

ZONING

27 Attachment 1

Borough of Dublin

Table of Area and Dimensional Requirements

R-1 Mixed Use Residential District - Table of Area and Dimensional Requirements

R-1 Mixed Use Residential District - Table of Area and Dimensional Requirements											
Use	Minimum Lot Area Per Unit (square feet)	Minimum Site Area (acres)	Maximum Density (du/gross acre)	Minimum Lot Width at Minimum Building Setback Line (feet)	Maximum Impervious Surface Ratio	Maximum Height (feet)	Minimum Yards			Open Space (% of site)	Maximum Building Coverage (% of lot)
							Front	Side (each) (feet)	Rear		
B1 Single-Family Detached Dwelling	20,000	—	2 du/ac	100	0.40 (of site)	35	50	20	30	—	20%
B3 Cluster Development	—	5	2 du/ac	—	0.20 (of site)	35	—	—	—	30%	—
Single-Family Detached Dwelling	7,500	5	2 du/ac	70	0.20 (of site)	35	40	15	25	30%	20%
Twin Dwelling	4,500	5	2 du/ac	45	0.20 (of site)	35	40	15	25	30%	25%
B5 Performance Development	—	5	3 du/ac	—	0.30 (of site)	35	—	—	—	50%	—
B8 Mobile Home Park	—	10	3 du/ac	—	0.30 (of site)	35	—	—	—	50%	—
Other Permitted Uses ¹	20,000 ²	—	2 du/ac	100	0.50 (of lot)	35	50	20	35	—	20%

NOTES:

¹ Unless otherwise specified in Part 5 for the specific use, in which case the provisions of Part 5 shall apply.

² If minimum lot areas are specified for specific uses in Part 5, then those lot areas shall be required. If no specific lot sizes are specified, then the minimum lot area in this chart shall apply.

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R-2 Neighborhood Conservation Residential District - Table of Area and Dimensional Requirements

R-2 Neighborhood Conservation Residential District - Table of Area and Dimensional Requirements											
Use	Minimum Lot Area Per Unit (square feet)	Minimum Site Area (acres)	Maximum Density (du/gross acre)	Minimum Lot Width at Minimum Building Setback Line (feet)	Maximum Impervious Surface Ratio	Maximum Height (feet)	Minimum Yards			Open Space (% of site)	Maximum Building Coverage (% of lot)
							Front	Side (each) (feet)	Rear		
B1 Single-Family Detached Dwelling	12,000	—	—	80	0.40 (of site)	35	35	10	35	—	20%
B2 Twin House	7,500	—	—	50	0.50 (of site)	35	35	35	10	35%	25%
B6 Garden Apartments	—	5	5 du/ac	—	0.30 (of site)	35	—	—	—	50%	—
Other Permitted Uses ¹	20,000 ²	—	—	100	0.50 (of lot)	35	35	15	35	—	30%

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IP Institutional Public District - Table of Area and Dimensional Requirements

IP Institutional Public District - Table of Area and Dimensional Requirements									
Use	Minimum Lot Area (square feet)	Minimum Site Area (acres)	Minimum Lot Width at Minimum Building Setback Line (feet)	Maximum Impervious Surface Ratio	Maximum Height (feet) Maximum 3.5 Stories	Minimum Yards			Maximum Building Coverage (% of lot)
						Front (feet)	Side (feet)	Rear (feet)	
E5 Salvage Yard/Recycling Center	—	5	100	0.70	35	50	50	50	—
Other Permitted Uses ¹	20,000 ²	—	100	0.60	35	35	30	30	30%

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Ind Industrial District - Table of Area and Dimensional Requirements

Ind Industrial District - Table of Area and Dimensional Requirements									
Use	Minimum Lot Area Per Unit (square feet)	Minimum Site Area (acres)	Minimum Lot Width at Minimum Building Setback Line (feet)	Maximum Impervious Surface Ratio	Maximum Height (feet)	Minimum Yards			Maximum Building Coverage (% of lot)
						Front	Side (each) (feet)	Rear	
E1 and E2 General Industry and Industrial Park	20,000 square feet	4	100	0.60	35	35	30	30	30
E4 Lumber Yard	—	1	100	0.60	35	50	20	30	30
Other Permitted Uses ¹	20,000 square feet ²	—	100	0.60	35	35	30	30	30

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ZONING

TC-1 Town Center District - Table of Area and Dimensional Requirements

TC-1 Town Center District - Table of Area and Dimensional Requirements											
Use	Minimum Lot Area Per Unit (square feet)	Minimum Site Area (acres)	Maximum Density (du/gross acre)	Minimum Lot Width at Minimum Building Setback Line (feet)	Maximum Impervious Surface Ratio	Maximum Height (feet)	Minimum Yards			Open Space (% of site)	Maximum Building Coverage (% of lot)
							Front	Side (each) (feet)	Rear		
B4 Village House	7,000	—	—	50	0.40	35	35	10	35	—	—
D1 Medical Office	6,500	—	—	40	0.60	35	35	10	35	—	—
D2 Office	4,500	—	—	40	0.60	35	35	10	35	—	—
D5 Retail Stores	6,500	—	—	40	0.60	35	35	10	35	—	—
D6 Service Business	4,500	—	—	40	0.60	35	35	10	35	—	—
D11 Repair Shop	6,500	—	—	40	0.60	35	35	10	35	—	—
Other Permitted Uses ¹	10,000 ²	—	—	60	0.60	35	50	10	30	—	—

