

OSU MEDICAL CAMPUS ZONING DISTRICT

PLANNED UNIT DEVELOPMENT (PUD) TEXT

As recommend for approval by the Planning and Zoning Commission and revised accordingly for City Council review as part of Ordinance 53-19

First Reading October 21, 2019
Second Reading November 4, 2019

I. DISTRICT PURPOSE AND INTENT.

(A) *Purpose.* The property that is the subject of this application will constitute the OSU Medical Campus Zoning District (the “Zoning District”) and consists of 33.8+/- acres located to the south of and adjacent to U.S. Route 33, generally to the north of Shier-Rings Road, to the east of Eiterman Road, and to the west of Avery Road. On the date of this text the site is owned by the City of Dublin but a contract has been executed by the City and The Ohio State University (the “University”), on behalf of its Wexner Medical Center (the “Med Center”), pursuant to which the University will purchase the property with the intent to develop and operate permitted uses in accordance with the requirements of this text and its associated preliminary development plan.

The Med Center is undertaking an initiative to expand the reach of its medical services beyond its main campus. It is evaluating and pursuing select opportunities in suburban locations around Central Ohio where it can bring comprehensive services and facilities closer to patients. The real property that is the subject of this text has been identified as an ideal location.

The initial phase of the project is anticipated to include an ambulatory care facility, medical office space, and related uses. The term “ambulatory care facility” is expansive and is not simply defined, but can generally be described as being “a facility where outpatient medical procedures, testing, and treatment are provided in addition to traditional physician consultations”. The first phase is anticipated to include approximately 250,000 square feet of space from which these uses will operate. A second future phase could expand the first phase by up to another 300,000 square feet and would include additional medical and related facilities. Prior to the opening of the initial phase of the project the City will be relocating existing Shier-Rings Road to a location that abuts the southern boundary of this Zoning District (such new location to be referred to herein as “Relocated Shier-Rings Road”).

(B) *Conflicts.* If the requirements in this text conflict in any manner with the City of Dublin Codified Ordinances, the provisions of this text shall prevail. All matters not covered by this text shall be regulated by the requirements and standards contained in the City of Dublin Zoning Code (“Zoning Code”).

(C) *Severability*. If any provision or provisions of this text or the application thereof to any zoning lot, building or other structure or tract of land are declared by a court of competent jurisdiction to be invalid or ineffective in whole or in part or to be inapplicable to any person or situation, the effect of such decision shall be limited to the provision or provisions which are expressly stated in the decision to be invalid or ineffective to the zoning lot, building or other structure or tract of land immediately involved. All other provisions of this text shall continue to be separate and fully effective, and the application of any such provision to other persons or situations shall not be affected.

(D) *District intent*. The property that is the subject of this text is part of the Economic Advancement Zone, and prior to the approval of this text the property is zoned in the Research Office (ID-1) District. Due to the unique nature of the proposed uses in this Zoning District and the arrangement of uses on the site, a planned unit development designation is being used to provide for flexibility to accommodate development that would not otherwise comply with all of the ID-1 zoning district requirements. Section 153.037(H)(1) provides, in part, that “[t]he purpose of the Research Office District is to provide for the integration of large format research and office uses in multistory buildings. Uses within the ID-1 District may include a mix of office, research, laboratory, clean manufacturing, assembly, and other uses incidental to office, technology and research uses. Higher-intensity sites in this district include those with higher freeway and major arterial visibility.” The development standards in this text and the accompanying preliminary development plan further this vision and intent while accommodating the unique nature of the proposed uses and development. In order to provide an efficient comparison between the provisions of this text and the portions of the Zoning Code which otherwise apply to the ID-1 district, this text generally follows the format of Sections 153.038 through 153.040 of the Zoning Code. Any reference to “§” as used herein means a “section” of the Dublin Codified Ordinances.

II. DISTRICT USES.

(A) Uses in this Zoning District are shown in the following table. Descriptions and characteristics of use categories which are not defined in this text can be found in Zoning Code Section § 153.002(A), Uses Definitions. Additional development requirements for particular uses are contained in division (C) of this section as referenced below within the “Use Specific Standards” column.

