

OAK PARK DEVELOPMENT STANDARDS TEXT
Approved by City Council 6/22/2020

Subarea F: New Village Home
± 3.46 Acres

I. Description:

Subarea F, here proposed for rezoning, currently exists in the Oak Park subdivision in the east-central portion of the site as Reserves A and D. This proposal will amend the development standards formerly in place for Subarea E to create this new Subarea F with the only permitted uses now being specified residential uses.

Within Subarea F, the development of twelve (12) single family lots for detached single family homes, will be permitted. Six (6) lots will be in Reserve A and six (6) in Reserve D. These lots will replace the currently allowed retail commercial uses. These single family lots will have typical Oak Park homes on lots with a depth of approximately ± 130' with frontage and street access on either existing private streets or a public street, Oak Park Boulevard.

Oaktree Drive North and South, contained within Reserves A and D, shall be dedicated by plat to the City of Dublin. The City shall maintain these streets and may convert them to a public street section at a time determined by the City Engineer.

Portions of Reserves I and J, although not formally part of this rezoning application shall be directly dedicated by the applicant by deed to the City of Dublin to facilitate the continuation of public rights of way from Oaktree Drive North through the cul de sac bulb to Snowdrop Court and Oaktree Drive South through the cul de sac bulb to Primrose Court.

The two reserves in new Subarea F proposed for rezoning total about 3.46 acres, with Reserve A being 1.733 acres and Reserve D being 1.735 acres.

II. Permitted Uses and Development Standards:

A. Permitted Uses

Permitted uses in Subarea F shall include detached single-family homes with attached and detached garages, in ground pools, hot tubs and pool houses. Pool houses shall not exceed two hundred and fifty (250) square feet. Detached garages may not exceed a footprint of one thousand (1000) square feet but may include second floor recreational spaces or storage as long as the structure does not exceed the maximum height contained within this text. It is not intended that a second residential unit may be permitted in a detached garage. Unless otherwise specified in the submitted drawings or in this written text, the development standards of Chapter 153 of the City of Dublin Code shall apply to this subarea. Basic development standards are compiled regarding proposed density, site issues, traffic, circulation, landscaping, and architectural standards. These component standards ensure consistency and quality throughout the development by mirroring the standards for existing homes in Subareas A, B and D.

B. Residential Swimming Pools

(i) Permitted types.

- (a) Permanent swimming pools. Only below-grade permanent swimming pools are permitted.
- (b) Temporary pools. Inflatable or other temporary pools are permitted provided they have a maximum depth of 18 inches and are placed to the side or rear of the primary structure.
- (c) Hot tubs. Hot tubs are permitted accessory structures, and may be either below or above grade, provided that they do not exceed 100 square feet in total water surface area, or 4.5 feet in depth or height as measured from finished grade. Hot tubs, which exceed these size and height requirements, shall be considered swimming pools and must be placed below the established grade. Hot tubs shall be secured with a lockable cover or shall be entirely enclosed by a permitted barrier with a self-latching and lockable gate.

- (ii) Location and setback. There shall be a minimum separation of ten feet between a swimming pool and the principal structure. Swimming pools shall not be located within the front building setback, forward of any part of the house, or within a required side yard, rear yard, or other restricted area of the lot (e.g., a no-build zone). No swimming pool shall be located, designed, operated, or maintained as to interfere unduly with the enjoyment of the property rights of surrounding property owners. Nuisances shall be pursued according to all applicable city ordinances.

(iii) Swimming pool barriers.

- (a) Swimming pools shall be surrounded by open ornamental swimming pool barriers or a solid swimming pool barrier, provided the solid barrier is no higher than four feet and otherwise complies with the regulations herein and this section. Any solid swimming pool barrier shall be of the type and design as was approved for fences for Subarea D as part of the final development plan. Open ornamental swimming pool barriers shall be black, wrought-iron style.
- (b) All openings, doorways and entrances into the pool area shall be equipped with gates of equal height and material with the fence, and shall be provided with latches and permanent locks.

- (iv) Accessory equipment. No swimming pool accessory equipment, including but not limited to pumping equipment, filtering equipment, diving boards, or slides shall be located in any required yard and shall be screened per the same code requirements as other utility structures.

III. Density, Height, Lot and Setback Commitments:

A. Lots

- (i) Twelve (12) single family lots are permitted and will have a minimum lot depth of at least $\pm 130'$.

- (ii) Eight homes will have primary frontage on Oaktree Drives North and South, currently a private and a proposed public road and four homes will have primary frontage on Oak Park Boulevard, a public road.

