

DRAFT Bridge Street Corridor Districts

Zoning Code Sections 153.057 through 153.067

Annotated Table of Contents

153.057	General Purpose. 2 The primary purpose of the Bridge Street Corridor districts is to implement the vision for development and redevelopment of the corridor consistent with the directions articulated in the Bridge Street Corridor Vision Report dated October 25, 2010, as that plan may be revised in the future by City Council, and acknowledging that the drawings in that plan are conceptual and not regulatory. More specifically, the purpose of these districts is to encourage development that creates a walkable, mixed use urban environment that will enhance central Dublin’s image as an exceptional location for high quality business investment and an emerging center for urban lifestyles. These districts are also intended to create places that embody Dublin’s commitment to community, with the Bridge Street Corridor serving as a center of community for existing and future Dublin residents. Because the Vision Plan reflects a long-term redevelopment plan, a secondary purpose of the Bridge Street Corridor districts is to allow Bridge Street Corridor property owners the flexibility to take advantage of new and innovative business opportunities that are consistent with the Vision Plan.
153.058	BSC Districts Intent 2 The Bridge Street Corridor (BSC) District Intent describes the general purpose of each BSC zone district. These districts are based on the adopted Vision Plan and Vision Principles as implemented through the form based zoning requirements.
153.059	Permitted Uses 4 Permitted and conditional uses available in each BSC district are shown in the permitted use table. Some uses are limited by size and time period. Accessory uses that are allowed in conjunction with principal uses are also listed.
153.060	Lots and Blocks 13 These provisions are used to establish walkable block sizes, organized within a network of interconnected streets designed to accommodate all modes of transportation. Primary Streets are designated to create locations where buildings form continuous street-facing façades with limited interruptions from driveways.
153.061	Street Types 15 Street Types illustrate street configurations that can be used by all modes of transportation. New streets will be designed using the principles and characteristics defined by each street type. This section will be finalized upon receiving final recommendations from the Nelson Nygaard transportation analysis.
153.062	Building Types 26 Building Types regulate the required forms for new and renovated structures within the BSC districts. Building types include requirements that create high-quality development with distinctive walkable urban places.

153.063	Neighborhood Standards	63
	Certain Bridge Street Corridor Districts require special attention to locations of buildings, streets, and open spaces to accommodate larger scale, coordinated redevelopment with the potential for a wide variety of uses. These Neighborhood Districts include the BSC Sawmill Center, BSC Historic Transition, and BSC Indian Run. The BSC Historic Residential District is included due to its importance to the community and the need for sensitivity to existing residential development.	
153.064	Open Space Types	70
	The Open Space Types define standards that will create a wide variety of open space options at different scales, from larger community gatherings to intimate, conversational sites. Specific open space requirements are tailored to different types of development to ensure the creation of an exceptional open space network winding through the Bridge Street Corridor.	
153.065	Site Development Standards	79
	153.065(A) Purpose	79
	The purpose of site development standards is to promote the implementation of the Bridge Street Corridor Vision Plan and establish a walkable, mixed use urban core for the City of Dublin consistent with that Plan.	
	153.065(B) Parking and Loading	79
	The parking requirements of this section reflect the transition from typical suburban standards to those required in a mixed use, shared parking environment. Parking management is accomplished through off-street, on-street, structured, and surface parking lots.	
	153.065(C) Stormwater Management	88
	Stormwater management innovations will be accommodated in this section, although most of the techniques will be described in separately referenced materials developed by Engineering.	
	153.065(D) Landscaping and Tree Preservation	88
	Urban settings call for a variety of landscape solutions. Most elements of the existing preservation requirements remain.	
	153.065(E) Fencing, Walls, and Screening	94
	These landscape and screening features are necessary in the denser development programmed for the Bridge Street Corridor.	
	153.065(F) Exterior Lighting	96
	Many of the existing requirements of the Code are carried forward in this section, as adapted to the urban setting.	
	153.065(G) Utility Undergrounding	97
	Underground utilities are critical in this area and are continued similar to that of the current code.	
	153.065(H) Signs	97
	There are several unique elements related to the Corridor, although the sign requirements are generally consistent with the current code.	

153.066 Review and Approval Procedures and Criteria104

The intent of this section is to:

- Provide an efficient and predictable review process for applications for rezoning and/or development within the BSC districts;
- Enhance Dublin’s reputation for high quality development while allowing BSC property owners to compete efficiently and effectively for development consistent with the Bridge Street Corridor Vision Plan;
- Ensure that new development and redevelopment is served by adequate and efficient infrastructure so as not to burden the fiscal resources of the city; and
- Protect the health, safety, and general welfare of residents, occupants, and users of property in the BSC zones and surrounding areas of the city.

153.067 Definitions 110

The definitions listed in § 153.067 apply to the BSC districts in §§153.057 through 153.067. Other terms defined in Chapter 153 shall have the same meanings when applied to the BSC districts unless inconsistent with the terms in this section.