(1) *Permitted uses*. Uses denoted as “P” in the Table of Uses below indicate that the use is allowed by right, subject to compliance with the use specific requirements referenced in the Table of Uses and all other applicable provisions of this text and the Zoning Code, as applicable.

(2) *Conditional uses*. Uses denoted as “C” in the Table of Uses below indicate that the land use is allowed only upon approval of a conditional use permit as required by Zoning

Code § 153.236, compliance with use specific requirements referenced in the Table of Uses and all other applicable provisions of the Zoning Code.

(3) *Size or time limited uses.* Uses denoted with an “S” or “T” in the Table of Uses below indicate special limits regarding size or time duration of the use and are subject to compliance with the use specific requirements referenced in the Table of Uses and all other applicable provisions of the Zoning Code.

(4) *Table of uses.* The following table identifies principal permitted and conditional uses as well as uses which are permitted as being accessory or ancillary to a permitted or conditional use within this Zoning District. An “X” indicates that a particular use is not permitted.

Table of Uses

PRINCIPAL PERMITTED USES

P=Permitted C=Conditional S=Size Limited T=Time Limited X= Prohibited/Not Permitted		
<u>PRINCIPAL USES</u>	<i>Designation</i>	<i>USE SPECIFIC STANDARDS</i>
Commercial Uses	ID-1	
Animal Care- General Services	X	
Animal Care- Veterinary Offices	X	
Animal Care- Veterinary Urgent Care and Hospitals	X	
Conference Center	X	
Data Center	X	
Eating and Drinking	X	
Entertainment and Recreation- Indoor	X	
Entertainment and Recreation- Outdoor	X	
Exercise and Fitness	X	

Fueling/Service Station	X	
Hotel	X	
Office- General	P	

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P=Permitted C=Conditional S=Size Limited T=Time Limited		
<u>PRINCIPAL</u> USES	Designation	USE SPECIFIC STANDARDS
Commercial Uses (Cont.)		
Office- Call Centers	X	
Office- Flex	X	
Office- Medical	P	
Parking Structures	P	153.038(C)(7)
Personal, Repair and Rental Services	X	
Retail	X	
Transportation- Park-and-Ride	P	153.038(C)(9)
Civic, Public & Institutional Uses		
Ambulatory care facilities (as such term is defined in Section I of this text)	P	
Day Care	X	
Educational Facility	P	153.038(C)(11), except that such programs and/or uses shall have a defined mission relating to post-secondary education, community education,

		and/or medicine
High School	X	
Government Services- General	X	
Government Services- Safety	X	
Government Services- Service	X	
Hospital	P	
Library, Museum or Gallery	X	
Religious or Public Assembly	X	
Parks and Open Space	P	
Transportation - Transit Station	P	
Industrial Uses		
Construction and Contract Service	X	
Manufacturing and Assembly	X	
Mini-Storage	X	
Research and Development	P	
Utilities- District Energy Plant	X	
Utilities- Renewable Energy Facilities	P	153.038(C)(17)

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Industrial Uses (Cont.)		
Utilities- Electric Substation	X	
Utilities- Essential Services	P	
Utilities- Wireless Communications	X	

Warehousing and Distribution	X	
Residential Uses		
Dwelling- Single-Family	X	
Dwelling- Townhome	X	
Dwelling- Live-Work	X	
Dwelling- Multiple Family	X	

ACCESSORY USES

P=Permitted C=Conditional S=Size Limited T=Time Limited X=Prohibited/Not Permitted		
<u>ACCESSORY USES</u>	<u>Designation</u>	<u>USE SPECIFIC STANDARDS</u>
Commercial Uses		
Bicycle Facilities	P	153.038(C)(23), except that there shall be no requirement for locating bicycle parking spaces within a certain distance of building entrances
Child Day Care	P	The second sentence of 153.038(C)(10) shall apply to this use, the second sentence of this same section shall not.
Community Activity	P,T	153.038(C)(24)
Construction Trailer/Office	P,T	153.038(C)(25)
Corporate Residences	X	
Drive-In/Drive-Thru	X	

Dwelling Rental or Sales Office	X	
Eating and Drinking	P	Not permitted as a stand-alone use. This use shall only be permitted within a building containing a principal permitted use.
Entertainment and Recreation- Indoor	X	
Exercise and Fitness	P	Not permitted as a stand-alone use. This use shall only be permitted within a building containing a principal permitted use. This use shall not exceed 10% of the gross floor area of the building from which it operates.

