b>TABLE 153.062(L)</b> <b>MIXED-USE <del>STOREFRONT</del>-BUILDING</b>		
<u>Permitted Primary Materials</u>	<u>Stone, Brick, Glass</u> See design guidelines	<u>26</u>
<b><u>5. Roof Types</u></b>		
<u>Permitted Types</u>	<u>Parapet, pitched roof, flat roof, other types permitted with approval.</u>	<u>27</u>
<u>Tower</u>	<u>Permitted</u>	
<b><u>(e) Notes</u></b>		
<u>[1] When any front or corner property line is within 8 feet or less of the back of curb, the RBZ shall begin 5 feet off the property line to allow for a minimum 13-foot deep street tree planting and sidewalk area. The additional area shall be dedicated in a public easement.</u>		

**PLAN illustrating (a) Building Siting**



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

**SECTION illustrating (b) Height and (c) Uses**



**ELEVATION illustrating (d) Facade Requirements**



Figure 153.062-F. MIXED-USE BUILDING TYPE DIAGRAMS

**NEED AN ILLUSTRATION OF A MID-BUILDING PEDESTRIAN WAY (and some photos in the guidelines)**

**(NM) Commercial Center Building**

**(1) Description and Intent**

The Commercial Center ~~Building type~~ allows multi-story, mixed-use as well as single-story, single-use development. The Commercial Center building type is similar to the Mixed-Use ~~[Storefront]~~ building in that the treatment of the ground story requires specific uses, a higher level of transparency, and an elevation similar to the adjacent sidewalk. However, all buildings in a Commercial Center development are not required to have entrances along a street frontage. Parking for the Commercial Center may be accommodated in multiple ways: a rear or interior side yard surface parking lot, a rear accessory garage building, parking in the rear of the building with liner units at the street, or parking in the basement of the building.

**(2) Requirements**

All new construction of the Commercial Center Building ~~building type~~ shall meet the requirements of this §153.062(M). Numbers in the right hand column of the table refer to drawing 153.062-G. Refer to §153.062(Q) for measurement information. In addition, in areas where Table 153.062(M) does not require a specific design solution, the required reviewing body shall apply the design guidelines to apply additional design requirements that are not inconsistent with these BSD zoning regulations.

<b>TABLE 153.062(M) COMMERCIAL CENTER BUILDING</b>		
<b>(a) Building Siting</b>		
<b>1. Street Frontage</b>		
Multiple Principal Buildings	Permitted [1]	
Principal Frontage Coverage	Minimum 45% <sup>42</sup>	1
Occupation of Corner	Required	2
Front RBZ	5-25 ft. [1][2]	4
Corner Side RBZ	5-25 ft. [1][2]	5
RBZ Treatment	See 153.062(E); Patio or Streetscape	6
Right-of-Way Encroachment	None	

<sup>42</sup> Staff: Note that this figure is very low and Leslie may want to discuss raising it.

<b>TABLE 153.062(M) COMMERCIAL CENTER BUILDING</b>			
<b>2. Buildable Area</b>			
Minimum Side Yard Setback	5 ft. [3] minimum, 15 ft. when adjacent to single family residential	<u>7</u>	
Minimum Rear Yard Setback	5 ft. [3] minimum, 15 ft. when adjacent to single family residential	<u>8</u>	
Maximum Impervious Coverage	9085%	<u>13</u>	
Additional Semi-Pervious Coverage	10%	<u>14</u>	
<b>3. Parking Location &amp; Loading</b>			
Parking Lot or Accessory Structure Location	Rear and side yard [3]		
Loading Facility Location	Rear facade		
Entry for Parking within Building	Rear, side, or corner side façades		
Drive Access	Refer to §153.062(D)(2), except that 1 drive access is permitted off principal frontage		
<b>(b) Height</b>			
Overall Height	Minimum	1 story	<u>16</u>
	Maximum	3 stories	
Ground Story Floor to Floor Height	Minimum	12 ft.	<u>18</u>
	Maximum	18 ft.	
Single Story and Large Format Minimum Story Height;		24 ft.	
Large Format Maximum Horizontal Length Along Any Principal Frontage		40 ft. <del>44</del>	
Upper Stories Floor to Floor Height	Minimum	10 ft.	
	Maximum	14 ft.	
Maximum Ground Floor Elevation Above the Adjacent Sidewalk Elevation		1.5 ft.	
<b>(c) Uses</b> (Refer to §153.059)			
Ground Story on Principal Frontage	All uses permitted in district except residential and office research and development	<u>20</u>	
All Other Stories	All uses permitted in district	<u>21</u>	

<b>TABLE 153.062(M) COMMERCIAL CENTER BUILDING</b>		
<u>Parking within Building</u>	<u>Permitted in the rear of all floors and fully in any basement</u>	
<u>Occupied Space</u>	<u>Minimum 30 ft. depth required on principal frontage</u>	<u>22</u>
<b><u>(d) Façade Requirements</u></b> <u>(Refer also to design guidelines)</u>		
<b><u>1. Façade Transparency</u></b>		
<u>Ground Story Principal Frontage Transparency</u>	<u>Minimum 65%</u>	
<u>All Other Street Facing Upper Stories and Frontages Transparency</u>	<u>Minimum 20%</u>	<u>24</u>
<u>Blank Wall Limitations</u>	<u>Required on principal frontages only</u>	
<u>Front Facing Parking Lot Façades; Ground Floor Transparency</u>	<u>Minimum 50%</u>	
<b><u>2. Building Entrance</u></b>		
<u>Principal Entrance Location</u>	<u>Principal frontage street façade of building</u>	<u>25</u>
<u>Principal Frontage Street Façades: Minimum Number of Entrances</u>	<u>1 per 75 ft. of façade</u>	
<u>Front-Facing Parking Lot Façades: Minimum Number of Entrances</u>	<u>1 per 100 ft. of facade</u>	
<u>Mid-Building Pedestrianway</u>	<u>Required for buildings greater than 250 ft. in length</u>	
<b><u>3. Street Façade Divisions</u></b>		
<u>Vertical Increments</u>	<u>No greater than 45 ft.</u>	
<u>Horizontal Façade Divisions</u>	<u>On buildings 3 stories, required within 3 ft. of the top of the ground story</u>	
<u>Building Variety</u>	<u>See design guidelines</u>	
<b><u>4. Façade Materials</u></b>		
<u>Permitted Primary Materials</u>	<u>Stone, Brick, Glass</u> <u>See design guidelines</u>	<u>26</u>
<b><u>6. Roof Types</u></b>		

<b>TABLE 153.062(M)</b> <b>COMMERCIAL CENTER BUILDING</b>		
<u>Permitted Types</u>	<u>Parapet, pitched roof, flat roof, other types permitted with approval.</u>	
<u>Tower</u>	<u>Permitted</u>	
<b><u>(e) Notes</u></b>		
<p><u>General Note: Commercial Center buildings are only permitted in locations as identified by the Neighborhood Standards.</u></p> <p><u>[1] Minimum front property line coverage shall be met, but not all principal buildings must be located within a Required Building Zone.</u></p> <p><u>[2] When any front or corner property line is within 8 feet or less of the back of curb, the RBZ shall begin 5 feet off the property line to allow for a minimum 13-foot deep street tree planting and sidewalk area. The additional area shall be dedicated in a public easement.</u></p> <p><u>[3] Rear and side yards are defined by the buildings located in the RBZ.</u></p> <p><u>[4] Large format spaces may be fronted with lower scaled spaces along principal frontages to achieve the maximum horizontal length.</u></p>		

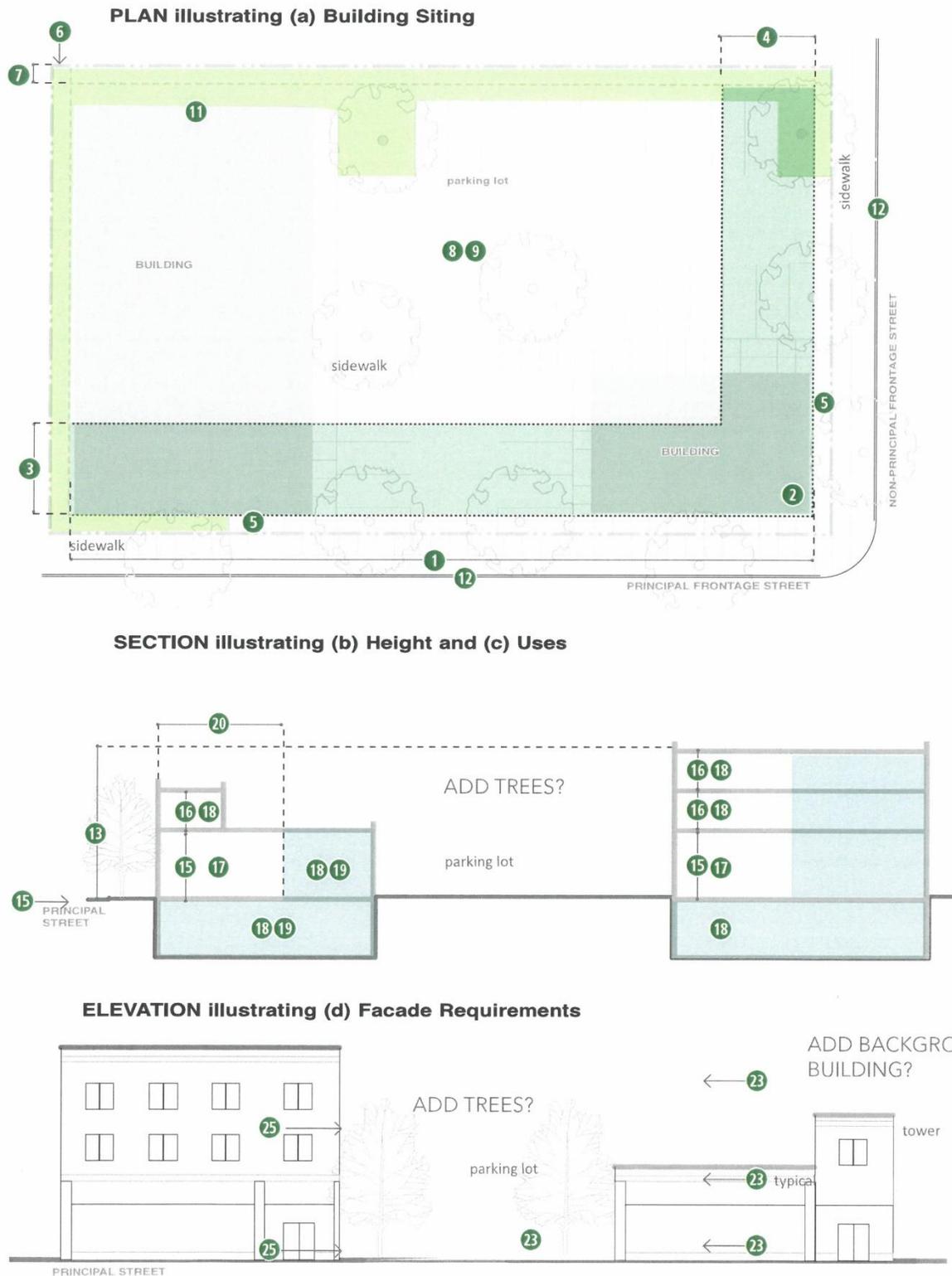


Figure 153.062-G. COMMERCIAL CENTER BUILDING TYPE DIAGRAMS

**(ON) Civic Building**

**(1) Description and Intent**

The Civic Bbuilding ~~type~~ is the most flexible building type; however, it is intended to be used only for civic-related uses. The intent of Civic building requirements is to allow for more unique and/or iconic buildings within the fabric of the area for uses that are focused on the efficient performance of specific civic, institutional, or governmental functions, but that maintain an orientation to pedestrians. ~~Parking for the Historic Cottage Commercial building may be accommodated in the rear of the lot, behind the building either in a surface lot or in an accessory garage building.~~