B. Setbacks and Building Lines

- (i) Each permitted lot shall have a minimum width at the front building line of fifty-five (55) feet. The eight easternmost lots will have the front building line, and lot width, measured from either Oaktree Drive North (Reserve R) or Oaktree Drive South (Reserve S).
- (ii) Building Setbacks:
 - a. The minimum front yard setback shall be twenty (20) feet from either the existing or proposed public right-of-way of the street the lot fronts on.
 - b. There shall be a minimum rear yard setback of fifteen (15) feet from the rear property line for Lots 129-132 and Lots 137-140. The minimum rear yard setback for Lots 133 through 136 shall be twenty (20) feet from the rear property line located along the reserve boundary abutting Reserves I and J, Acorn Lane and Burr Oak Lane.
 - c. The minimum side yard setback for Lots 129-132 and Lots 137-140 shall be six (6) feet from the internal lot boundary and a ten (10) foot setback for Lots 129 and 140 from the edge of Reserves I and J which are the boundary line of Acorn Lane and Burr Oak Lane. The minimum side yard setback for Lots 133 - 137 shall be six (6) feet from the internal lot boundary of an adjacent lot. The minimum side yard setback for Lots 134 and 135 shall be ten (10) feet from the edge of Reserves I and J which are the boundary line of Chinkapin Oak Lane and Shumard Oak Lane.

C. Encroachments

- (i) Window wells may encroach into side yards a maximum of three and one half feet, provided that the side yard is at least six (6) feet and provided that there is a minimum of eight (8) feet of separation between these permitted encroachments on adjoining lots, as measured from the nearest corners of the window wells. Where practicable window wells visible from the public right-of-way shall be constructed of materials that complement the architecture of each unit and shall be screened using an evergreen plant material or an alternative decorative screening mechanism.
- (ii) Air conditioners, compressors or other HVAC or service structure units are encouraged to be located in the rear of the home. If they are located in side yards they must meet the following conditions:
 - a. They may be located within insets in the side building elevation.
 - b. They may be located to encroach into side yard a maximum of two and one-half (2 ½) feet, provided the side yard is at least six (6) feet and they shall not be located directly across from a unit on an adjacent home and shall be separated a minimum of eight (8) feet from the unit on the adjoining lot.

- c. All service structure units in the side yard must be screened per code
All other encroachments into side yards shall be permitted in accordance with the City of Dublin Code unless otherwise set forth in this text.

D. Maximum building heights:

- (i) The maximum building height for residential structures and attached garages may not exceed thirty-five (35) feet as measured per the City of Dublin Code.
- (ii) The maximum building height for detached garages located on lots 133-136 may not exceed twenty two (22) feet as measured per the City of Dublin Code.

E. Permitted Lot Coverage

- (i) The maximum lot coverage for the structure and impervious hardscape of each home and its garage for lots 129-132 and Lots 137-140 shall not exceed sixty percent (60%) of the total lot area. This is the same lot coverage provision as for all other Oak Park single family lots in Subareas A and B.
- (ii) The maximum lot coverage for the structure and impervious hardscape of each home and its garage for lots 133 - 136 shall not exceed forty five percent (45%) of the total lot area.

IV. Access, Parking and other Traffic-Related Commitments:

- A. Garages must adhere to the minimum side yard and rear yard setbacks, as included in the development standards of this subarea, along all public and private streets.
- B. Detached, rear or side loaded alley garages are permitted on lots 133-136 and are limited to a maximum four (4) car garage with a maximum square footage of one thousand square feet. These detached garages are in addition to attached garages.
- C. Driveways for Lots 133-136 shall meet the requirements of Code Section 153.210 with the following exceptions:
 - (i) Detached four car garages shall permitted to have maximum driveway width of twenty feet between the private street reserve line and the setback and may be increased to a maximum of forty feet in width beyond the setback line.. The curb cut and driveway area between the reserve line and the private street pavement shall be a maximum of twenty (20) feet.
 - (ii) Spacing between driveway curb cuts for attached and detached garages is subject to approval by the Planning Director.
- D. All housing units shall be required to have a minimum of two (2) off-street parking spaces in a garage, which is required. Three car attached garages are permitted.
- E. Dwelling units in Subarea F shall front on a public street or private street currently proposed to be a public street as provided herein.
- F. Sidewalks: A final system of sidewalks, will be provided as approved in the Final Development Plan for Oak Park Subarea F. Public sidewalks, which may be in designated public easement

areas, shall be constructed of concrete and shall be a minimum of four (4) feet in width and will be constructed at the time each lot is developed. Sidewalks along Oaktree Boulevard and Oak Tree Drives North and South shall be contained within a public sidewalk easement. These sidewalks shall be maintained by the City of Dublin after acceptance of construction. Handicap accessible ramps, which are already constructed, may be modified and additional ramps shall be provided per current appropriate accessibility standards.