Commercial Uses (Cont.)		
Helipad/Heliport	P	153.038(C)(28)
Home Occupation	X	
Outdoor Display/Seasonal Sales	X	
Parking Structures	P	153.038(C)(7)
Personal, Repair and Rental Services	X	
Retail	P, S	Not permitted as a stand-alone use. This use shall only be permitted within a building containing a principal permitted use. This use shall not exceed 10% of the gross floor area of the building from which it operates.
Transportation - Park and Ride	P	153.038(C)(9)
Transportation -	P	

Transit Stop		
Utilities - Essential Services	P	
Utilities - Renewable Energy	P	153.038(C)(31)
Utilities - Renewable Wind Equipment	C	153.038(C)(31)
Utilities - Wireless Communications	See Dublin Code Chapter 99	
Vehicle Charging Stations	P	
Warehousing and Distribution	X	

(B) Similar uses or uses not addressed.

(1) In those situations where a use is not specifically addressed but could reasonably be interpreted as similar in character to a use listed in this Zoning District, the Director may determine that the use is similar to the uses in the Zoning District, as a permitted or accessory use.

(2) The Director shall base the decision on a finding that the proposed use satisfies all of the following:

- (a) Is consistent with the intent of this section and with the development intent for this Zoning District.
- (b) Will not impair the present or potential use of other properties within the Zoning District in the vicinity.
- (c) The operation, scale and characteristics of the proposed use are no greater than those listed in this text, in terms of aesthetics, traffic generated, noise, potential nuisances, and other impacts related to community health, safety and welfare.

- (d) Will not adversely affect the Economic Advancement Zone elements of the Community Plan.
- (3) Once a finding of similar use is made, it shall comply with all applicable Code provisions, review and approval requirements, and Zoning District regulations that apply to that use.
- (4) The Director's determination shall be in writing and sent to the applicant. The applicant may either appeal the decision to the Board of Zoning Appeals in accordance with the provisions of the Zoning Code, or submit an application for an amendment to this Zoning District.

III. DEVELOPMENT STANDARDS.

(A) Lot requirements. The following requirements for arrangement and development of land and buildings shall be met in this Zoning District.

(1) Intensity of use. Lot size shall be sufficient to provide the yard spaces required by the following provisions:

(a) Minimum lot size. The minimum size of lots within this Zoning District shall be 3 acres.

(b) Maximum lot coverage. Lot coverage for structures and impervious surfaces shall not exceed 75%.

(c) Building height. The maximum building height for the occupiable above-grade portions of buildings shall not exceed 110 feet and shall not exceed 7 stories in height. Mechanical equipment which is screened in accordance with the requirements of this text shall be permitted to be installed on buildings to a height necessary to accommodate the equipment and screening. Where such mechanical equipment is fully enclosed (i.e., so that such enclosure has a roof and is accessible using one or more doors that are accessible while standing on the roof), the enclosure and mechanical equipment shall count as a building story.

(2) Setback requirements. Placement of structures and improvements shall provide sufficient separation to the adjacent site or use according to the following provisions. Setbacks shall be provided as necessary to accommodate any additional site requirements such as landscaping, mounding and buffering.

(a) Lot width. Lots shall be a minimum of 60 feet in width at the public right-of-way.

(b) Front yards. The required minimum setbacks for principal and accessory structures shall be as follows:

(i) U.S. Route 33: The minimum required setback for pavement and buildings shall be 100 feet from the right-of-way for U.S. Route 33 as it exists on the date that this text becomes legally effective. Ground-mounted mechanical equipment which is completely screened from off-site view by a wall or fencing shall be permitted to encroach up to 25 feet into the minimum required setback, in addition to grass pavers that provide a route of vehicular access to serve such equipment. In addition, walking paths, benches, gardens, and other landscaping as well as walls used as landscaping element shall be permitted within the minimum required setback from U.S. Route 33. No parking shall be permitted to be constructed between U.S. Route 33 and any front plane of the primary building in this Zoning District which runs generally parallel to U.S. Route 33.