**(2) Requirements**

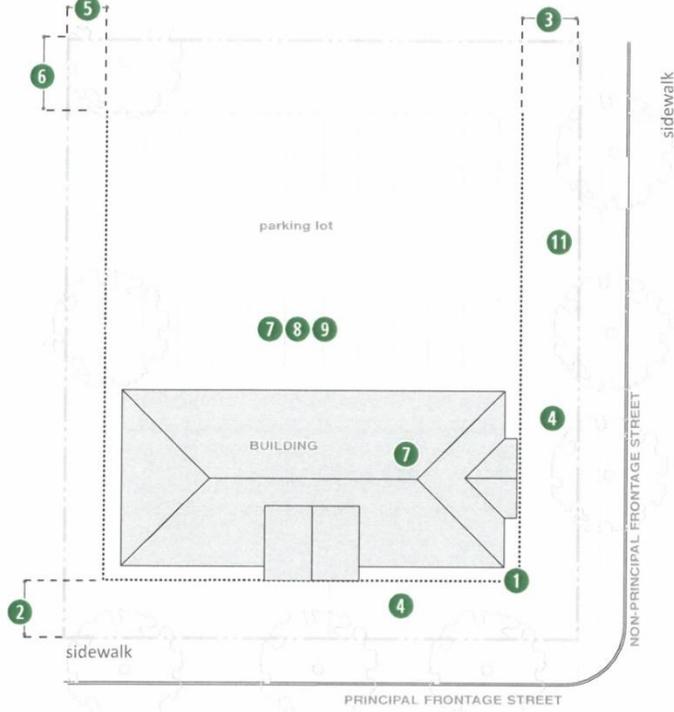
All new construction of the Civic Building ~~building type~~ shall meet the requirements of this §153.062(N). Numbers in the right hand column of the table refer to drawing 153.062-J. Refer to §153.062(Q) for measurement information. In addition, in areas where Table 153.062(N) does not require a specific design solution, the required reviewing body shall apply the design guidelines to apply additional design requirements of the City Engineer. ~~Refer to § 153.065(B)(6) for additional driveway that are not inconsistent with these BSD zoning regulations.~~

<b><u>TABLE 153.062(N)</u></b> <b><u>CIVIC BUILDING</u></b>		
<b><u>(a) Building Siting</u></b>		
<b><u>1. Street Frontage</u></b>		
Multiple Principal Buildings	Permitted	
Occupation of Corner	Not required	<u>1</u>
Minimum Front Setback	15 ft. [1]	<u>2</u>
Minimum Corner Side Setback	15 ft. [1]	<u>3</u>
Front and Corner Side Setback Treatment	Landscape, Patio, or Streetscape	<u>4</u>
Right-of-Way Encroachment	None	
<b><u>2. Buildable Area</u></b>		
Minimum Side Yard Setback	10 ft. minimum, 30 ft. when adjacent to single family residential	<u>5</u>
Minimum Rear Yard Setback	20 ft. minimum, 40 ft. when adjacent to single family residential	<u>6</u>

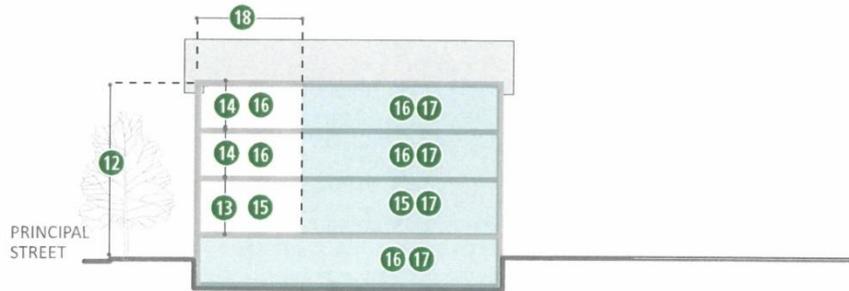
<b>TABLE 153.062(N) CIVIC BUILDING</b>			
<u>Maximum Impervious Coverage</u>	<u>65%</u>	<u>7</u>	
<u>Additional Semi-Pervious Coverage</u>	<u>10%</u>		
<b><u>3. Parking Location &amp; Loading</u></b>			
<u>Parking Location</u>	<u>Rear &amp; side yard</u>	<u>8</u>	
<u>Loading Facility Location</u>	<u>Rear facade</u>	<u>9</u>	
<u>Entry for Parking within Building</u>	<u>Rear, side, corner side façades on non-principal frontage streets</u>	<u>10</u>	
<u>Drive Access</u>	<u>Refer to §153.062(D)(2)</u>	<u>11</u>	
<b><u>(b) Height</u></b>			
<u>Overall Height</u>	<u>Minimum</u>	<u>1.5 stories</u>	<u>12</u>
	<u>Maximum</u>	<u>5 stories</u>	
<u>Ground Story Floor to Floor Height</u>	<u>Minimum</u>	<u>12 ft.</u>	<u>13</u>
	<u>Maximum</u>	<u>24 ft. [2]</u>	
<u>Upper Stories Floor to Floor Height</u>	<u>Minimum</u>	<u>9 ft.</u>	<u>14</u>
	<u>Maximum</u>	<u>14 ft.</u>	
<b><u>(c) Uses</u></b> (Refer to §153.059)			
<u>Ground Story on Principal Frontage Street</u>	<u>Civic/Public/Institutional only (except day care as a principal use)</u>	<u>15</u>	
<u>All Other Stories</u>	<u>Civic/Public/ Institutional only</u>	<u>16</u>	
<u>Parking within Building</u>	<u>Permitted in the rear of the first 3 floors and fully in any basement(s)</u>	<u>17</u>	
<u>Occupied Space</u>	<u>A minimum 30 ft. depth required on principal frontage</u>	<u>18</u>	
<b><u>(d) Façade Requirements</u></b> (Refer also to the BSD Design Guidelines)			
<b><u>1. Street Façade Transparency</u></b>			
<u>Transparency</u>	<u>Minimum 15%</u>	<u>19</u>	
<u>Blank Wall Limitations</u>	<u>Required on principal frontage façades</u>		

<b>TABLE 153.062(N) CIVIC BUILDING</b>		
<b>2. Building Entrance</b>		
<u>Principal Entrance Location</u>	<u>Principal frontage façade of building</u>	<u>20</u>
<u>Principal Frontage Façades: Minimum Number of Entrances</u>	<u>1 per 200 ft. of façade</u>	
<u>Mid-Building Pedestrianway</u>	<u>Required for buildings greater than 200 ft. in length</u>	
<b>3. Street Façade Divisions</b>		
<u>Vertical Increments</u>	<u>No greater than 60 ft</u>	
<u>Horizontal Façade Divisions</u>	<u>On buildings 3 stories of taller, or where the maximum ground floor height is used; required within 3 ft. of the top of the ground story</u>	
<u>Required Change in Roof Plane or Type</u>	<u>None</u>	
<b>4. Façade Materials</b>		
<u>Permitted Primary Materials</u>	<u>Brick, Stone, GlassSee design guidelines</u>	<u>21</u>
<b>5. Roof Types</b>		
<u>Permitted Types</u>	<u>Parapet, pitched roof, flat roof, other types permitted with approval.</u>	
<u>Tower</u>	<u>Permitted</u>	
<p><b>(e) Notes</b>                      [1] <u>When any front or corner property line is within 5 feet or less of the back of curb, the RBZ shall begin 5 feet off the property line to allow for a minimum 10-foot deep street tree planting and sidewalk area. The additional area shall be dedicated in a public easement.</u>                      [2] <u>Any ground story height of 20 feet or taller counts as two stories.</u></p>		

PLAN illustrating (a) Building Siting



SECTION illustrating (b) Height and (c) Uses



ELEVATION illustrating (d) Facade Requirements



Figure 153.062-J. CIVIC BUILDING TYPE DIAGRAMS

REVISIONS TO THE BRIDGE STREET DISTRICTS: BUILDING TYPES

**(PØ) Parking Structure**

**(1) Description and Intent**

A stand-alone parking structure (/garage) containing only vehicular parking and associated accessory uses, located on its own lot is a Principal Parking Structure. This building type shall not be located along a principal frontage street, but is required to incorporate street facade design along any associated streets.

**(2) Requirements**

All new construction of the Parking Structure building type shall meet the requirements of this §153.062(O). Refer to §153.062(Q) for measurement information. In addition, in areas where Table 153.062(O) does not require a specific design solution, the required reviewing body shall apply the design guidelines to apply additional design requirements that are not inconsistent with these BSD zoning regulations.

<b><u>TABLE 153.062(O)</u></b> <b><u>PARKING STRUCTURE</u></b>	
<b><u>(a) Building Siting</u></b>	
<b><u>1. Street Frontage</u></b>	
Multiple Buildings	<u>Not permitted</u>
Location	<u>Not permitted on a principal frontage street</u>
Minimum Front and Corner Side Setback	<u>5 ft. or behind any adjacent building, whichever is greater</u>
Front and Corner Side Setback Treatment	<u>Landscape, Patio, or Streetscape</u>
<b><u>2. Buildable Area</u></b>	
<del>(b) Half stories are located either completely</del> Minimum Side Yard Setback	<u>5 ft.</u>
Minimum Rear Yard Setback	<u>15 ft.</u>
Maximum Impervious Coverage	<u>80%</u>
Additional Semi-Pervious Coverage	<u>10%</u>
<b><u>3. Access</u></b>	
Drive Access	<u>Refer to §153.062(D)(2)</u>
<b><u>(b) Height</u></b>	

<b>TABLE 153.062(O)</b> <b>PARKING STRUCTURE</b>		
<u>Overall Height</u>	<u>Maximum</u>	<u>1 story less than maximum height for any other building type permitted in the district adjacent buildings, excluding parking structures</u>
<u>Sloped Floors</u>	<u>To the extent practicable, sloped floors or ramps shall not be located on a street facing facade</u>	
<b><u>(c) Uses</u></b> (Refer to § 153.059)		
<u>All Stories</u>	<u>Parking and associated accessory uses located within the structure (e.g. parking office, car wash, storage)</u>	
<u>Note</u>	<u>If any other uses permitted in the district are to be included, another building type permitted in the district must be used in lieu of the parking garage building type</u>	
<b><u>(d) Façade Requirements</u></b> (Refer to <del>BSD Design Guidelines</del> BSD Design Guidelines)		
<b><u>1. Street Façade Design</u></b>		
<u>General Blank Wall Limitations</u>	<u>No rectangular area greater than 30% of any story's facade, as measured from floor to floor, and no horizontal segment of a story's facade greater than 15 feet in width may be solid, blank wall.</u>	
<u>Principal Entrance Location</u>	<u>A defined pedestrian entrance/exit is required separate from the vehicular entrance and directly accessing the sidewalk. If the space is enclosed, windows are required to meet a transparency rate of 65%.</u>	
<u>Mid-Building Pedestrianway</u>	<u>Required for buildings greater than 250 ft. in length</u>	
<u>Vertical Divisions</u>	<u>Vertical divisions extending to the full height of the structure are required every 30 feet to de-emphasize the horizontal decks. Divisions shall be a minimum of 2 feet in width with a minimum projection of 2 inches</u>	
<u>Primary Permitted Materials</u>	<u>Refer to <del>BSD design guidelines</del>BSD Design Guidelines for all street facades. Additional permitted secondary material is stained, finished concrete.</u>	
<b><u>2. Roof Types</u></b>		
<u>Permitted Types</u>	<u>The top story of the parking structure shall include a parapet or other roof type along the street facades.</u>	
<u>Tower</u>	<u>Permitted</u>	

## §153.063 Neighborhood Standards<sup>43</sup>

### (A) Intent

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

- (1) The BSD Sawmill Center Neighborhood and BSD Indian Run Neighborhood districts anchor the Bridge Street District through the creation of mixed use neighborhoods with signature development characters. Each neighborhood is intended to be anchored by a critical mass of commercial uses located in highly walkable shopping corridors with streets, blocks, buildings and open spaces designed to encourage park-once visits, window shopping, impromptu public gatherings and sidewalk activity.
- (2) The standards of the BSD Scioto River Neighborhood are intended to create an active, walkable destination through integration of a vibrant mix of uses. Development in this district is oriented toward the Scioto River and the public spaces along the riverfront, and includes important vehicular and bicycle links to adjacent neighborhoods and open spaces.

<sup>43</sup> The BSD Historic Residential and BSD Historic Transition Neighborhoods have been deleted from this section and will be addressed through historic preservation controls. Development intent statements for all Neighborhoods have been deleted because they were so similar they gave little guidance, while the specific Neighborhood standards do differ from each other and were retained. In each of the neighborhood districts, key framework standards were retained in the BSD code, while secondary standards were moved to the BSD Design Guidelines.

