

**I. OVERALL DEVELOPMENT STANDARDS**

This development shall be in accordance with Dublin Code at the time of development unless noted otherwise in the overall development standards or subarea standards. Where conflicts occur between the Dublin Code and the Development Standards, the Development Standards shall be applied over the Code.

The following standards shall be applicable to subareas as noted.

**A. Density:** Total site gross density shall not exceed 3 dwelling units per acre (2.63 du/ac) based on 11.37± acres for a total of 30 dwelling units.

**B. Property Perimeter Setbacks:** Shared use paths and/or sidewalks may be located within the perimeter setback.

1. North Property Line – 20’ building setback.
2. Shier Rings – 45’ building and pavement setback.
3. West Property Line (Cosgray Road) – 45’ building and pavement setback.
4. South Property Line – 20’ building setback.
5. East Property Line – 20’ building setback.

**C. Open Space:**

1. Open space shall be provided, owned & maintained as follows:

Reserve	Acres	Ownership	Maintained By
A	1.48	City of Dublin	HOA
B	0.28	City of Dublin	HOA
C	0.86	City of Dublin	HOA

HOA = Homeowners Association

2. Summary of Reserve Maintenance Acreage:

Homeowner’s Owners Association 2.62± acres

3. Cosgray Road/Shier Rings Road Open Space (Reserve A):

- a. Within the setback along Cosgray/Shier Rings Road a landscape buffer extending along the rear (approximately 25’) of Lots 1 thru 5 along the Cosgray Road frontage. Existing healthy trees shall be incorporated into the buffer where feasible, subject to staff approval.

- b. A landscape buffer adjacent to Cosgray Road shall be installed during the first phase of development. The buffer design will mimic the Ballantrae buffer along Cosgray Road and will contain a mixture of deciduous and evergreen trees and shrubs, along with ornamental grasses and/or perennial plantings. Landscaping shall be placed on an undulating mound and all elements of the landscape buffer shall be arranged in a manner that not only provides a visual buffer (minimum 6' height) for residents but compliments the visual experience along Cosgray Road. The final design shall be approved with the Final Development Plan.
  - c. An 8-foot shared use path connection is provided along Cosgray Road and shall be extended easterly along the Shier Rings Road frontage as generally shown on the Preliminary Development Plan. This shared use path shall extend and connect with the existing 8-foot shared use path located along Cosgray Road as well as with a link thru Reserve A to provide direct access to the subdivision.
  - d. A landscape plan for the buffer and shared use path alignment will be finalized at the time of Final Development Plan and will be patterned on the existing buffer found south of the site along the Ballantrae subdivision frontage along Cosgray Road.
4. Entry Feature - Reserve A & B
- a. An entry feature is permitted at the entry point designated in the PDP with final design, location and landscape to be submitted for approval at time of Final Development Plan. The Conceptual Landscape Plan provides an entry feature location and conceptual imagery.
  - b. Entry feature may be located within the setbacks but shall not prohibit clear sight distance, interfere with utilities, or cause safety concerns. An 8-foot setback from the right-of-way is required.
  - c. Entry feature may include fences, posts, columns, walls, trellises, gazebos, signs, and/or landscaping.
  - d. Entry feature signage, unless otherwise set forth herein or approved as a part of a final development plan for this subarea, shall comply with the City of Dublin Signage Code, Sections 153.150 through 153.164.
  - e. The entry feature design and open space frontage along Shier Rings shall be landscaped in a manner reflective of the character of the adjacent Ballantrae development.
  - f. Detailed landscape plans for the entry feature open space will be finalized at time of Final Development Plan.
5. Reserve A – A green space of approximately 1.48 acres shall be provided in Subarea A and shown on the Preliminary Development Plan. This open may include a retention pond, gazebo or 4-post shelter, path, entry feature and will be landscaped for active use.
6. Reserve B - A green space of approximately 0.28 acres shall be provided in Subarea B as shown on the Preliminary Development Plan. This green may include an entry feature and be landscaped for primarily passive use.