(ii) Relocated Shier-Rings Road: The minimum required setbacks from the right-of-way of Relocated Shier-Rings Road shall be 25 feet for pavement and 100 feet for buildings.

(iii) Eastern and Western Perimeter Boundaries: The minimum required setback for pavement shall be 15 feet and the minimum required setback for buildings shall be 50 feet from each of the eastern and western boundary lines of this Zoning District.

(iv) Internal Parcel Lines: There shall be a zero setback requirement from all parcel lines which are located internally within this Zoning District.

(v) Elimination of Setbacks: In the event that a parcel located within this Zoning District and an adjacent parcel located outside of this Zoning District to the east or west (a) come under common ownership or control and (b) are zoned to allow compatible uses, then any minimum pavement and building setbacks set forth in this text which apply to the eastern or western perimeter boundaries of this Zoning District (as applicable) shall no longer apply with respect to these parcels.

(vi) Minimum Building Separation: There shall be no minimum required separation distance between buildings. It is anticipated that the second phase of building construction in this Zoning District may consist of an expansion of the building that is constructed during the first phase of development therein.

(B) Additional outdoor requirements. The following requirements for outdoor storage, operations and service areas shall be met in this Zoning District:

(1) Outdoor operations. Uses shall operate entirely within an enclosed structure, unless it is determined by the Director that proposed outdoor operations are harmonious to the surrounding area and are adequately screened.

(2) Outdoor storage. Exterior storage shall not be permitted in this Zoning District.

(3) Off-site impacts. Uses must be conducted in a manner harmonious with the surrounding area and comply with minimum requirements as set forth by the provisions of § 153.076 of the Dublin Codified Ordinances.

(4) Service areas. Overhead doors shall be located to the side or rear of structures to minimize visibility from U.S. Route 33. Open service areas and loading docks shall be screened by walls a minimum of 6 feet in height, but not greater than 12 feet. Walls, fences or landscape screening shall have 100% opacity to effectively conceal service and loading operations from an adjoining public right-of-way and from any residential zoning district or a residential Zoning District of a planned development district as listed in § 153.016. Compliance with the provisions of § 153.133(C) shall also be required.

(5) All storage areas and structures for outdoor mechanical equipment must be screened so as not to be visible from the street and from pedestrian circulation areas, or recessed within the footprint of the building.

(C) Architectural requirements.

(1) Building Design:

(a) Intent and Character: The ambulatory care facility is part of a larger initiative for the Med Center and therefore architecture for the building from which it will operate is tied closely to the Med Center's branding. The University's design vision for buildings in the locations where it is constructing outside of the University's main campus requires similarities from facility-to-facility in order for patients to identify the branding of this type of use for the Med Center. Moreover, the services and operations within these facilities drive the buildings' footprints, and causes the need for an "inside-out" design process. The Med Center will continue to program the services and operation of the facility throughout the City's review of the preliminary development plan. This may result in the Med Center requesting some modifications to architecture at the time it files a final development plan application.

In addition, it is anticipated that the buildings which are approved as part of the preliminary development plan application will be constructed in two or more phases. The applicant may elect and shall be permitted to file a final development plan application which pertains to only the initial phase of construction and development. To the extent that such final development plan illustrates the locations and sizes of later phases of development for purposes of

context, then the developer and/or the City may stipulate this point and in such a circumstance the approval of the first phase shall not be deemed to be approval of any later phase. In this circumstance later phases of the building shall be required to be reviewed and approved as part of a separate final development plan application when the applicant is prepared to move ahead with any such phase.

(b) Design Intent: The Med Center has a proven track record of designing high-quality buildings with attractive aesthetic designs and which are efficient in terms of minimizing their environmental impacts and serving patients. The design of the ambulatory care facility and buildings with other permitted uses will achieve these same goals. Buildings shall be designed to meet or exceed the City's standards in terms of quality of materials and design and shall recognize this facility as a focal point in the community.