EXHIBIT C  
FIGURE 153.063-A.  
Illustration of Sawmill Center Neighborhood  
Development Standards



**(B) BSD Sawmill Center Neighborhood District** <sup>44</sup>

~~<sup>45</sup> (1) *Development intent.* The Sawmill Center Neighborhood offers a unique opportunity to provide a vibrant, active mixed use environment with a wide variety of shopping, service and entertainment activities. This neighborhood will have a strong pedestrian friendly streetscape and a well defined network of streets connecting to the major roadways of Sawmill Road and West Dublin Granville Road. Supporting residential and office uses may be incorporated in a variety of ways, including upper floors in vertical mixed use areas and in standalone buildings. Additionally, the neighborhood will have connections to greenways planned for the Bridge Street District to connect to other development areas to the west.~~

~~(2) Refer to § 153.058 for the BSD Sawmill Center Neighborhood district intent and the Zoning Map for the actual limits of the BSD Sawmill Center Neighborhood district. Refer to Figure 153.063-A for an illustration of a conceptual development pattern desired for this district. Actual locations of elements depicted on the graphic will be determined through the Development Plan and Site Plan Review processes.~~

**(1) Block, Access, and Street Layout**

**(a) Block Length**

Refer to Table 153.060-A, Maximum Block Dimensions.

**(b) Access**

<sup>44</sup> Standards on master sign plans deleted and standards on street terminations (terminating vistas) and many open space standards moved to BSD Design Guidelines.

<sup>45</sup> Relocated to design guidelines

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

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

**(c) Street Types**

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

**(2) Building Types**

**(a) Permitted Building Types**

Refer to Table 153.062 -A for permitted building types in the BSD Sawmill Center Neighborhood District.

**(b) Building Types Permitted in Shopping Corridors**

~~Corridor building, loft building, mixed-use building, large format commercial building.~~ Building and Mixed Use Buildings are the only permitted building types in the BSD Sawmill Center Neighborhood District shopping corridors.

**(c) Commercial Center Building Types**

Commercial Center building types are permitted to front only on the west side of Village Parkway between Bridge Park Avenue and Cooperstone Drive, the north side of the east/west-oriented portions of Village Parkway east of its roundabout with Bridge Park Avenue, and the west side of Sawmill Road, as depicted on Figure 153-063-A.

**(d) Building Height along Village Parkway**

Along the west side of Village Parkway between its intersection with Bridge Park Avenue and its intersection with Cooperstone Drive, the minimum building height shall be one story measured as a minimum of 24 feet in height.

**(3) Street Terminations**

Refer to the design guidelines for treatments at terminating vistas.

**(4f) Shopping Corridor<sup>46</sup>**

~~1. The intent for designated shopping corridors in the BSD neighborhood districts is to provide continuous mixed-use street frontages with retail uses and eating and drinking facilities occupying the ground floor of buildings located on streets that have a well-defined and detailed pedestrian realm. Buildings with frontage on designated shopping corridors should be sited to accommodate a mix of outdoor activities, such as patios, seating areas, pocket plazas and spacious walkways.~~

<sup>46</sup> Standards significantly simplified for clarity.

- 2.—At least one continuous shopping corridor is required and shall be located along at least one principal frontage street in the approximate location shown on Figure 153.063-A, and designed in accordance with the Table 153.063-B and the design guidelines.
- 3.— ~~The minimum required length of the required shopping corridor shall be measured as the aggregate length of the block faces along both sides of the principal frontage street. The required length shall be based on the total area of the development site as noted in Table 153.063-B.~~

<b>TABLE 153.063-B SHOPPING CORRIDOR LENGTH – BSD SAWMILL CENTER NEIGHBORHOOD DISTRICT</b>	
<u>Development Area</u>	<u>Required Shopping Corridor Length</u>
<u>Less than 5 acres</u>	<u>No minimum</u>
<u>5 to 20 acres</u>	<u>600 linear feet minimum</u>
<u>Over 20 acres</u>	<u>1200 linear feet minimum</u>

- 4.— ~~Any block exceeding 300 feet within a shopping corridor shall provide a mid-block pedestrianway meeting the requirements of § 153.060(C)(6).~~
- 5.— ~~The required shopping corridor is permitted to turn the corner of a block provided the minimum required length of the shopping corridor is located along the principal frontage street.~~
- (b)— ~~Master sign plans.~~
  - 1.— ~~The BSD Sawmill Center Neighborhood district is intended to accommodate a wide variety of building types and uses to create vibrant, mixed-use shopping and entertainment districts. The sign and graphic standards shall contribute to the vibrancy of the district and the creation of a high-quality environment with effective graphics intended for navigation, information, and identification primarily for pedestrians and secondarily for vehicles.~~
  - 2.— ~~A master sign plan shall be submitted for buildings within designated shopping corridors and as required by § 153.065(H) and § 153.066(L)(8). The approved master sign plan may include alternative sign types, number, size, heights, locations, colors, and lighting.~~
- (c)— ~~Street terminations. Refer to § 153.062(J) for treatments at terminal vistas.~~
- (d)— ~~Gateways.~~
  - 1.— ~~Gateways shall be provided in the approximate locations shown in Figure 153.063-A. Gateway designs shall be approved with the site plan review, but locations shall be identified with the development plan review and shall be coordinated with the street network.~~
  - 2.— ~~Gateways are points of identification that provide a sense of arrival to the area. Gateway designs shall be pedestrian-oriented in scale and shall include a combination of architectural elements, landscape features and/or public open spaces. Gateway elements should enhance the character of the public realm consistent with the principles of walkable urbanism of § 153.057(D) and should be coordinated with the design of the nearby streetscape, open spaces and architecture as may be applicable.~~
- (6)— ~~Open spaces. Refer to § 153.064.~~
  - (a)— ~~Open space character. The BSD Sawmill Center Neighborhood district is~~

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

~~(b)~~

**(4) Open Spaces**

**(a) Required Open Space**

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

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

**(b) Open Space Network**

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

2. ~~The open space network shall be provided, at a minimum, in the approximate locations shown in Figure 153.063-A-, and shall be located and designed in accordance with the design guidelines.~~ Open space designs shall be approved with the ~~site plan review~~ Final Development Plan, but general locations and types shall be identified with the ~~development plan review~~ and shall meet the following criteria: Concept Plan application.

**INSERT UPDATED OPEN SPACE NETWORK MAP**

~~a. Open space corridors and nodes shall be coordinated~~

**(5) Compliance with BSD Design Guidelines**

All projects shall comply with the BSD Design Guidelines.

~~All projects shall comply with the street network, and with gateways where applicable.~~

~~b. Open space corridors may be provided as a greenway open space type or by using approved street types, provided that open space nodes are located along the street with no greater than three full blocks between each open space node, and if pedestrian and bicycle movement between the open spaces is emphasized in the street BSD design.~~

~~c. The open space network shall connect guidelines to existing or planned greenways within the vicinity, providing pedestrian and bicycle access to nearby~~

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

~~d. Open space nodes shall be provided at prominent street intersections as identified during the development plan and site plan reviews, such as those serving as entrances to a designated shopping corridor and other gateway locations, with other appropriately scaled open space types integrated along the corridor as appropriate to the character of the street.~~

**(C) BSD Indian Run Neighborhood District<sup>47</sup>**

~~(1) Any~~ (1) Any real property that had a Planned Unit Development (PUD) classification pursuant to §-153.052 immediately prior to its rezoning into the BSD Indian Run Neighborhood ~~district~~District shall be permitted to be developed, at the election of the property owner or other applicant, in one of the following manners:

~~(a)~~ Per the terms of the PUD zoning text that was approved in accordance with §-153.052, if the approved PUD zoning text is silent on any particular matter, issue, restriction, or requirement,

(a) then the Dublin Zoning Code, as it existed immediately prior to the adoption of §§-153.057 through ~~§153.065~~§153.066, shall provide the applicable zoning requirements. A property owner or applicant that desires to develop their property in accordance with this provision shall be required to file and obtain approval of a ~~final development plan~~Final Development Plan application as required under §-153.053 of the Dublin Zoning Code; or

(b) ~~(b)~~ A property owner or applicant that desires to develop their property in accordance with the requirements of §§-153.057 through ~~§153.065~~ shall be required to follow all of the procedures of §-153.066 required for approval of development projects under the BSD Indian Run Neighborhood ~~district~~District.

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

**(2) Block, Access, and Street Layout**

**(a) Block Length**

Refer to Table 153.060-A, Maximum Block Dimensions.

**(b) Access**

Refer to § 153.061 for existing and potential principal frontage streets within the BSD Indian Run Neighborhood ~~district and acceptable~~District and to the BSD Design Guidelines for general block access configurations.

<sup>47</sup> Standards on master sign plans was deleted, and standards on street terminations (terminating vistas), gateways, and many open space standards were relocated to the BSD Design Guidelines.

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

**(d) Street Types**

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

**(3) Building Types**

**(a) Permitted Building Types**

Refer to Table 153-062-A for permitted building types in the BSD Indian Run Neighborhood District.

**(b) Building Types Permitted in Shopping Corridors**

~~Corridor building, loft building, mixed use building, large format commercial building~~ Building and Mixed Use Buildings are the only permitted building types in the BSD Indian Run Neighborhood District shopping corridors.

**(c) Commercial Center Building Types**

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

**(d) Street Terminations**

Refer to the BSD Design Guidelines for treatments at terminating vistas.

**(4) Placemaking Elements**

**(a) Shopping Corridor**

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

TABLE 153.063-C SHOPPING CORRIDOR LENGTH – BSD INDIAN RUN NEIGHBORHOOD DISTRICT	
Development Area	Required Shopping Corridor Length
Less than 5 acres	No minimum
5 to 20 acres	600 linear feet minimum
Over 20 acres	1200 linear feet minimum

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

**(b) Indian Run Frontage<sup>48</sup>**

- 1. If buildings are fronted directly along the Indian Run greenway, ground floor façades shall be treated the same as front façades on principal frontage streets. Parking lots, parking structures, garages, and loading facilities are not permitted in the rear yards of lots with frontage along the Indian Run greenway.
- ~~2.— Eating and drinking establishments are encouraged along the Indian Run greenway, with an additional 10% semi-pervious area permitted for outdoor dining and seating where the outdoor dining area is within 20 feet of the principal structure.~~

~~(c) — *Street terminations.* Refer to § 153.062(J) for treatments at terminal vistas.~~

~~(d) — *Gateways.*~~

- ~~1.— Gateways shall be provided in the approximate locations shown in Figure 153.063-C. Gateway designs shall be approved by the required reviewing body, but locations shall be identified with the development plan review and shall be coordinated with the street network.~~
- ~~2.— Gateways are points of identification that provide a sense of arrival to the area. Gateway designs shall be pedestrian-oriented in scale and shall include a combination of architectural elements, landscape features and/or public open spaces. Gateway elements should enhance the character of the public realm consistent with the principles of walkable urbanism of § 153.057(D) and should be coordinated with the design of the nearby streetscape, open spaces and architecture as may be applicable.~~

~~(e) — *Sign plans.*~~

- ~~1.— The BSD Indian Run Neighborhood district is intended to accommodate a wide variety of building types and uses to create vibrant, mixed-use shopping and entertainment districts. The sign~~

<sup>48</sup> Aspirational text on eating and drinking establishment was deleted as unnecessary.

and graphic standards shall contribute to the vibrancy of the district and the creation of a high quality environment with effective graphics intended for navigation, information, and identification primarily for pedestrians and secondarily for vehicles.

- 2.— A master sign plan shall be submitted for buildings within designated shopping corridors and as required by § 153.065(H) and § 153.066(L)(8). The approved master sign plan may include alternative sign types, number, size, heights, locations, colors, and lighting.