G. Access:

- (i) Access to the residential lots in Subarea F shall be from the proposed public streets or private streets connecting to Hyland-Croy Road on the east and to Mitchell-Dewitt Road on the north.
- (ii) The plat of Oak Park provides for reciprocal access to the private streets in Reserves I and J and for Reserves A and D, which will include the twelve residential lots subject to this text.
- (iii) The Plat accompanying the rezoning of Subarea F will contain Oaktree Drive North and South, which shall be transferred by deed to the City of Dublin.
- (iv) Lots 133 through 136 shall not have front driveway access on Oak Park Boulevard and shall have driveway access through the private streets. Lots 132 and 137 shall not have driveway access on Oak Park Boulevard and shall have access from Oaktree Drive North or South and shall be located on the far side from the intersection with Oak Park Boulevard.
- (v) Lots 129 and 140 shall not have front driveway access on Oaktree Drive North and South and shall have driveway access through the private streets.

V. Architectural Standards:

A. All structures shall meet the City of Dublin Zoning Code Residential Appearance Standards unless otherwise set forth herein. Home plans/architectural facades that are already approved for any Oak Park subarea are acceptable for these two reserves. Further plans or facades, including detached garages and other approved accessory structures, can also be approved either as part of the Final Development Plan for Subarea F, or at a later date by Planning Staff utilizing the guidelines set forth both in this section and the approved Final Development Plan. This Section V and the existing developed homes in the Oak Park residential subareas, approved as part of the standards for Oak Park, shall serve as a guide for architectural approvals under both the Final Development Plan and any approvals by Planning Staff.

- (i) This section acknowledges that changing market conditions or other unanticipated factors may make it desirable to create new home models or facades subsequent to approval of the Final Development Plan. Planning Staff has the authority to approve these new models or facades when in keeping with the spirit and theme described in this Section V.
- (ii) This section further acknowledges that modifications to approved facades may be necessary or desirable, such as might be required because of the need to adapt approved facades or garage access of existing approved models or to modify an existing approved façade to create a new façade to allow compliance with diversity requirements and internal changes made to the footprint, floorplan or interior layout that require revised exterior façade changes. Planning Staff has the authority to approve those changes when in keeping with the spirit and theme

described in this Section V. Changes to side or rear facades with a low degree of visibility from public streets require a less demanding review prior to staff approval.

- B. Architectural Theme: Building designs, including detached garages, will be inspired by English and Irish garden cities distinguished by a park-like ambience, rich architectural detail, and a sense of quality and permanence.
- C. Exterior Materials:
 - (i) Cladding materials: The exterior of all structures in this subarea shall be constructed of all natural materials such as brick, wood or stone, or, manufactured stone, stucco, cementitious fiberboard (e.g. Hardi products), and other comparable materials, or any combination thereof.
 - (ii) Trim materials: Permitted exterior trim materials shall include wood, aluminum (for gutters and downspouts only), EIFS, copper, or fiber-cement products.
 - (iii) Roofing materials: All homes shall use dimensional asphalt shingles, wood, slate, copper, standing seam metal, and/or tile. For homes with asphalt shingles, at least 50% shall be the red asphalt shingle color as used elsewhere in Oak Park.
- D. Four-sided architecture shall be required so that similar architectural design elements and details will be consistent throughout all elevations of the structure. Rear and side elevations of dwellings, except garage facades facing private streets at the rear of the structure, shall include quantities of brick and/or stone that are comparable to the quantity of brick and stone found on the front elevation of the same structure, unless approved otherwise by the Planning Commission as part of the Final Development Plan or by Planning Staff; *provided however* that reductions of brick and/or stone on other than the front elevation shall not exceed 30% and shall be in locations with reduced visibility from public or private streets.
- E. Chimneys: All exterior portions of chimneys shall be finished masonry consisting of brick, stone, or manufactured stone.
- F. Garages: Decorative garage doors with a “Carriage Look” shall be provided on all units, including detached garages
- G. Lighting: Each unit shall have a minimum of one (1) approved yard post light near the sidewalk at the front entry and one (1) wall-mounted porch light at the front door. Lamp locations shall be consistent from unit to unit.
- H. Architectural Diversity Within Subarea F
 - (i) No home two lots to the left or right of the subject lot shall have the same front façade as the subject lot.
 - (ii) No home directly across the street and one lot to the left or right of that lot shall have the same front façade as the subject lot. However, this requirement may be adjusted depending on specific site conditions. An example would be a home across the street facing on a different street.