Medical buildings are necessarily large and typically include long walls that together form spaces for offices, exam rooms, laboratories, and other related uses. The goal for the development of the structures in this Zoning District is to balance the practical needs of these buildings with the desire to provide exterior designs that are attractive. Architecture by its nature is a subjective medium, meaning that the adoption of strict objective standards in all instances may not provide the best means for achieving appropriate design. In recognition of this fact, the standards set forth herein provide requirements for designing buildings in an effort to set expectations for the quality of architecture that will be expected for these structures. On the other hand, these standards are meant to allow for some flexibility to encourage innovative design, provided that the spirit and intent of these provisions are met.

(2) Design Requirements:

(a) Level of Façade Finish: Buildings shall be required to employ a comparable use of materials on all elevations. All elevations of a building shall receive similar treatment in terms of style, materials, and design so that no elevation is of a lesser visual character than any other.

(b) Quality: Architectural design for all portions of a building or structure that are visible from a public right-of-way or adjacent property shall meet the community standard in terms of quality while taking into account the unique nature of the use(s) that will be found therein.

(c) Long Façade Requirements: Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-of-way or adjacent property. Design variations on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include, but are not limited to, the use of offsets, recesses and/or projections, banding, windows,

and/or reveals; scoring of building facades; color changes; texture or material changes; and variety in building height.

(d) Use of Design Elements: The use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, community spaces, or similar devices.

(e) Use of Landscaping: Landscaping shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from public rights-of-way.

(f) Primary Building Entrances: Primary entrances to buildings shall be made sufficiently prominent that they can be easily identified from a distance.

(g) Screening of Building Elements: Elements such as meter boxes, utility conduits, roof and wall projections such as vent and exhaust pipes, mechanical equipment, and trash containers and dumpsters shall be designed, located, or screened in accordance with City Code.

(h) Roofs: All roof types shall be permitted (including, without limitation, flat roofs), provided that each roof design shall be compatible with the style and design of the building.

(3) Materials:

(a) Exterior wall finishes: Permitted primary building materials shall include brick, brick veneer, stone, stone veneer, manufactured stone, cast stone, architectural precast concrete, metal, wood (including synthetic wood products), and/or glass (except that reflective or mirrored glass shall be prohibited).

(b) Prohibited Materials: Prefabricated metal buildings and untreated masonry block structures are prohibited.

(4) Phasing: The east-facing façade of the building to be constructed as part of the first phase of development with this Zoning District will serve as an interior building wall once a building addition is constructed as part of the second phase of development. In recognition of this fact, the east-facing façade of the building constructed during the first phase may have a different level of finish than the remainder of that building. The University shall present details of this interim façade condition for review and approval as part of a final development plan.

IV. SITE DEVELOPMENT REQUIREMENTS.

The following requirements for site development shall be met in this Zoning District.

(A) *Fences*. Fences within this Zoning District will comply with §§ 153.078 to 153.083.

(B) *Landscape requirements*. Landscaping in this Zoning District shall be provided in accordance with this text and the preliminary development plan, as may be modified as part of a final development plan. All other applicable requirements of §§ 153.134 to 153.148 shall be met, except that variances as contemplated in §153.138(B) shall be heard by the Planning Commission. Certain landscape requirements may be located off-site, as described in the delcarations, which are part of the final plat and as shown on the final development plan.

(1) *Intent*. Landscaping should emphasize a naturalized appearance and blend with the design of public rights-of-way, while demarking areas of more formal design where people will gather and use space.

(2) *Character elements*. Site landscaping shall comply with the general character and design components set forth in the preliminary development plan, with final details for landscaping to be provided in the final development plan.

(3) *Property perimeter and parking lot buffering*. The property perimeter and parking lot buffering requirements in this Zoning District are illustrated in plans which accompany this text. Requirements in this regard within this Zoning District shall be substantially consistent with these plans, as approved as part of a final development plan. The provisions of this paragraph and the referenced plans shall apply to the exclusion of relevant provisions of the Zoning Code.

(4) *Use of mounding*. Integration of mounding as one form of screening should focus on landforms of varying width and height that will achieve a more natural and less "engineered" appearance.