~~(7)— *Open spaces.* Refer to § 153.064.~~

~~(a)— *Open space character.*~~

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

**(5) Open Spaces**

**(a) Required Open Space**

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

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

**(b) Open Space Network**

1. The open space network shall be provided, at a minimum, in the approximate locations shown in Figure 153.063-C.
  2. Open space designs shall be approved with the Final Development Plan, but general locations and types shall be identified beginning with the Concept Plan and further refined as part of the Preliminary Development Plan.
- ~~1.— Open spaces within the BSD Indian Run Neighborhood district shall be organized as a series of interconnected nodes and corridors appropriate to the scale and character of surrounding streets, buildings and land uses. The purpose of this requirement is to create highly accessible public gathering spaces and activity areas along a continuous open space network weaving through and around the edges of this urban neighborhood.~~

- 2. ~~Open space designs shall be approved by the required reviewing body, but locations and types shall be identified with the development plan and site plan reviews and shall meet the following criteria:~~
  - a. ~~Open space corridors and nodes shall be coordinated with the street network and with gateways where applicable.~~
  - b. ~~Greenways are required along and on both sides of all branches of the Indian Run and shall be designed to facilitate pedestrian and bicycle travel. Greenways shall be designed with publicly accessible street frontage for a minimum of one third of the greenway length along all branches of the Indian Run within the Indian Run district.~~
  - c. ~~Required greenways shall connect to existing or planned greenways within the vicinity, providing pedestrian and bicycle access to Historic Dublin, the Scioto River, other destinations throughout the Bridge Street District, and to the city's larger open space system.~~
  - d. ~~Where buildings front directly onto greenways, semi-pervious outdoor dining areas are permitted within 20 feet of the principal structure adjacent to the greenway.~~
  - e. ~~Other required open space corridors may be created by using approved street types, provided that open space nodes are and shall be located along the street with no greater than three full blocks between each open space node and pedestrian and bicycle movement between the open spaces is emphasizeddesigned in accordance with the streetBSD design guidelines.~~
  - f. ~~Open space nodesdesigns shall be provided at prominent street intersections, such as those serving as entrances to a designated shopping corridor and other gateway locations,approved with the Development Plan but general locations and types shall be identified with the Concept Plan. other appropriately scaled open space types integrated along the corridor as appropriate to the character of the street.~~
  - g. ~~Where a conference center use is provided, an adjacent plaza or square shall be required to serve as an open space node.~~

~~(F) BSD Scioto River Neighborhood District.~~

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

~~complementary land uses. Plan but general locations and types shall be identified with the Concept Plan application.~~

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

**(6) Compliance with the BSD Design Guidelines**

All projects shall comply with the BSD Design Guidelines to the maximum extent practicable and consistent with the standards in §153.063(C)(1) through (5) above.

**(D) BSD Scioto River Neighborhood District <sup>49</sup>**

**(1) Block, Access, and Street Layout**

~~(a) Refer to § 153.060 for lots and blocks; refer to § 153.061 for street types; refer to § 153.062(O) for access permitted for specific building types.~~

**(a) Block Length**

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

**(b) Access**

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

**(c) Street Types**

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

**(2) Building Types & Uses**

**(a) Permitted Building Types**

---

<sup>49</sup> Standards on master sign plans and ground floor use and occupancy were deleted, and standards for vehicular canopies, street terminations (terminating vistas), pedestrian-oriented streetscape, gateways, and many open space standards were moved to the BSD Design Guidelines.

Refer to Table 153-062-A for permitted building types in the BSD Scioto River Neighborhood District.

- ~~(b) Vehicular canopies. In addition to the requirements of § 153.062(L), canopies shall be located per Figure 153.062-J, and are permitted on the side of a building located on a corner lot, provided the vehicular use area is screened from any principal frontage streets and shopping corridors in accordance with § 153.059(C)(4)(c).~~
- ~~(c) Ground story use & occupancy requirements. Residential, office and all related support spaces including lobbies, common areas, mechanical and service uses are permitted on the ground floor. Mechanical rooms, service uses, and other related areas shall not front a shopping corridor.~~
- (b) Street Terminations**  
Refer to the [design guidelines](#) for treatments at terminating vistas.

**(3) Placemaking Elements**

**(a) Shopping Corridor**

At least one continuous shopping corridor is required and shall be located on and perpendicular to a principal frontage street in the approximate location shown on Figure 153.063-D.

- ~~1. The intent for designated shopping corridors in the BSD neighborhood districts is to provide continuous mixed use street frontages with retail uses and eating and drinking facilities occupying the ground floor of buildings located on streets that have a well defined and detailed pedestrian realm. Buildings with frontage on designated shopping corridors should be sited to accommodate a mix of outdoor activities, such as patios, seating areas, pocket plazas and spacious walkways.~~
- ~~2.~~
- ~~3. The minimum required length of the required shopping corridor shall be measured as the aggregate length of the block faces along both sides of the principal frontage street, except where portions of the shopping corridor have frontage along Riverside Drive. The required length shall be based on the total area of the development site as noted in Table 153, and designed in accordance with Table 153-063-D and the BSD design guidelines.~~

TABLE 153.063-D Shopping Corridor Length - BSD Scioto River Neighborhood District	
Development Area	Required Shopping Corridor Length
Less than 5 acres	No minimum
5 to 20 acres	600 linear feet minimum
Over 20 acres	1,200 linear feet minimum

- ~~4. Any block exceeding 300 feet within a shopping corridor shall provide a mid-block pedestrianway meeting the requirements of § 153.060(C)(6).~~

- 5.— ~~The required shopping corridor is permitted to turn the corner of a block provided the minimum required length of the shopping corridor is located along the principal frontage street.~~

**(b) John Shields Parkway Frontage**

If buildings are fronted directly along the John Shields Parkway greenway, ground floor façades shall be treated the same as front façades on principal frontage streets.

- ~~(c) Pedestrian-oriented streetscape. A minimum of 12 feet of clear sidewalk width shall be provided along designated shopping corridors through the combination of public right of way and required building zone area with public access easements. Outdoor dining and seating areas shall not be permitted within this clear area.~~

- ~~(d) Street terminations. Refer to § 153.062(J) for treatments at terminal vistas.~~

~~(e) Gateways:~~

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

- 2.— ~~Gateways shall be provided in the approximate locations shown in Figure 153.063-D. Gateway designs shall be approved with the site plan review, but locations shall be identified with the development plan review and shall be coordinated with the street network.~~

~~(f) Sign plans:~~

- 1.— ~~The BSD Scioto River Neighborhood District is intended to accommodate a wide variety of building types and uses to create vibrant, mixed-use shopping and entertainment districts. The sign and graphic standards shall contribute to the vibrancy of the district and the creation of a high quality environment with effective graphics intended for navigation, information, and identification primarily for pedestrians and secondarily for vehicles.~~

- 2.— ~~A master sign plan shall be submitted for buildings within designated shopping corridors and as required by § 153.065(H) and § 153.066(L)(8). The approved master sign plan may include alternative sign types, number, size, heights, locations, colors.~~

~~(6) Open spaces. Refer to § 153.064.~~

~~(a) Open space character:~~

- 1.— ~~The BSD Scioto River Neighborhood District is intended to accommodate a wide variety of building types and uses to create vibrant, mixed-use shopping and employment districts accented by a high quality open space network that balances a variety of stunning natural greenways and hardscape areas designed to provide intimate gathering spaces appropriate for an urban setting.~~

- 2.— A pedestrian bridge will connect the BSD Scioto River Neighborhood District with the Historic District and BSD Historic Transition Neighborhood, establishing an iconic focal point and a key pedestrian and bicycle connection linking the two sides of the Scioto River.
- 3.— A greenway connecting the BSD Scioto River Neighborhood District with the BSC Sawmill Center Neighborhood District to the east is intended to create pedestrian and bicycle connections and natural corridors from this mixed use activity center to the Sawmill Center and throughout the Bridge Street District.

~~(b)~~

**(4) Open Spaces**

**(a) Required Open Space**

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

~~(c) Permitted open space types. All open space types are permitted.~~

**(b) Open Space Network<sup>50</sup>**

- 1.— ~~Open spaces within the BSD Scioto River Neighborhood District shall be organized as a series of interconnected nodes and corridors appropriate to the scale and character of surrounding streets, buildings and land uses. The purpose of this requirement is to create highly accessible public gathering spaces and activity areas along a continuous open space network weaving through and around the edges of this urban neighborhood.~~
- 2.— ~~The open space network shall be provided, at a minimum, in the approximate locations shown in Figure 153.063-D-, and shall be located and designed in accordance with the design guidelines.~~ Open space locations shall be approved with the ~~site plan review~~Final Development Plan, but locations and types shall be identified with the ~~development plan review and~~Concept Plan application.

**(5) Compliance with the BSD Design Guidelines**

All projects shall meet the following criteria: comply with the BSD Design Guidelines to the maximum extent practicable and consistent with the standards in §§153.063(D)(1) through (4) above.

- A.— ~~Open space corridors and nodes shall be coordinated with the street network, and with gateways where applicable.~~
- B.— ~~A greenway is required along John Shields Parkway and shall be designed to facilitate pedestrian and bicycle travel.~~
- C.— ~~Open space nodes shall be provided at prominent street intersections, such as~~

<sup>50</sup> Requirement for conference center to provide a plaza was moved to use-specific standards.

~~those serving as entrances to a designated shopping corridor, the open spaces associated with the pedestrian bridge landing, and other gateway locations, with other appropriately scaled open space types integrated along the corridor as appropriate to the character of the street.~~

~~D. Where a conference center use is present, an adjacent plaza or square shall be provided to serve as a required open space.~~

## § 153.064 ~~OPEN SPACE TYPES.~~ Open Space<sup>51</sup>

### (A) ~~Intent and purpose.~~

The intent of the open space type requirements is to ensure a variety of functional, well-designed open spaces carefully distributed throughout the Bridge Street District, located and planned to enhance the quality of life for residents, businesses, and visitors. The purpose of these requirements is to ensure that individual open spaces complement adjacent land uses and buildings, and contribute to the creation of a comprehensive, district-wide open space network. In addition, these regulations are intended to guide the design of each open space so that it properly responds to its unique location and the needs of the primary users.

### (B) ~~Applicability. All General Requirements Intent~~

In all projects subject to the standards in this §153.064 pursuant to §153.057(D) all required open space shall conform to:

- (1) Comply with one of the open space types of this section listed in the design guidelines; and
- (2) Comply with the design guidelines related to open space to the maximum extent practicable and consistent with the standards the open space types listed in the design guidelines and this §153.064.

### (C) **Provision of Public Open Space**

~~—(1)—All projects subject to the standards in this §153.064 pursuant to §153.057(D) shall provide the following amounts of open space, in the following locations. Unless otherwise approved pursuant to §153.064(C)(4), the required open space shall be located on private property within the development. Where the provisions of these BSD zoning regulations or the design guidelines require treatments of street frontages or streetscapes that provide small areas of open space in or adjacent to the public right-of-way, such small areas of open space are building design requirements to implement specific relationships between buildings and the street, and the small areas of open space provided shall not count towards the required amounts of open space on private property required under subsections (1) through (5) below.~~

#### (1) ~~Residential.~~ ~~There shall be a minimum of 200 square feet of publicly accessible open space for Primary Use~~<sup>52</sup>

Open space equal to at least 5% of each residential dwelling unit. Required development parcel, or of contiguous residential development parcels in common or related ownership. The required open space shall be located

<sup>51</sup> Large portions of the open space standards – including Table 153-064-A and materials related to that table, as well as the standars related to specific open space types, have been relocated to the BSD Design Guidelines.

<sup>52</sup> Standard revised to be based on parcel size, rather than number of dwelling units.

within 660<sup>53</sup> feet (one-eighth of a mile) of the main entrances of the residential units or the main entrance of a multiple-family building, as measured along a pedestrian walkway.

**(2) Commercial or Civic Primary Use<sup>54</sup>**

Open space equal to at least 2% of the amount of commercial or civic space-gross floor area or fraction thereof shall be provided. Required open space shall be located within 660 feet of the main entrance to the commercial or civic space as measured along a pedestrian walkway. Unless otherwise approved pursuant to §153.062(C)(4), the required open space shall be located on private property within the development.

**(3) Mixed Use Building or Development**

Open space requirements for mixed use developments shall be calculated based on the open space required for each use as noted in ~~divisions §153.064(C)(1) and (C)(2), but not to exceed a total of 7% of the development parcel. Such open space of this section and shall be located to meet the location requirements of 153.064(C)(1). Unless otherwise approved pursuant to 153.062(C)(4), the required open space shall be located on private property within the development.~~

~~(4) Civic. No open space is required for civic uses in civic building types except as may be required by the landscape provisions of this chapter. Where civic uses are located in other permitted building types, there shall be a minimum of one square foot of publicly accessible open space for every 50 square feet of civic space or fraction thereof. Where required, and shall be located to meet the location requirements of §153.064(C)(1). Unless otherwise approved pursuant to §153.064(C)(4), the required open space shall be located within 660 feet of the main entrance to the building as measured along a pedestrian walkway on private property within the development.~~

**(5) Existing Open Spaces**

An existing open space may be used to meet the area requirements for open space for an individual development if agreed to as part of a development agreement. Any remaining balance of the dedication requirement shall meet the in-lieu fee requirement of this section. approved by the required reviewing body. The applicant shall either add:

Add to the existing open space, create

Create a new open space in accordance with this section, pay §153.064:

Pay a fee in lieu of provision of open space as required by division (E) of this section §153.064(D) where permitted by the Planning and Zoning Commission, or:

Use a combination thereof of those actions to meet the open space requirement.