7. Reserve C – A green space of approximately 0.86 acres shall be provided in Subarea C and shown on the Preliminary Development Plan. This open space shall have a retention pond, benches and be landscaped for passive use.
8. To be agreed upon between the Home Owners Association and the City Engineer a Cost Sharing Agreement for the costs of care and maintenance of the two (2) storm water ponds.

**D. Residents Association:**

1. Applicant will establish a forced and funded Home Owners Association responsible for maintenance of Reserves A, B & C.
2. Unless otherwise provided by Ohio law, control of the Home Owner Association will be turned over to the residents when determined by the developer. Until such time, the developer will pay dues and fees on the property owned by it and subsidize budget shortfalls. All budgets will include line items for maintaining improvements and the owners' association budget shall include a reserve for repairing and replacing all private drives.

**E. Tree Replacement:**

1. A detailed tree replacement plan shall be provided at time of Final Development Plan.
2. With the exception of required street tree plantings and landscape requirements for single family lots, all other deciduous and evergreen tree plantings may be counted toward tree replacement.

**F. Tree Protection:**

1. The dimension for the critical root protection zones and fence details to protect existing trees during construction shall be subject to the approval of the city Zoning Inspector.

**G. Tree & Landscaping Buffer:**

1. No building, structure, patio, recreational or athletic facility or any other improvement of any kind may be placed temporarily or permanently upon, in or under the area designated hereon as "Tree & Landscaping Buffer", nor shall any work be performed thereon which would damage any of the trees therein; provided, however, that the zone may be disturbed to the extent necessary for the installation and maintenance of utilities and drainage facilities. Any part of the zone disturbed by maintenance shall be restored as nearly as practicable to the original condition. Any healthy trees removed shall be replaced per Dublin City Code. Otherwise, no trees may be removed from the zone, except for the removal of dead, diseased, decayed, or noxious trees or as may be required for conservation or aesthetic purposes or in keeping with good forest management practices. Nothing may be planted in the zone except vegetation and trees native to the area provided that nothing herein shall prohibit planting non-native turfgrasses throughout said zone. Protected trees shall be replaced per Dublin City Code.

**II. DEVELOPMENT STANDARDS**

The site is comprised of approximately 11.37 acres of single family homes located at the intersection of Cosgray Road and Shier Rings Road.

**A. Permitted Uses:**

1. Single Family Residential, one principle structure per lot, open space.  
Model homes and sale offices shall be permitted in accordance with Dublin Code requirements.

**B. Density:** A maximum of 30 residential lots.

**C. Setbacks:**

1. The front yard building setback shall be 20' from the right of way and shall not be required to be staggered.
2. Corner lots shall have a 20' front yard building setback from both rights of way.
3. The side yard building setback shall be a 6' per side with a minimum 14' separation between principal structures for Lots 1 - 15 and 6' setback with a minimum of 16' separation between principal structures for lots 16 - 30.
4. The rear yard building setback shall be 45' for lots 1 - 5 and 20' for lots 23 - 30 and for lots 6 - 22 it shall be 30' and at grade patios may be permitted to encroach a maximum of 10' for lots 23 to 30 into the required rear yard provided no walls greater than 36 inches are incorporated into the patio design.
5. A temporary easement will be created for lot 18 and that temporary easement will be in place until released which occurs upon the sale of the abutting house (7055 Shier Rings Road), abandonment of the existing leach field, or the tie into the central sewer service then the lot will be used and developed as a home lot. The developer shall be responsible for the maintenance of the lot until sold for development.

**D. Lot Width:** Minimum 64' at the road right of way line. Varied lot widths shall not be required.

**E. Lot Coverage:** Maximum lot coverage shall be 60% including the principal structure, accessory structures, and all impervious surfaces.

**F. Traffic, Access and Pedestrian Connectivity:**

1. Open space and sidewalks shall be provided per the Preliminary Development Plan.
2. Stakes/Posts shall be provided between the lots and shared use path to show the limits of the single family lots and open space. Detailed plan shall be provided at time of Final Development Plan.
3. The rights of way serving the single family homes shall be 50 feet. The pavement width shall be 28 feet as indicated on the plat.
4. Minimum centerline radii shall be 100 feet.
5. The minimum width of the service walk between the driveway and front porch/stoop shall be 3 feet.