(5) *Interior landscape requirements*. All landscape islands must include a minimum width of ten feet from back to back of curb. All islands must be a minimum of 180 square feet in area. Parking lot islands shall be designed in a manner so as to be generally distributed evenly throughout paved parking areas without being required in the interior of service courts and loading dock areas. Pensinsulas may be used to meet and shall be counted toward the minimum interior landscaping requirements for this Zoning District. Bio-retention measures, where appropriate within parking lot areas, shall be encouraged in order to aid stormwater management and provided irrigation for trees.

(6) *Street trees*. One, two-inch caliper street tree shall be provided for each 35-foot interval of public or private street frontage and along entry driveways exceeding 200 feet in length. To achieve the character of the EAZ, trees shall be planted in informal clusters along public arterials and collectors as defined in the EAZ Plan. Entry drives and local

streets may include more uniform spacing. Street trees along Relocated Shier-Rings Road/University Boulevard shall be installed by the City as part of its construction thereof using specifications, species, and standards as determined by the City.

(7) Open space plantings. One deciduous tree must be planted for each 2,000 square feet of open space (areas not part of lot coverage). Trees must have a minimum caliper of two inches at the time of planting. Groupings or clusters of trees are preferred, planted at intervals necessary to ensure their survival.

(8) Parking lot plantings. To help reduce excessive heat build-up and emissions from large areas of hard surfacing, landscape areas must be provided within parking lots designed for a capacity of 40 cars or more. Landscape islands with a surface area equal to 5% of the area of the paved surface (including all parking spaces, interior drives, loading docks, drop-off/pick-up lanes, and access drives beyond the right-of-way) shall be provided in all parking lots. The required landscape areas shall meet the following requirements:

(a) All required landscaped areas shall consist of curbed islands (such curbs shall not be required in areas where bio-retention measures are provided) or peninsulas that are surrounded on at least two sides by pavement. Landscaping on the perimeter of the parking lot shall not be counted toward meeting this requirement.

(b) A minimum of one broad leaf/deciduous tree shall be provided for every 300 square feet of landscaped area required. These trees shall be a minimum of 1.75 inches in caliper.

(c) The landscape areas may be located in "dead corners" or in landscape islands so as to break up expanses of parking spaces and to contribute to orderly circulation of pedestrian or vehicular traffic in the parking area.

(C) Tree preservation. Sites shall also comply with the procedures for §§ 153.140 to 153.149. Notwithstanding the foregoing, trees installed as part of the screening of the eastern faced of the building within the first phase of development in this Zoning District which are later removed to accommodate the second building phase shall not be subject to the requirements of these sections. Reasonable efforts shall be made by the developer in the final development plan for the first phase of development in this Zoning District to locate trees in a manner that reduces the need to remove them with any later phase of development. Removal of trees within the right-of-way of U.S. Route 33 shall be permitted with the prior approval of the Ohio Department of Transportation.

(D) Open space and greenways.

(1) Outdoor plazas, squares or greens, and/or public art shall be provided in this Zoning District. Reasonable efforts shall be made to provide these amenities in various locations in order to provide visitors, employees, and patients with various opportunities to sit,

walk, and congregate outdoors. Character images for such amenities accompany this text.

(2) Open space areas shall be large enough and of proper dimensions so as to constitute a useable area, with adequate access, through easements or other similar arrangements.

(3) The inclusion of the following amenities are permitted and encouraged within an open space where appropriate to the principal use: public art, sidewalk cafes, food kiosks, ornamental fountains, drinking fountains, waterfalls, sculpture, arbors or trellises, planted beds, clock pedestals, transit shelters, awnings (not including canvas materials), canopies and similar structures.

(4) Any permanent open space developed in conjunction with a building or site must be equipped for congregation and recreational opportunities by users of the building and surrounding areas.

(E) Utilities. All utility lines including water supply, sanitary sewer service, electricity, telephone and gas, and their connections or feeder lines shall be placed underground. Unless otherwise dictated by the needs of the building, all utility connections shall be kept to the rear or the side of the building, out of view or screened.

(F) Parking requirements.