**(6) Variation of Open Space Types**

<sup>53</sup> The central space at Greystone Mews is approx. 1.5 acres and the farthest house is about a 650 ft. walking distance from the central green.

<sup>54</sup> Civic uses often have lots of landscape space associated with them. This will require them to incorporate that landscape space into an open space type, more usable space. This also simplifies the process, since civic uses could be incorporated into a storefront/commercial space.

More than one open space type may be used in combination to meet the open space requirement.-

(a) Where three or more individual open spaces are proposed to meet the requirement, at least two different types must be provided.

~~(b) A pocket park may only be used as a second open space type in a residential development or with the reviewing body's approval for a smaller scale development.<sup>55</sup>~~

~~(1) The ART or required reviewing body shall review all proposed open space types during the minor project, site plan and type in a residential development plan application review processes to determine the suitability of the open space. In determining the suitability of areas to be set aside or with the reviewing body's approval for new open space types or in considering the ability of existing open space types to meet the requirement, the ART or other reviewing body may consider all relevant factors and information, including, but not limited to:~~

~~(a) The goals and objectives of the Community Plan (including the Bridge Street District Area Plan) and Parks and Recreation Master Plan;~~

~~(b) Suitability of the open space for active or passive recreational use or preservation of natural features;~~

~~(c) The need for specific types of open space and recreation in the Bridge Street District and particularly in the general vicinity of the proposed a smaller scale development taking into account the anticipated users of the open space and nearby land uses;~~

~~(d) The proximity or potential connectivity to other open space types.~~

~~(2) If the ART determines the open space proposed (or portions thereof) to be inconsistent with any of these considerations, a fee in lieu of the provision of open space, or a combination of fee and provision of open space may be used to meet the requirement if approved by the Planning and Zoning Commission in accordance with division (E) of this section.~~

#### **(D) Fee-In-Lieu of Open Space**

The following requirements shall be met where the required reviewing body has determined that a payment of a fee-in-lieu of open space is permitted.- Refer to §-153.066 for the procedures for open space fee-in-lieu determination.

##### **(1) Fee-In-Lieu Calculation**

<sup>55</sup> This is included in order to ensure large enough spaces are provided.

The payment of a fee-in-lieu of open space shall be collected prior to the issuance of ~~a~~ the first building permit for each phase of a development and shall be calculated using the following method:

- (a) Calculate the total acreage of required open space from §153.064(C)(1)-(3) as applicable;
- (b) Multiply the acreage of required open space by its estimated average value per acre. ~~This value shall be, as~~ established from time to time by resolution of City Council.
- ~~(c) — Multiply the value of the required open space as determined in division (E)(2)(b) of this section subsection (b) above by the required open space to obtain the open space fee.~~

**(2) Use of Open Space Fee**

Unless otherwise specifically directed by City Council, all fees collected shall be deposited in a fund which shall be used only for land acquisition, development, maintenance and operation of publicly accessible open spaces in the Bridge Street District.

**(3) Fee-In-Lieu of Determination**

Except as noted in §153.064(D)(5), the required reviewing body, in consultation with the Director of Parks and Recreation, shall determine whether to approve a request to pay a fee-in-lieu of open space dedication upon a finding that all of the following considerations have been met:

- (a) That the amount of open space required by the nature and development intensity of the use would yield a lesser benefit than paying the fee.
- (b) That existing open space ~~is available located in adjacent or nearby developments~~ (within 660 feet (one-eighth of a mile) of the principal entrance(s) to each building) ~~that~~ is equal to or in excess of the calculated area for all developments individually.
- (c) That physical conditions unique to the site make it impractical to provide the required open space.
- (d) That providing the required open space would hamper an efficient site layout, as determined by the required reviewing body.
- ~~(e) — That providing the required open space would conflict with the Principles of Walkable Urbanism as provided in § 153.065(I).~~

**(5) Partial Provision**

If the open space requirement for any individual development proposal is less than the minimum required by ~~Table 153.064 A~~ the design guidelines for the smallest permitted open space type, the applicant may be permitted to pay the calculated fee-in-lieu of open space, subject to the approval of the Director of Parks and Recreation.

**(E) General Requirements <sup>56</sup>**

The following ~~defines the standards are~~ general requirements for all open space types in the Bridge Street District ~~as provided in Table 153.064-A, Summary of Open Space Type Requirements, §§153.062(H) through (O) and the design guidelines lists which types of open space are permitted within each BSD zoning district.~~ Land not meeting ~~thethose~~ requirements ~~of this division (G) and Table 153.064-A~~ shall not be counted toward an open space requirement unless the required reviewing body finds that unique site conditions, a creative design, or other considerations unique to the site are present that justifies a deviation from the requirements.

~~(1) — *Size.* Minimum and maximum size of open space is measured along the parcel lines of the property.~~

~~(a) — *Minimum dimension.* The minimum length and the minimum width of an open space are measured along the longest two straight lines intersecting at a right angle. Refer to Figure 153.064-A, Examples of Measuring the Minimum Length and Width of Open Space Types.~~

~~(b) — *P roportion requirement.* With the exception of the greenway, open space types shall be sized at a ratio of not more than three to one (3:1), length to width.~~

**(1) Access**

All required public open space types shall provide public pedestrian access from a street right-of-way to the maximum extent practicable.

~~(a) — *Minimum percentage of street right-of-way frontage required.* The minimum percentage of street right-of-way frontage required is measured as the minimum percentage of the open space perimeter, as measured along the outer parcel line or edge of the space, that shall be located directly adjacent to a street right of way, excluding alley frontage. This requirement provides access and visibility to the open space.~~

**(2) Continuity**

Pedestrian paths, sidewalks, cycle tracks, and multi-use paths shall connect to existing or planned bicycle or pedestrian paths or other open space types when the open space abuts an existing or planned path right-of-way, a parcel zoned in the BSD Public District, or other open space types, to the maximum extent practicable. For greenways, pedestrian and/or bicycle access points may be required by the ~~ART or the~~ required reviewing body.

~~(3) — *Districts permitted.*~~

~~(a) — The districts permitted are the BSD zoning districts in which each open space type is permitted. Refer to § 153.058 for the intent of all BSD zoning districts.~~

~~(b) — *Frontage orientation of adjacent buildings/parcels.* The frontage orientation of adjacent buildings/parcels is the preferred orientation of the adjacent buildings' and/or parcels' frontages to the open space. Front, corner, side, and rear refers to the property line either adjacent to the open space or facing the open space across the street.~~

**(3) Ownership**

<sup>56</sup> Standards allowing stormwater ponds in open spaces were deleted, and detailed standards on open space size, frontage orientation, and improvements were moved to BSD Design Guidelines.

Open spaces may either be publicly or privately owned. If privately owned, required open space must be publicly accessible along a street right-of-way **and placed within a public access easement.**

**(4) Parking**

Off-street parking is not required for open spaces but is encouraged for open space types three acres or larger.- Refer to §153.065(B) for more information on parking requirements.

**(5) Stormwater Management**

Stormwater management practices, such as storage and retention facilities, may be integrated into open spaces. Refer to Chapter 53 for design requirements.

**(a) Stormwater Features**

Stormwater features in open spaces may be designed as formal or natural amenities, with additional uses other than stormwater management alone, such as an amphitheater, sports field, or a passive park. Ponds for the purpose of stormwater management are not permitted or pool as part of the landscape design. Stormwater features shall not be fenced and shall not be designed or placed so as to impede public use of the land they occupy.

~~(b) Qualified *professional*. Professional<sup>57</sup>~~

~~Stormwater management features incorporated into open spaces shall be designed by a licensed design professional.~~

---

<sup>57</sup> Already covered in city ordinances

## § 153.065 Site Development Standards

### (A) Purpose ~~and applicability~~.<sup>58</sup>

(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(C).

~~(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

#### (1) Intent

The intent of §-153.065(B) is to ensure the provision of adequate vehicular and bicycle parking facilities in all BSD zoning regulations 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.

#### (2) General Provisions

##### (a) Applicability of other Regulations and Guidelines<sup>59</sup>

1. The provisions of §153.176(E) shall apply in the BSD Residential district.

2. All projects shall comply with the design guidelines to the maximum extent practicable and consistent with the standards in this §153.065(B).

~~1. Vehicular of Other Regulations and bicycle parking as required by this division (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. Guidelines~~

<sup>58</sup> Special nonconformities provisions for the BSD were deleted as unnecessary in light of the City's standard nonconformity provisions and the new applicability provisions in §153.058.

<sup>59</sup> Standards significantly simplified.

- ~~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 this division (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 division (B)(2)(b) of this section may also be submitted to ensure adequate parking while accommodating changes of use in multi-tenant buildings.~~

**(b) Timing of Completion**

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:

- 1. 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
- 2. Parking may be provided off-site, subject to the requirements of 153.065(B)(2)(c).
- ~~5.— The provisions of § 153.207, Parking in Residential Districts, shall apply in the BSD Residential and BSD Historic Residential districts. 065(B)(2)(c).~~
- ~~6.— Parking and loading spaces for uses not addressed in this division (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).~~

**(c) Parking Location**

**1. On-Site Parking**

- A. Surface parking provided on-site ~~shall not be located in front of any principal structure. This includes locations between any principal structure and the public right-of-way. 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(F). 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(F), except that parking areas may extend across contiguous lots in developments with coordinated site design, shared access points and/or shared parking arrangements, including cross access easements that shall extend to the edge of property lines.
- C. Where on-site surface parking is provided on a site included as part of a Final 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)(2)(g). 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.

**(d) Electric Car Charging Points**

Parking lots and structures are ~~strongly encouraged to~~ shall 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).

**(e) Parking Lot/Structure Lighting**

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

**(f) Parking Lot Landscaping**

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

**(g) Parking Plan Required**

1. A parking plan demonstrating compliance with the provisions of §153.065(B) is required for the following conditions and may be submitted as a Certificate of Zoning Plan Approval:
  - 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)(3)(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)(3)(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)(8), 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
  - 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~~ comply with the walkability and pedestrian circulation standards of division (I) applicable to parking areas in the design guidelines.
3. A parking plan shall include, at a minimum, the following, as applicable:
  - A. Required parking computation in accordance with Table 153.065-A and the numbers of parking spaces to be provided.
  - B. Information regarding any requested parking adjustments in accordance with §153.065(B)(3)(b).
  - C. Demonstration of parking need, if required by §153.065(B)(3)(b)6.
  - D. Signed and executed easements, agreements, or other documentation required to ensure that spaces counted toward the parking requirements are properly secured.
  - E. Plan(s) for planned parking areas covered by the parking plan indicating locations of planned parking, names of property owners for properties not under the direct control of the applicant, and any other related site details relevant to the parking plan application.
  - F. Any other information required by the Director to ensure an adequate review of the parking plan application.

**(h) Required Vehicle Parking**

1. **Minimum Amount Required and Maximum Amount Permitted**
  - A. 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)(3)(b).
  - B. When calculating minimum and maximum parking requirements, fractional numbers shall be increased to the next whole number.
  - C. Unless otherwise noted, all square footage requirements are based on indoor gross floor area.
  - D. 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.
  - E. Parking and loading spaces for uses not addressed in Table 153.065-A 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.