6. There will be one curbcut to access the subdivision on Shier Rings Road. Both the Dublin Engineering Department and the Washington Fire Department will review and approve the proposed curbcut.
7. 4-foot sidewalks shall be permitted on both sides of all internal public streets.
8. Driveways shall meet all Dublin Design Standards and shall be constructed on concrete, stamped concrete or pavers as asphalt is a prohibited material.

**G. Architectural Requirements:**

1. Architectural shall meet the requirements for the City of Dublin Appearance Code unless noted otherwise herein.

2. Character Statement:

The single-family home exteriors will be designed to be reminiscent of traditional architectural styles incorporating front porches with modest setbacks emphasizing neighborhood interaction and walkability. The architectural character shall incorporate vocabulary from traditional details. Continuity of elements and scale and the commonality of building materials will reinforce the architectural cohesiveness while providing architectural diversity.

3. Architectural Standard:

- a. Depictions of the architectural scheme for this subarea accompany this text and are intended to provide general illustrations of the materials, colors, and scale of the product in the development.

- b. Exterior materials:

- 1) Cladding materials: The exterior of all structures in this subarea shall be constructed of all natural materials such as stone, manufactured stone, wood, stucco, and cementitious board, or any combination thereof.
- 2) Trim materials: Permitted exterior trim materials shall include cementitious board wood, aluminum (for gutters and downspouts only), EIFS, copper, or fiber-cement products.
- 3) Paint/Color Selection: The colors shall be white, earth tones and other muted colors that complement the surrounding neighborhoods.
- 4) Roofing materials: All homes shall have dimensional asphalt shingles, wood, slate, copper, standing seam metal, and/or tile.
- 5) Open/Exposed Façade Treatment: Lots 1, 22, 23, 26, 27 and 30 will have added three (3) additional architectural elements as well as extra landscaping to the open/exposed façade that will be detailed with the Final Development Plan.

- c. Four-sided architecture shall be required so that similar architectural design elements and details shall be consistent throughout all elevations of the structure. Rear and side elevations of dwellings shall include quantities of stone that are comparable to the quantity of stone found on the front elevation of the same structure, unless otherwise approved by the Planning Commission as a part of the final development plan. The exposed foundations for the homes

shall be clad in stone and extend from the siding to grade.

- d. Chimneys: All exterior portions of chimneys shall be finished masonry consisting of stone, or manufactured stone. Cantilevered chimneys are not permitted.
- e. Garages: Decorative garage doors shall be provided on all units. Garage door opening widths (excluding any posts or areas between the garage doors) may make up to 48% of the linear distance of the front elevation as defined in Section 153.190(E)(f)(4)(c) or alternatively 64% of the front elevation when including the posts and all areas around the garage doors as shown on Exhibit L0.05.
- f. Lighting: Each unit shall no more than 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.
- g. Architectural Diversity: With respect to a home on any particular lot, the same or similar front elevations and/or color treatment shall not be repeated for any home located within one lot on either side, directly across the street from the subject home. For corner lots the requirements shall apply to both streets on which the home is situated.
- h. Special Landscaping Screening: A low headlight screening hedge shall be planted along the front of the lot 10 to minimize light intrusion on the front of the house.
- i. Patios:
  - 1. Patios shall be built by the developer with construction of the houses (prior to closing) located on lots 23-30. Patios on Lots 1 to 22 will be built by the home owner at their discretion.
  - 2. Rear door landing and steps down to the patio area shall be installed by developer at the time of construction of the house for all homes in the subdivision and in conformance with the building code and to the full width of the egress opening. The landing and steps shall be constructed of weatherproof composite boards to insure consistency among the homes.
  - 3. Permissible patio areas will be described on Exhibit "L.2.00" and presented by the developer to each home purchaser to establish future parameters of rear yard patio areas.
- j. Air Conditioner Locations: For lots 23 – 30 the air conditioners shall be located to the rear of the home at the time of construction of the homes.