(1) Parking shall comply with §§ 153.200 to 153.212, unless specifically provided for herein.

(2) No parking shall be permitted between the front of a building and U.S. Route 33. All parking shall be located to the side or rear of a building. Loading areas for buildings shall be located on the side or rear of a building (with the rear of the building to be considered to be the building facade that faces southward), provided that the screening requirements of this text are met.

(3) Sidewalks shall be provided on-site to link parking to public sidewalks and to the entrances of the buildings.

(4) Parking and maneuvering areas shall meet the minimum requirements of the parking space dimensions set forth in §153.040(F)(5).

(5) Parking in this Zoning District shall be provided at the minimum rate of 2.25 spaces per 1,000 square feet of building area.

(6) The requirements of §153.204 shall not apply to this Zoning District.

(G) Bicycle parking.

(1) One bicycle parking space shall be required for every 10,000 square feet of building floor area constructed, or fraction thereof.

(2) Bicycle racks shall be installed according to the dimensional requirements set forth by the bike rack manufacturer and the latest edition of the APBP Bicycle Parking Guidelines, or similarly acceptable industry publication.

(H) Loading areas.

(1) Location. Loading/unloading areas and service areas shall be permitted in the locations shown in the preliminary development plan.

(2) All service vehicles must be maintained within appropriately screened areas and shall not be placed forward of the structure.

(I) Parking structures. If provided, parking structures shall meet the requirements of §153.040(J).

(J) Signs. Signs shall comply with §§ 153.150 through 153.164, unless specifically provided for in the following section. In the case of conflicts, the provisions of this text will prevail.

(1) Intent. Signage needs for the types of facilities that are to be developed in this Zoning District are unique and require flexibility, not in an effort to deviate from the community standard but instead to properly and adequately identify uses, users and tenants, and to promote efficient wayfinding. Character images of anticipated types of wall signage are set forth below for the limited purpose of setting expectations for these signs ahead of specific signage that will be provided for approval as part of a final development plan. In addition, a conceptual sign package is being provided as part of the preliminary development plan. A master sign plan shall be filed as part of a final development plan for review and approval by the Planning Commission.

(2) Types. The following signs shall be permitted in this Zoning District:

(a) Building Identification Signs. Four “Building Identification Signs” (see accompanying conceptual sign plan, Sign Type #5) shall be permitted. The maximum permitted dimensions for these signs are illustrated in the accompanying sign plan. The final locations and dimensions of these signs (with such dimensions not to exceed those shown in the accompanying sign plan) shall be provided by the applicant in a final development plan. One such sign shall be located on the west-facing elevation of the medical office building that is to be constructed as part of the first phase of development in this Zoning District, another shall be located on the east-facing elevation of the same building, and the third and fourth shall be located on the south-facing and north-facing elevations of the ambulatory care facility that is to be constructed during the first phase of development. The purpose of each of the signs shall be to identify the University and/or the Med Center and shall include graphic text and a logo. Each sign shall

be mounted to the “penthouse” on each building, which is intended to consist of a fully enclosed mechanical screening area with access provided from the roof by at least one pedestrian door. The penthouse for the medical office building consist of the sixth floor of that building, the penthouse for the ambulatory care facility consist of the third floor of that building, and the penthouse for the hospital shall consist of the seventh floor of that building. At such time as the second phase of building is constructed in this Zoning District, the east-facing sign located on the penthouse of the medical office building shall be relocated to the east-facing façade of the penthouse on the portion of the building constructed as part of the second phase.

(b) *Ancillary Wall Signs.* Additional wall signs (“Ancillary Wall Signs”) shall be permitted along the southern facades of the first and second building phases in order to identify particular uses within the building, to provide addresses for such uses, and to promote efficient wayfinding into the building(s). The permissible maximum dimensions of this type of sign shall be established in a final development plan along with general requirements for locations, and it is the intent that once they are established the applicant may relocate, remove, or replace these signs in accordance with the approved dimensions and requirements with administrative approval. In addition, building-mounted street address numbers may be located on the building in locations approved as part of a final development plan (see accompanying conceptual sign plan, Sign Type #4).