- a. The above requirements do not apply between homes in Subarea F and Subareas A and D where the home concerned is an approved model unique to Subarea F.
- b. If mirror image lots are located at the intersection of Oak Park Boulevard and either Oaktree Drive North or Oaktree Drive South, the homes on those lots may be mirror image versions of the same model, despite that they are adjoining lots separated by Oak Park Boulevard.

VI. Buffering, Landscaping, Open Space and Screening Commitments:

A. All residential landscaping shall meet the requirements of Sections 153.130 through 153.148 of the City of Dublin Zoning Code.

B. Tree Preservation:

There are four “volunteer” existing trees that have grown up in Reserve D. These will conflict with development of lots and construction of homes. Replacement or payment, if necessary, will be determined in consultation with the City Forester.

C. Street Trees:

- (i) Street trees shall be required along all public and proposed public streets. If feasible these trees shall be located in the tree lawn. Trees shall be generally spaced a minimum of twenty (20) feet and a maximum of forty (40) feet on center. Spacing shall be determined at the time of Final Development Plan in order to ensure the proper streetscape for each portion of this subarea.
- (ii) Street Trees shall be provided along lots abutting the private streets (Lots 129, 133, 134, 135, 136 and 140) at a ratio of one (1) tree per 50 feet with no rounding up required. Trees along the alleys may be located in the side or rear yard setback and shall be maintained by the lot owner.
- (iii) All street trees shall be a minimum of two and one-half (2 1/2) inches in caliper at installation and approved through the Final Development Plan review. Trees may be grouped as indicated on the Final Development Plan, provided that the quality is in accordance with applicable City of Dublin landscaping standards. Trees shall not obstruct sight distance, signage or utilities, subject to staff approval. Street
- (iv) Trees and sidewalks will be installed on lots with the construction of each structure.

D. Temporary Fences:

Fences used as temporary barriers during construction around vegetation must be sturdy and at least four (4) feet tall and shall be an orange or opaque snow-type fencing. All temporary fences must be removed prior to the issuance of a certificate of occupancy.

E. Permanent Fences:

Permanent fencing or a landscape hedge as a part of a consistent streetscape design shall be permitted to encroach into the minimum front yard setback and to run parallel to the property line on the front of each lot, and, may also continue along the side yard property line if the home abuts a public right of way on that side yard. A six (6) foot high privacy fence shall be permitted to enclose a deck or patio in the rear yard of each lot provided that it is located

within three (3) feet of the patio or deck. Such fencing shall be constructed of masonry or other materials that are approved as a part of the final development plan for this subarea. Additional permanent fencing standards and details may be approved as a part of the final development plan.

VII. Graphics and Signage Commitments:

At the time of the submission of a Final Development Plan for any portion of Subarea F to the Planning Commission, the developer shall present the Planning Commission with a graphics and signage plan for review if any signage is proposed for the areas to be developed. This plan shall be consistent with the uniform graphics and signage plan for all residential development within the Oak Park PUD. This graphics and signage plan shall be consistent with the approved Final Development Plan for Oak Park, and its terms shall apply to all residential graphics and signage within this subarea. In the event that the graphics and signage plan is silent on any matter addressed by the City of Dublin Sign Code, Sections 153.150 through 153.164, then the terms of those Code sections shall apply.

VIII Model Homes:

Homes may be used as model homes for the purpose of marketing and sales. A manufactured modular building or model home, may be used as a sales office during the development of this Subarea and the construction of homes therein, subject to City of Dublin Zoning Code 153.098. The current Oak Park sales office use in the Oak Park Community Center may also be continued.

IX. Phasing:

Subarea F may be developed in a single phase or in separate phases.

X. Miscellaneous:

A. Oak Park Homeowners Association:

- (i) All residential property owners located within Subarea F of the Oak Park PUD shall be required to join and maintain membership in the currently existing Oak Park forced and funded homeowners association, the Oak Park Community Association, Inc., which details the Homeowners responsibilities as detailed in the Declaration of Covenants, Easements, Conditions and Restrictions of Oak Park (Union County, Ohio, Recorder OR 857 page 618) which shall run with the land and shall include, without limitation, the requirements imposed upon the homeowners association this text.

B. Maintenance of Private Streets in Reserves I and J:

- (i) Maintenance cost of remaining private streets (alleys) in Subareas I and J maybe the subject of additional homeowners' association assessments on the lots created in Subarea F.
- (ii) The developer will work with the City Engineer to determine a quality condition of private streets (alleys) at post construction. Any remedy required shall be at the developer cost (not using HOA funds), subject to Engineering approval.