<b>TABLE 153.065-A: REQUIRED VEHICLE PARKING<sup>60</sup></b>		
<b>Use</b>	<b>Minimum Required</b>	<b>Maximum Permitted</b>
<b>Principal Uses</b>		
<b>Residential</b>		
<u>Dwelling, Single-Family</u>	<u>2 per dwelling unit</u>	<u>2 per dwelling unit</u>
<u>Dwelling, Two-Family</u>		
<u>Dwelling, Townhouse</u>		
<u>Dwelling, Live-Work</u>	<u>2 per dwelling unit</u>	<u>3 per dwelling unit</u>
<u>Dwelling, Multiple-Family</u>	<u>Studio/efficiency and one-bedroom: 1 per dwelling unit</u>	<u>2 per dwelling unit</u>
	<u>Two bedrooms: 1.5 per dwelling unit</u>	
	<u>Three or more bedrooms: 2 per dwelling unit</u>	
	<u>Age-restricted Housing: 2 per 3 dwelling units if 80% of units are restricted for occupancy by those 65 or older</u>	
	<u>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</u>	
<b>Civic/Public /Institutional</b>		
<u>Cemetery</u>	<u>Per approved parking plan</u>	
<u>Community Center</u>	<u>Per approved parking plan</u>	
<u>Community Garden</u>	<u>Per approved parking plan</u>	
<u>Day Care, Adult or Child</u>	<u>Per approved parking plan demonstrating adequate site circulation, including pick-up and drop-off areas</u>	
<u>District Energy Plant</u>	<u>Per approved parking plan</u>	
<u>Educational Facility</u>	<u>1 per 3 persons maximum occupancy of largest seating area, or maximum building capacity, whichever is higher; <del>as shown on the building permit</del></u>	<u>125% of minimum</u>
<u>Elementary or Middle School</u>	<u>Per approved parking plan demonstrating adequate site circulation, including pick-up and drop-off areas</u>	
<u>Government Services, Safety</u>	<u>2 per 1,000 sq. ft.</u>	<u>150% of minimum</u>

<sup>60</sup> Table was revised to match revisions to the Permitted Use Table.

<b>TABLE 153.065-A: REQUIRED VEHICLE PARKING<sup>60</sup></b>			
<b>Use</b>	<b>Minimum Required</b>		<b>Maximum Permitted</b>
<u>High School</u>	<u>Per approved parking plan demonstrating adequate site circulation, including pick-up and drop-off areas</u>		
<u>Hospital</u>	<u>Per approved parking plan</u>		
<u>Library, Museum, Gallery</u>	<u>Library: 3.3 per 1,000 sq. ft. Museum or Gallery: 1 per 1,000 sq. ft.</u>		<u>125% of minimum</u>
<u>Religious or Public Assembly</u>	<u>1 per 6 persons maximum capacity in the largest seating area; as shown on the building permit</u>		<u>200% of minimum</u>
<u>Parks and Open Space</u>	<u>Per approved parking plan</u>		
<u>Transportation, Park &amp; Ride</u>	<u>Per approved parking plan</u>		
<u>Transportation, Transit Station</u>	<u>Per approved parking plan</u>		
<b>Commercial</b>			
<u>Animal Care, General Services, Veterinary Offices, and Veterinary Urgent Care and Animal Hospitals</u>	<u>2.5 per 1,000 sq. ft.</u>		<u>150% of minimum</u>
<u>Artisan Production<sup>61</sup></u>	<u>2.5 per 1,000 sq. ft.</u>		<u>125% of minimum</u>
<u>Bank</u>	<u>2.5 per 1,000 sq. ft.</u>		<u>125% of minimum</u>
<u>Bed and Breakfast</u>	<u>1 per quest bedroom, plus 1 for operator</u>		<u>150% of minimum</u>
<u>Conference Center</u>	<u>1 per 6 persons maximum capacity in the largest seating area; as shown on the building permit</u>		<u>125% of minimum</u>
<u>Eating and Drinking</u>	<u>10 per 1,000 sq. ft.</u>		<u>125% of minimum</u>
<u>Entertainment/Recreation, Indoor</u>	<u>Theater: 1 per 4 persons maximum capacity in the largest seating area, as shown on the building permit</u>		<u>150% of minimum</u>
	<u>Sports courts: 2 per court</u>		
	<u>Other uses: Per approved parking plan</u>		
<u>Fueling/Service Station</u>	<u>4 per 1,000 sq. ft., plus 1 per dispensing station</u>		<u>150% of minimum</u>
<u>Hotel</u>	<u>2 per 3 guest rooms, plus 4 per 1,000 sq. ft. of accessory use area</u>		<u>125% of minimum</u>
<u>Office, General</u>	<u>Less than 50,000 sq. ft.</u>	<u>2.5 per 1,000 sq. ft.</u>	<u>125% of minimum</u>
	<u>50,000-150,000 sq. ft.</u>	<u>3 per 1,000 sq. ft.</u>	
	<u>Greater than 150,000 sq. ft.</u>	<u>4 per 1,000 sq. ft.</u>	
<u>Office, Medical</u>	<u>2.5 per 1,000 sq. ft.</u>		<u>125% of minimum</u>

<sup>61</sup> New parking standard for new use.

<b>TABLE 153.065-A: REQUIRED VEHICLE PARKING<sup>60</sup></b>		
<b>Use</b>	<b>Minimum Required</b>	<b>Maximum Permitted</b>
<u>Parking, Structure</u>	<u>N/A</u>	<u>N/A</u>
<u>Parking, Surface Lot</u>	<u>N/A</u>	<u>N/A</u>
<u>Personal, Repair &amp; Rental Services</u>	<u>2 per 1,000 sq. ft.</u>	<u>125% of minimum</u>
<u>Research &amp; Development</u>	<u>2 per 1,000 sq. ft.</u>	<u>125% of minimum</u>
<u>Retail, General</u>	<u>3 per 1,000 sq. ft.</u>	<u>125% of minimum</u>
<u>Sexually Oriented Business Establishments</u>	<u>Per approved parking plan</u>	
<u>Skilled Nursing, Rehabilitation, Home for the Aging, and Nursing Homes</u>	<u>Per approved parking plan</u>	
<u>Shopping Center</u>	<u>5 per 1,000 sq. ft.</u>	<u>125% of minimum</u>
<u>Small Batch Alcohol Production<sup>62</sup></u>	<u>2.5 per 1,000 sq. ft.</u>	<u>125% of minimum</u>
<u>Vehicle Rental, Sales and Repair</u>	<u>2 per 1,000 sq. ft. plus 1 per 2,000 sq. ft. of outdoor vehicle display area</u>	<u>150% of minimum</u>
<u>Wireless Communications</u>	<u>N/A</u>	<u>N/A</u>

<b>Accessory and Temporary Uses</b>		
<u>Day Care, Adult or Child</u>	<u>2 per 1,000 sq. ft.</u>	<u>125% of minimum</u>
<u>Dwelling Administration, Rental or Sales Office</u>	<u>2</u>	<u>N/A</u>
<u>Residential Model Home</u>	<u>1 plus 1 per employee at maximum use</u>	<u>N/A</u>
<u>Rooftop</u>	<u>For eating and drinking uses, minimum and maximum parking requirements for primary use eating and drinking uses apply; Other uses: N/A</u>	
<u>Swimming Pool</u>	<u>Per approved parking plan</u>	

**2. 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)(3)(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)(3)(b)6. The cumulative reduction of minimum parking requirements permitted by

<sup>62</sup> New parking standards for a new use.

§153.065(B)(3)(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)(3)(b)6.

### 3. 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~~shall 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)(2)(c). 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 ~~no more than four~~two 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 as part of an approved parking plan.~~ 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, ~~measured within a radius of the 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 required in the absence of those facilities shall be provided.

**5. Transportation Demand Management**

As an alternative or supplement to the other adjustments available in subsection division §153.065(B)(23)(b) of this section 1 through 4, off-street parking requirements may be reduced by up to 30% through the use of a transportation—demand management Transportation Demand Management (TDM) program approved by the Director and the City Engineer. This shall be proposed and reviewed as part of an associated Final Development Plan.

**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)(3)(b)1 through 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)(3)(a)5;
- E. Whether the location of all provided parking meets the requirements of §153.065(B)(2)(c);
- 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 shall 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.

**(4) 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 and designated on the Final Development Plan ~~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<sup>63</sup>**

~~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. Facility types, designs and locations within the street-right-of-way shall require approval by the City Engineer.

~~3.— Bicycle parking racks, docks or posts provided within the street right-of-way shall be of a consistent design on all streets included within a development plan or site plan review site. 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.

<sup>63</sup> Vague and aspirational text, and standards for covered bicycle areas, was moved to BSD Design Guidelines. Credit against requirements if the City provides a bicycle parking facility was deleted.

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 method.~~
  - 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 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.~~
5. A property that contains a shared bicycle rental pick-up/drop-off facility that is available and accessible to the public and is part of a system of such facilities designed to encourage bicycle use in the city or region shall be exempt from on-site bicycle parking requirements for the lot on which the shared bicycle facility is located, and for any lots in common ownership located wholly or partially within 1,000 feet of the shared bicycle facility.
6. ~~Public bicycle parking provided by the cityCity 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.~~
  - A. ~~For parcels within the Architectural Review District boundaries, public bicycle parking provided by the cityCity 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.~~
  - B. ~~On corner lots, public bicycle parking spaces on both street frontages may be counted.~~

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

**(e) Installation**

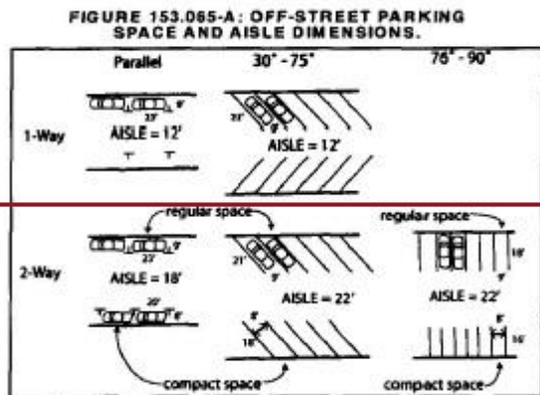
Bicycle parking shall be installed according to the dimensional requirements set forth by the manufacturer and the latest edition of the Association of Pedestrian and Bicycle Professionals (APBP) Bicycle Parking Guidelines, or similar industry publication acceptable to the Director.

**(5) Off-Street Parking Space and Aisle Dimensions**

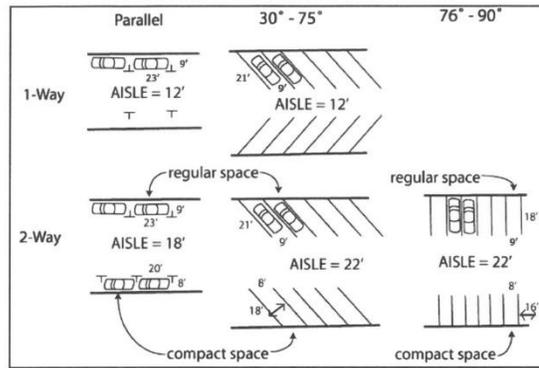
Parking spaces and maneuvering aisles shall comply with Table 153.065-B. Refer to Figure 153.065-A for a graphic depiction of these requirements.

TABLE 153.065-B OFF-STREET PARKING SPACE AND AISLE DIMENSIONS						
Parking Pattern	Aisle Width		Regular Space		Compact Space*	
	1 Way	2 Way	Width	Length	Width	Length
Parallel	12 ft.	18 ft.	9 ft.	23 ft.	8 ft.	20 ft.
30-75 degrees	12 ft.	22 ft.	9 ft.	21 ft.	8 ft.	18 ft.
76-90 degrees	N/A	22 ft.	9 ft.	18 ft.	8 ft.	16 ft.

\*A 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.



**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 <sup>1</sup>	
	1 Way	2 Way	Width	Length	Width	Length
<b>Parallel</b>	12 ft.	18 ft.	9 ft.	23 ft.	8 ft.	20 ft.
<b>30-75°</b>	12 ft.	22 ft.	9 ft.	21 ft.	8 ft.	18 ft.
<b>76-90°</b>	N/A	22 ft.	9 ft.	18 ft.	8 ft.	16 ft.

<sup>1</sup>A 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.

**(6) Parking Structure Design<sup>64</sup>**

Parking structures shall be designed ~~in accordance to comply~~ with the minimum requirements of ~~this section.~~ Refer to the building type requirements for §§153.065.B(3) and 153.062(O). In addition, parking structures in § 153.062(O) ~~for additional information shall be designed to comply with the design guidelines to the maximum extent practicable and not inconsistent with the standards in these BSD zoning regulations.~~

**(a) Entrance/Exit Lanes**

1. 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.
2. 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.
3. 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).

<sup>64</sup> Standards on pedestrian safety were moved to BSD Design Standards because key safety issues are addressed in the building code.

4. 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.
5. 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 comply with the following standards.

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.~~

**(7) Surface Parking Lot and Loading Area Design and Construction**

**(a) Grading**

All off-street parking and loading areas including parking 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 parking 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)(9) at all times.