(c) *Window Signs.* Window signs shall be permitted in the same manner and with same requirements as would apply to this site if it were located in the ID-1 zoning district.

(d) *Primary Entry Monument Signs.* ~~One-Two~~ “Primary Entry Monument Sign” (~~see accompanying conceptual sign plan, Sign Type #1~~) shall be permitted to be located on the east ~~or~~ and west side of the primary central entry drive from Relocated Shier-Rings Road/University Boulevard. ~~The maximum permitted dimensions for this sign type are illustrated in the accompanying sign~~ final development plan. The final location and dimensions of ~~this-these~~ signs (~~with such dimensions not to exceed those shown in the accompanying sign plan~~) shall be provided by the applicant in a final development plan. The size of each of the primary entry monument signs shall not exceed 50 square feet.

(e) *Secondary Entry Signs.* Four “Secondary Entry Signs” (see accompanying conceptual sign plan, Sign Type #2) shall be permitted to be located within this Zoning District. These shall be monument signs. One such sign shall be

permitted on the east or west side of the westernmost access drive into the Zoning District from Relocated Shier-Rings Road/University Boulevard, and the another such sign shall be permitted on the east or west side of the easternmost access drive into the Zoning District from Relocated Shier-Rings Road/University Boulevard. One Secondary Entry Sign shall be permitted on the east and west boundary lines of the Zoning District where vehicular cross access is provided to adjacent properties. The maximum permitted dimensions for these signs are illustrated in the accompanying sign plan. The final locations and dimensions of these signs (with such dimensions not to exceed those shown in the accompanying sign plan) shall be provided by the applicant in a final development plan.

(f) *Directional Signs.* “Directional Signs” shall be permitted internally within this Zoning District for purposes of directing vehicular and pedestrian traffic within the property to the different uses contained therein. The permissible maximum dimensions of this type of sign shall be established in a final development plan along with general requirements for locations, and it is the intent that once they are established the applicant may relocate, remove, or replace these signs in accordance with the approved dimensions and requirements by obtaining administrative approval. An example of one type of directional signage is shown as a “Tall Vehicular Directional Sign” in the accompanying conceptual sign plan, Sign Type #3.

(g) *Regulated Signage.* In addition to the signage permitted above, the uses in this Zoning District may be required to install and maintain certain types of signage with mandated specifications pursuant to federal and/or state laws and other regulations. Such signage shall be permitted in accordance with such laws and regulations but shall not be required to be reviewed and approved as part of a final development plan. Regardless of whether or not such signs require a permit from the City, prior to installation the applicant shall provide written documentation detailing the locations, dimensions, and specifications for these signs to the City for informational purposes and record-keeping.

(i) *Other Signage.* Any signage that is permitted by the Dublin Zoning Code but is not addressed in this text shall be permitted in this Zoning District in accordance with Dublin City Code.

(3) *Multi-tenant signs.* No more than three tenant panels may be provided on one monument sign. Tenant panels must include a frame to visually separate the individual panels.

(4) *Secondary image.* Secondary images for signs may be designed up to 30% of the maximum permitted area of the sign face.

(5) Colors. Signs shall be limited to the use of four colors. Colors for trademarked logos shall be permitted; logos shall be considered as one of the four permitted colors.

(K) Site lighting. The lighting requirements of § 153.149 shall be met.

(L) Circulation and access.

(1) Right-of-way dedication. No right-of-way dedications shall be required as a result of development in this Zoning District.

(2) Site access. Vehicular access to and from the Zoning District shall be provided from three different access points along Relocated Shier-Rings Road with permissible turn movements shown on the preliminary development plan.

(3) Cross Access. Cross access for vehicular and pedestrian traffic shall be provided at the eastern and western boundaries of the Zoning District as generally shown in the preliminary development plan and as more particularly identified and approved in a final development plan, subject to a cross access easement being executed between the University and the City which also allows vehicular and pedestrian traffic to use adjacent parcels for purposes of ingress and egress. One secondary entry monument sign shall be permitted near each of the points where cross access drives intersection with the eastern and western boundary lines of this Zoning District if it meets the requirements of this text and is included in a final development plan.