City Council approved this Ordinance (06-20 AMENDED) with the following conditions on 6/22/2020:

- 1) Subject to the approval of the City Engineer, Applicant will prepare data showing projected cost of repairing and replacing the pavement areas of Subareas I and J of Oak Park that will remain as private drives ("**Private Drives**") within Oak Park after dedication to the City of Dublin for Oak Tree Drives North and South. This projection will state intervals of work expected to be done, cost of work at each interval, and the additional Pavement Repair Assessment ("**Pavement Assessment**") necessary, above the standard Oak Park Community Association, Inc. ("**OPCA**") lot assessments, to be paid each month by each of the Villa Lots 109-128 and Village Lots 129 to 140 (collectively "**Lots 109 through 140**") to provide a fund to pay for the expected pavement maintenance, repair and replacement of the Private Drives.
- 2) Applicant will donate the amount of \$25,000.00 to OPCA to establish the Reserve I&J Pavement Repairs Reserve ("**I&J Pavement Fund**") for the future pavement maintenance, repair and replacement of the Private Drives. OPCA will segregate this amount and the Pavement Assessment amounts received from the owners of Lots 109 through 140. OPCA will credit the Pavement Assessment amounts to the I&J Pavement Fund no less than quarterly. Disbursements from the I&J Pavement Fund will be made by OPCA for no reason other than the maintenance, repair and replacement of the Private Drives.
- 3) To implement the above responsibilities and obligations, Applicant will amend the Declaration of Covenants, Easements, Conditions and Restrictions for Oak Park ("**Declaration**") to include Lots 109 through 140. The amendment of the Declaration will include revisions to Article VI, Assessments, to delete all references to Townhouse assessments and to add requirements that assessments for Lots 109 through 140 will include the additional Pavement Assessment for repairing and replacing the Private Drives. The Pavement Assessment will initially be \$12.25 per month subject to increase or decrease by the OPCA Board of Directors ("Board") to ensure that funds are being appropriately reserved for actual or projected cost of maintenance, repair and replacement of the Private Drives in accord with the methodology of #1 above. However, so long as Applicant controls the Board, the Pavement Assessment may be adjusted upward at any time at its discretion. The Pavement Assessment will be considered part of the Operating Assessments in the Declaration with respect to the Lots 109 through 140. Applicant will further amend the Declaration to provide for the segregation and use of the I&J Pavement Fund by OPCA as provided in #2 above.
- 4) The amendments in #3 above are subject to the approval of the Law Director prior to filing with the Union County, Ohio, Recorder and will be so submitted for approval within 60 days following final approval of the within rezoning.
- 5) The Private Drives will be maintained by the Applicant, without using OPCA funds, until turnover to OPCA. Unless agreed to in writing by a majority of the Oak Park residents, turnover of the Private Drives will not take place until the last lot of Lots 109 through 140 is sold. After the final lot of Lots 109 through 140 is sold and prior to turnover of maintenance of the Private Drives to the OPCA, the Applicant shall request a pavement

evaluation of the Private Drives from the City Engineer. Under the direction of the City Engineer, the City of Dublin will evaluate the pavement condition and establish a pavement condition rating (PCR) for the private drives. A PCR of 80 or higher will be required before turnover of maintenance of the Private Drives to the OPCA. If the PCR is evaluated to be lower than 80, the Applicant shall perform maintenance necessary to bring the PCR to 80 or higher at the Applicants sole cost and expense. Ideally, the pavement work will be performed, and turnover made, after heavy construction operations are completed on the home on the last lot. To this end, prior to issuing a final Certificate of Occupancy for the home on the last lot sold, or six months after sale of the last lot if construction has not been commenced thereon, the Applicant will perform the required work. The City Engineer may also permit the applicant to make security assurances for performance of the work in the future prior to the pavement turnover to the OPCA. This condition does not limit the Applicant's right under the Declaration to turn over property other than the Private Drives or functions of the OPCA at any time, in its discretion.

- 6) The Applicant will deed to the City portions of Reserves I and J, prior to the approval of any building permits for Lots 109-140, and no later than 60 days after the approval by Dublin Planning and Zoning Commission of the Final Development Plan for this section.

This area is generally Oaktree Drive North, north of Acorn Lane to the northern terminus, including the bulb. Also, it will include the area of Oaktree Drive South, south of Bur Oak Lane to the southern terminus, including the bulb.

The description and exhibit of this area to be deeded to the City is required to be submitted with the Final Development Plan for this section.

- 7) The above conditions, upon approval, are required to be included in the Development Text.