**(c) Driveways:**

18. 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.
2. 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.
3. No driveway shall be permitted directly onto a principal frontage street unless approved by the City Engineer as provided by §153.061(D)(2).
4. 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 ~~street~~drive or the need for an additional driveway on a street is documented based on an access management study approved by the City Engineer.
5. 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.
6. Driveway aprons connecting parking lots to public roadways may not be constructed with permeable materials.

7. 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).
8. 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**

For each surface parking area that contains over 100 vehicle parking spaces, or contains any parking spaces located more than 350 feet from the walkability standards front façademain entrance of § 153.065(I)(3)(b) for requirements for the principal structure, a pedestrian circulation plans shall be submitted and comply with the walkability and pedestrian circulation standards applicable to parking areas in the design guidelines.

**(8) Required Loading Spaces**

- ~~(a) *Applicability.* The provisions of this division (B)(7) apply to all uses:~~
- ~~1. That are located in any BSD zoning district with the exception of~~

- ~~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.<sup>65</sup>~~

**(a) 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(H) through (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)(2)(c)(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. Required fire access zones 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.

**(b) Number Required**

1. The number of off-street loading spaces required is listed in Table 153.065-C.

---

<sup>65</sup> These standards are too restrictive

<b>TABLE 153.065-C: MINIMUM LOADING SPACES REQUIRED PER PRINCIPAL STRUCTURE</b>	
25,001 - 50,000 sq. ft. GFA	1 space
50,001 - 100,000 sq. ft. GFA	2 spaces
100,001 sq. ft. and above GFA	3 spaces

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)(8)(a), 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.

**(c) Loading Space Dimensions and Screening**

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.

**(9) 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 screened 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(C).

- (2) ~~—~~ All stormwater shall be managed as required by Chapter 53 of the Dublin City Code. All projects shall comply with the design guidelines to the maximum extent practicable and consistent with the standards in Chapter 53.

### (D) Landscaping and Tree Preservation

#### (1) Purpose <sup>66</sup>

~~(a)~~ The intent of §153.065(D) is to improve the appearance of the Bridge Street District, 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.~~

<sup>66</sup> Purpose statement significantly simplified.

**(2) General**

- (a) The provisions of §§153.132 through 153.148 shall apply in the Bridge Street District unless specifically modified or waived through the provisions of ~~this division §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 Minor Project or Development Plan 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) through (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 Final Development Plan.

(l) All projects subject to this §153.065(D) pursuant to §153.057(D) shall comply with design guidelines to maximum extent practicable and consistent with the standards in this §153.065(D).

**(3) Street Trees** <sup>67</sup>

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 comply with 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.
- (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 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.~~

**(d) 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

<sup>67</sup> [Detailed standards on tree openings moved to BSD Design Guidelines.](#)

in medians, in addition to medium and/or large tree species, where medians are provided.

**(e) Spacing and Location**

Street trees shall be spaced as set forth in Table 153.065-D below unless modified by the City Forester based on unusual site conditions or obstructions.

<b>TABLE 153.065-D STREET TREE SPACING REQUIREMENTS</b>			
<b>Requirement</b>	<b>Small Tree</b>	<b>Medium Tree</b>	<b>Large Tree</b>
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

**(f) 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.

**(g) 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.

**(h) 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.

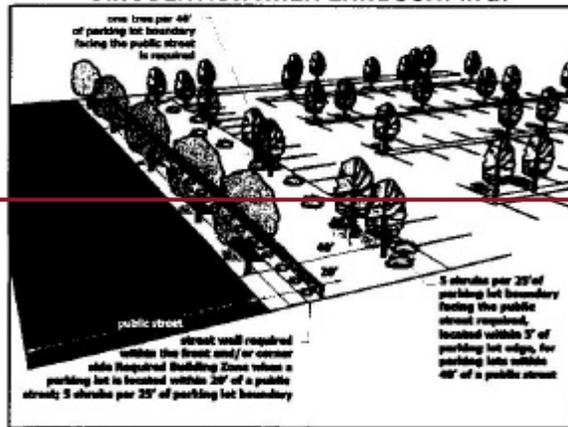
**(4) Perimeter Landscape Buffering**

- (a) Perimeter landscape buffering is required:
  1. When development or redevelopment in any BSD zoning district abuts property in a non-BSD zoning district; or
  2. 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. 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)(7)(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).

**FIGURE 153.065-C: SURFACE PARKING AND CIRCULATION AREA LANDSCAPING.**



**(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 from any street right of way the property owner shall install at least one deciduous tree per 40 lineal feet, or fraction thereof, of parking lot boundary facing the public street, in addition to the street trees required by division (D)(3) of this section. 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 division (E)(2) of this section 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 division (E)(2) of this section. 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<sup>68</sup>**

~~1.— In addition to required street frontage and perimeter buffering described in §153.065(D)(5)(a) and (b) above, a minimum of 5% of the interior parking lot area, calculated as the total of the area in (including all parking spaces and drive aisles, interior drives, loading docks, drop-off/pick-up lanes, and access drives beyond the right-of-way), 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 ten 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~~

<sup>68</sup> These standards and related BSD Design Guideline materials have been replaced by more flexible standards similar to those used in the Innovation Districts.

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 ten 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)~~ the design guidelines for RBZ treatment requirements.

**(7) Foundation Planting**

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 facing a public or private street or open space, or facing a surface parking area located on the same lot, but~~ is not required for portions of the front or corner side building façades located within ~~ten~~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 ten 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-three~~-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 (inches)	Number of Trees Credited
Over 12	3
6 inches to 11.9	2
3 inches to 6	1

**(9) Tree Preservation**

**(a) General Provisions**

~~1. Applicability. Division (D)(9) of this section applies to protected trees on all public and private properties.~~

~~2. Tree preservation plan required.~~

**1. 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~~shall 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 Development Plan 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 Final Development Plan and/or Minor Project Review 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 Final Development Plan and/or Minor Project Review 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).

**2. 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.

**3. 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 Development Plan Review 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 Minor Project or Final Development Plan;
- 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) through (9) an owner may propose alternative approaches consistent with the intent of §153.065(D) 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 Minor Project or Final Development Plan 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**

~~*Fence and wall standards. The provisions of this section are required for all fences*~~All fencing, walls, and screening materials in the BSD zoning districts. Notwithstanding development and redevelopment subject to the provisions of this §153.065(E) pursuant to §153.057(D) shall comply with the provisions of §153.065(E) and shall comply with the design guidelines to the maximum extent practicable and consistent with the standards in this section, the provisions of § 153.064(G)(4)(h) shall be met with respect to fencing and walls for open spaces. §153.065(E).

**(1) Fence and Wall Standards****(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 Minor Project or Final Development Plan 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 than 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 and 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 and 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.~~

**(a) Street Wall Design, Location, and Landscaping**

- ~~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.~~
  1. Street walls shall be a minimum of 22 inches in height where seating is intended; all other street walls shall be a minimum of 30 inches in height. No street wall shall exceed 36 inches in height.
  2. 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.~~

**(b) Alternative Street Wall Design and Landscaping**

In lieu of compliance with the specific requirements of §153.065(E)(2)(a), 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 Minor Project or Final Development Plan 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 Minor Project or Final Development Plan by the required reviewing body with examples of successful, high quality installations.

**(b) Roof-Mounted Mechanical Equipment**

1. 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.~~
- 2. The standards of §153.065(E)(3)(b)(1) 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, consistent with city code and the design guidelines ~~using one of the following options:~~
  - ~~a. — Landscape material which provides a minimum of 50% year round opacity;~~
  - ~~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.~~
- 2. The standards of §153.065(E)(3)(c)(1) 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 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**

1. 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.~~
2. The standards of §153.065(E)(3)(e)(1) shall 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)(8)(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**

Vegetative screening. ~~If vegetative screening is used that complies with the design guidelines may be used to meet the requirements of division this §153.065(E)(3) of this section, 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)(a) through (g), 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 as well or 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 this division (F), except as~~

~~noted in this section.~~

**(2) 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.

**(3) Fixture Power and Efficiency**

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

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

**(4) 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.

**(5) Lighting Uniformity**

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

**(6) 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.

**(7) Lighting Plans**

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

**(8) 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 ~~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 regulations. Decorative lighting shall not exceed 900 lumens unless installed and shielded in accordance with §153.065(F)(45)(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 regulations.

**(13) Design Guidelines**

All projects shall comply with the design guidelines to the maximum extent practicable and consistent with the standards in subsections (1) through (12) above.

**(G) Utility Undergrounding and Screening**

(1) In all BSD zoning regulations, 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) Public Art<sup>69</sup>**

- (1) Site development may include the installation of public art in accordance with City policies and procedures.
- (2) Any public art installed on the site shall be located after consideration of the design guidelines.

**(I) Signs<sup>70</sup>****(1) Intent<sup>71</sup> ~~and general purpose.~~**

~~(a) *General.* The intent of §153.065(I) is to enhance the physical appearance of the BSD zoning regulations 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 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.~~

**(2) General Provisions**

<sup>69</sup> New section included to provide a regulatory foundation for the content on this topic in the BSD Design Guidelines.

<sup>70</sup> Many narrative standards have been reorganized into tables.

<sup>71</sup> Specific intents for different BSD districts and neighborhoods deleted as unnecessary give detail in the standards themselves.

- (a) All applicable requirements of §§153.150 through 153.163 shall apply to the BSD zoning regulations except as modified by this §153.065(I). In the event of a conflict with the provisions of §§ 153.150 through 153.163, the provisions of this §153.065(I) 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 ~~A~~ 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 is protected free speech unless the Law Director determines otherwise.
  - 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 affixed to public facilities in the right-of-way within the Bridge Street District shall be approved by the City Manager prior to placement.<sup>72</sup>
  - 6. All projects shall comply with the design guidelines to the maximum extent practicable and consistent with this §153.065(I).
- (e) **Master Sign Plans<sup>73</sup>**
  - 1. The purpose of a master sign plan is to allow a greater degree of flexibility and creativity in sign design and display. Further, master sign plans are intended to be used for multiple signs for either a single building or a group of related buildings to ensure that the requested signs work in a coordinated fashion to meet the general intent of signs in the District. It is not intended to simply permit larger or more visible signs or additional signs than may be permitted, without any consideration for unique sign design and display. Master sign plans shall maintain the purpose and intent of the sign and graphic standards for the applicable BSD zoning district. Master sign plans may be submitted for the purposes described below.
    - a. Any applicant may request approval for a master sign plan for signs that depart from the requirements of §153.065(HI). The required reviewing body shall be permitted to approve alternative requirements for sign design, number, type, size, height, location, and lighting.

<sup>72</sup> Reference to special events and public announcements deleted as unnecessary and potentially in conflict with the Reed v. Gilbert decision.

<sup>73</sup> Some procedural content deleted to avoid overlap with proposed separate administrative ordinance.

- b. A master sign plan may be submitted for a single building to ensure that sign locations and designs are properly coordinated with the building. Once the master sign plan is approved, no subsequent approvals are required provided the signs are consistent with the approved master sign plan.
  - c. A master sign plan may be submitted for multiple buildings and sites.
  - d. A master sign plan may be submitted for any sign proposal that does not meet the standards of these BSD zoning regulations.
  - e. A master sign plan is required for shopping corridors.
  - f. Once the master sign plan is approved, no subsequent approvals are required provided the signs are consistent with the approved master sign plan.
- ~~2.— The Planning and Zoning Commission shall review all master sign plans, except for those in the BSD Historic Core District and areas of the BSD Public and Historic Transition Neighborhood Districts that fall within the Architectural Review District boundaries, as provided in § 153.065(H)(2)(e)6.~~
  - ~~3.— Applications for basic plan review as required in § 153.066(D) may include a description of the general design intent for proposed signs, demonstrating coordination with proposed building architecture and compatibility with the surrounding development context. Information provided at the basic plan review should demonstrate that signs will meet all requirements of § 153.065(H), or that the applicant intends to request master sign plan as provided in § 153.065(H)(2)(e). A master sign plan may be reviewed concurrently with a basic plan review.~~
  - 2. A master sign plan shall include, at a minimum: the proposed locations, types, number, heights and sizes of signs, indicated on scaled plans and/or building elevation drawings; proposed materials to be used for sign structures and sign faces; fabrication details; and proposed types of illumination.
  - 3. Where applicable, all signs located within a development shall meet the requirements established in an approved master sign plan. Where an approved master sign plan does not contain specific sign elements (such as height, colors, placement, etc.), then the provisions of this §153.065(HI) shall apply.

**(f) Temporary Signs**<sup>74</sup>

The standards in this §153.065(I) do not apply to temporary signs, which are subject to §153.160.

**(3) BSD Districts with Special Sign Provisions**

**(a) BSD Scioto River Neighborhood, Residential, and Public Districts.**

<sup>74</sup> Added to clarify current practice.

1. Signs in these districts shall be subject to the requirements of § 153.065(I)(4) through (7) as applicable, unless a master sign plan is approved by the Planning and Zoning Commission (refer to §153.065(I)(2)(d)6)).
2. A master sign plan is required for designated shopping corridors in the Scioto River Neighborhood district. The master sign plan shall be submitted prior to or concurrent with the first Final Development Plan submitted in a designated shopping corridor.

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

1. All properties on which a new primary building is constructed shall comply with the requirements of §153.065(I)(4) through (7) as applicable, unless a master sign plan is approved by the Planning and Zoning Commission (refer to §153.065(I)(2)(d)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 Final Development Plan in a shopping corridor.

~~(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 division (F) of this section. 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.~~

**(4) Sign Design and Lighting**

**(a) Limitations on Sign Shape**

The provisions of §-153.158(C)(3) (limitations on sign shape), shall not apply in the BSD zoning regulations.

**(b) Sign Colors and Secondary Images<sup>75</sup>**

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.~~
2. 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 (I)(4)(b)1 and 153.065(I)(4)(b)2A. 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.
3. **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 (I)(4)(b)1.
4. **Size Limitations**  
All signs shall comply with the size limitations of §153.158(C)(2).

**(e) Sign Materials<sup>76</sup>**

<sup>75</sup> Text on regulation of logos and registered trademarks deleted as potentially inconsistent with the Reed v. Gilbert decision.

<sup>76</sup> Some sign material standards moved to BSD Design Guidelines.

- ~~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.~~
- 1. Signs shall be fabricated, constructed and installed to conceal fasteners and/or other methods of attachment that not integral to the sign design.
- 2. 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 regulations are listed in Table 153.065-G. Refer to §153.065(I)(6) for number of signs permitted, and §153.065(I)(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.

TABLE 153.065-G SIGN TYPES PERMITTED IN BSD ZONING DISTRICTS		
Sign Type	Code Section Reference	Sign Intent
Ground Sign		

Ground Sign	§ 153.065(IH)(7)(a) Table 153.065-H	Ground signs are intended primarily for buildings with greater front and corner side setbacks.
<b>Building-Mounted Signs</b>		
Wall Sign	§ 153.065(IH)(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		
Canopy Sign		
Projecting Sign		
Window Sign		
<b>Building Identification Sign</b>		
Building Identification Sign	§ 153.065(IH)(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 District. 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.
<b>Other Permitted Signs</b>		
Directory Sign	§ 153.065(IH)(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.

**(6) Number of Permitted Signs**

~~The number of permitted signs. Refer to division (H)(6)(d) of this section for the number of signs permitted is listed 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 divisions (H)§153.065(I)(6)(a) through (c) of this section.~~ Refer to Table 153.065-G, Sign Types Permitted in BSD ~~zoning districts~~Zoning Districts, for the list of permitted signs and the intent of each sign type.

**(a) Ground Signs**

1. One ground sign is permitted per building or parcel for each street frontage, not to exceed a maximum of two ground signs.— If a ground sign is used, the number of building signs permitted on the property shall be reduced by one. The building sign foregone in return for erecting a ground sign may not be the one-square foot building mounted sign permitted by §153.065(I)(6)(b)(2).

2. No ground sign may be located between the front building façade and a primary street frontage.
3. Refer to §153.065(I)(7)(a), Ground Signs, for specific requirements for size, location, and height.

~~(b) Single tenant buildings and multiple tenant buildings without storefronts. Refer to division (H)(7)(b) of this section, Building Mounted Signs, for specific requirements for sign types, sizes, locations, and heights.~~

**(b) Building-Mounted Signs**

1. Single Tenant Buildings and Multiple Tenant Buildings without Storefronts
  - a. Multiple tenant buildings without storefronts and single tenant buildings are permitted a maximum of one building-mounted sign per street frontage.
  - b. 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.<sup>77</sup>

**~~3. Building-Mounted Signs~~**

- ~~c. Refer to §153.065(I)(7)(b), Building-Mounted Signs, for specific requirements for sign types, sizes, locations, and heights.~~
2. Multiple Tenant Buildings with Storefronts
  - a. 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.~~
  - b. 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.
  - c. 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.
  - d. A single, one-square-foot window sign indicating the name of the business and/or a logo, shall be permitted only on a

<sup>77</sup> Separate standards for directory signs, and requirement that one-square foot signs include only names and logos, are potentially content-based regulation, but per our discussions, the city assumes that the Reed v. Gilbert only applies to temporary signs, so we have not removed these phrases from regulations of long-term/permanent signs.

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.

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

**(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>TABLE 153.065-H GROUND SIGN REQUIREMENTS</b>	
<u>Number</u>	<u>1 per building or parcel, per street frontage, not to exceed 2.</u>
<u>Size</u>	<u>Maximum 24 sq. ft.</u>
<u>Location</u>	<u>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.</u>

<b>TABLE 153.065-H GROUND SIGN REQUIREMENTS</b>	
<u>Height</u>	<u>Maximum 8 ft.</u>
<u>General</u>	<u>Permitted ground signs may be attached to a freestanding wall or other similar structure on the same lot as the building or use.</u>
	<u>Sign foundations may not be exposed and shall either be mounted on a masonry base or clad in material compatible with the material used for the sign and the principal structure containing the use with which the sign is associated.</u>
	<u>Ground signs shall be landscaped where appropriate to site conditions.</u>

**(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 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(I)(6)(b)(2)b or §153.065(I)(6)(b)(2)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(I)(6)(b)(2)c above shall not exceed eight square feet ~~and be located within six feet of the common public entrance.~~
- ~~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.~~

~~(d) *Other permitted signs.*~~

~~In addition to the signs permitted by Tables 153.065-H through 153.065-I, directory, display, and sandwich board signs shall be permitted in accordance with Table 153.065-K, Requirements for Other Permitted Signs. Signs permitted by § 153.157, with the exception of § 153.157(K) shall also be permitted in all BSD zoning districts.~~

**(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.
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.

<b>TABLE 153.065-J BUILDING IDENTIFICATION SIGN REQUIREMENTS</b>	
<u>Number</u>	<del>1 wall sign per building or street frontage, not to exceed 2.</del>
<u>Location</u>	<del>On a building façade facing a street.</del>
<u>Size</u>	<del>½ sq. ft. per each lineal foot of building frontage, each sign not to exceed 100 sq. ft.</del>
<u>Height</u>	<del>Shall not extend above the roofline.</del>
<u>General</u>	<del>Individual channel or pin-mounted letters or characters are required.</del>
	<del>Buildings with frontage on the I-270 right-of-way are permitted an additional sign in accordance with §153.161(A).</del>

**(d) Other Permitted Signs**

1. In addition to the signs permitted by Tables 153.065-H through 153.065-I, directory, display, and sandwich board signs shall be permitted in accordance with Table 153.065-K, Requirements for Other Permitted Signs.
2. Signs permitted by §153.157, with the exception of §153.157(K) shall also be permitted in all BSD zoning regulations.

<b>TABLE 153.065-K REQUIREMENTS FOR OTHER PERMITTED SIGNS</b>
---

<b>Directory Signs</b>		
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.	
<b>Identification Plaques</b>		
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	
<b>Display Signs</b>		
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.	
<b>Community Gardens</b>		
Number	<u>1 per garden, limited to 24 square feet in area and located no closer than 10 feet from the edge of the street, but outside of the public right-of-way</u>	
<b>Sandwich Board Signs</b>		
Number	1 per ground floor storefront tenant.	Not Permitted
Location	<del>Sandwich board signs are permitted only immediately in front of the building containing the activity described on the sign.</del>	Not Permitted
	<del>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.</del>	
	<del>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.</del>	
Size	<del>6 sq. ft. per side.</del>	
Height	<del>3-ft.</del>	
General	<del>Sandwich board signs may include chalkboard and whiteboard elements.</del>	

	<del>The sandwich board sign structure shall be constructed with subdued colors.</del>
	<del>Sandwich board signs shall be removed and stored indoors or in a location not visible to the public during non-business hours.</del>

## § 153.066 Review and Approval Procedures and Criteria

*This section is under Council review and scheduled to be adopted shortly. However, the follows items are being tracked here to be added to the amended 153.066 once it is incorporated into this document.*

### **Single-Family Detached Homes**

Single-family detached homes are not subject to review by a required reviewing body. When individual homeowners submit building permits, City staff will review the permit to ensure the proposal is in compliance with this code, as evidenced by an approved Certificate of Zoning Plan Approval (CZPA).

## **§153.002 Definitions**

*Related Changes to Dublin Zoning Code Definitions. All definitions will need to be renumbered after insertion of these new definitions.*

### **Artisan Production**

Small-scale production or preparation of food or craft items made on site that involve minimal or no automated, and that may include direct sales to consumers from the same premises. This definition includes uses such as small-batch bakeries, small-batch candy shops, and local cheese makers, but does not include small-scale production of alcoholic beverages, which is listed as a separate use.

Bridge Street District (or BSD) Zoning Regulations – renumber later definitions.

Those zoning regulations in §§153.057 through 153.066, including any regulatory content in other portions of the Dublin Zoning Ordinance or the Dublin City Code cross-referenced in §§153.057 through 153.066.

### **Eating & Drinking**

A facility that prepares or serves food or beverages directly to the public for on- or off-premise consumption. This use includes but is not limited to sit down or take-out restaurants, cafes or coffee shops, ice cream parlors, and may also include uses such as taverns or wine bars, but does not include any use meeting the definition of Small Batch Alcohol Production, and does not include uses operated on rooftops, which are regulated as a Rooftop Use.

### **Entertainment/ Recreation, Indoor**

A facility or area that is a primary use of land and that provides opportunities for physical exercise, physical training or improvement of health for the general public or members of an organization. This use includes but is not limited to: theaters, bowling alleys, dance halls, game centers, gymnasiums, health clubs, exercise and fitness facilities, and climbing wall centers.

### **Food Truck**

A self-contained mobile unit, independent with respect to water, sewer, and power utilities, capable of moving or being moved, consisting of an enclosed truck, enclosed trailer or similar mounted unit that contains equipment used for the preparation and/or sale of food products and/or beverages and is closed up when not in operation. This definition and related regulations apply to food trucks when located on private property or private property, but do not food trucks parked on public streets or rights-of-ways), which are subject to police regulations.

### **Office – General**

A facility providing executive, management, administrative, or professional services. This use includes corporate offices, law offices, architectural firms, industrial design firms, insurance companies and other executive, management or administrative offices for businesses or corporations. General office uses may include the administration of local, state, or federal government services or functions. This facility does not include medical offices, call centers, or flex offices.

### **Personal, Repair, and Rental Services**

A facility or establishment that provides services associated with personal grooming, personal instruction or education, the maintenance of fitness, health and well-being, or the rental, servicing, maintenance, or repair of consumer goods. This use includes but is not limited to yoga centers, beauty salons, barbers and hairdressers, meditation centers, massage centers, dry cleaning shops, tailors, shoe repair, and electronics repair shops. This facility does not include motor vehicle, recreational vehicle, or heavy equipment repair or rental.

### **Rooftop Use**

The use of the rooftop of a primary or accessory structure for accessory eating, drinking, entertainment, or recreation facilities activities, including but not limited to cafes, restaurants, bars, exercise facilities, swimming pools, and music or performing arts activities. This use does not include use of rooftops for gardening purposes renewable energy production, or stormwater management facilities and improvements, which are regulated separately, and does not include Small Batch Alcohol Production.

### **Small Batch Alcohol Production**

An establishment where ale, beer, and/or similar beverages are brewed in volumes not exceeding 31 million gallons per year, or where spirituous liquors are distilled in volumes not exceeding 100,000 gallons per year, or where wine is produced and consumed on premises, where the area used for production of alcoholic beverages does not exceed 30,000 square feet and the owner or operator is at all times in compliance with Ohio state licensing requirements and operating regulations. This use includes a bar, tasting room, or restaurant use where beverages served are primarily those produced on the premises.<sup>78</sup>

---

<sup>78</sup> The volume limits listed are from ORS 4303.022 and 4303.041. We were not able to find a volume limit for small-scale wine production.