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TC-2 Town Center District - Table of Area and Dimensional Requirements
[Amended by Ord. No. 324, 6/10/2019]

TC-2 Town Center 2 District — Table of Area and Dimensional Requirements											
Use¹	Minimum Lot Area (square feet)²	Minimum Site Area (acres)	Maximum Density (du/gross acre)	Minimum Lot Width at Minimum Building Setback Line (feet)	Maximum Impervious Surface Ratio	Minimum/Maximum Height (feet) Maximum 3.5 Stories	Minimum Yards			Minimum Public Space (% of site area)	Maximum Building Coverage (% of lot)
							Build-to Line/Front³ (feet)	Side (feet)	Rear (feet)		
TC-2 District Sites greater than 8 acres	—	> 8	7	—	0.75 of site	—	—	—	—	5%	—
B4 Village House	7,000	—	—	50	—	35	15/20	10	35	—	—
B12 Townhouse	2,000	—	—	20	—	35	15/20	5	20	—	—
B10 Manor House	8,000/bldg. 2,500/unit	—	—	80	0.5	35	15/20	15	25	—	—

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TC-2 Town Center 2 District — Table of Area and Dimensional Requirements											
Use ¹	Minimum Lot Area (square feet) ²	Minimum Site Area (acres)	Maximum Density (du/gross acre)	Minimum Lot Width at Minimum	Maximum Impervious Surface Ratio	Minimum/Maximum Height (feet)	Minimum Yards			Minimum Public Space (% of site)	Maximum Building Coverage (% of lot)
							Build-to Line/Front ³ (feet)	Side (feet)	Rear (feet)		
B11 Live-Work Unit D1 Medical Office D2 Office D3 Commercial and Service D4 Mixed Use D5 Retail Store D6 Service Business D7 Financial Establishment D9 Eating Place D10 Fast Food D11 Repair Shop D14 Entertainment F1 Accessory Home Occupation F2 Residential Accessory Buildings F6 Temporary Structure or Use F9 No-Impact Home-Based Business F10 Bed and Breakfast F11 Drive-Through	5,000	—	—	40	0.90 of lot	35/45	10/15	5	20	—	—
Other Permitted Uses ¹	10,000 ²	—	—	40	0.80 of lot	35/45	10/15	5	20	—	—
TC-2 District Sites less than or equal to 8 acres	—	8	—	—	—	—	—	—	—	3%	—

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TC-2 Town Center 2 District — Table of Area and Dimensional Requirements											
Use ¹	Minimum Lot Area (square feet) ²	Minimum Site Area (acres)	Maximum Density (du/gross acre)	Minimum Lot Width at Minimum	Maximum Impervious Surface Ratio	Minimum/Maximum Height (feet)	Minimum Yards			Minimum Public Space (% of site)	Maximum Building Coverage (% of lot)
							Build-to Line/Front ³ (feet)	Side (feet)	Rear (feet)		
B11 Live-Work Unit D1 Medical Office D2 Office D3 Commercial and Service D4 Mixed Use D5 Retail Store D6 Service Business D7 Financial Establishment D9 Eating Place D10 Fast Food Restaurant D11 Repair Shop D14 Entertainment F6 Temporary Structure or Use F10 Bed and Breakfast F11 Drive-Through	5,000	—	—	40	0.90 of lot	35/45	10/15	5	20	—	—
Other Permitted Uses ¹	10,000 ²	—	—	40	0.80 of lot	35/45	10/15	5	20	—	—

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- ² If minimum lot areas are specified for specific uses in Part 5, then those lot areas shall be required. If no specific lot sizes are specified, then the minimum lot area in this chart shall apply.
- ³ Residential build-to line along the Comprehensive Plan road depicted in the Revitalization and Visioning Plan for Dublin Borough is 15 feet measured from the sidewalk and 20 feet on all other streets measured from the sidewalk. Nonresidential build-to lines along the Comprehensive Plan road are 10 feet measured from the cartway and 15 feet on all other streets measured from the cartway.

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PVD Planned Village Development District - Table of Area and Dimensional Requirements

PVD Planned Village Development District - Table of Area and Dimensional Requirements												
Use ¹	Minimum Lot Area (square feet) ²	Maximum Site Area (acres)	Minimum Site Area (acres)	Maximum Density (du/gross acre)	Minimum Lot Width at Minimum Building Setback Line (feet)	Maximum Impervious Surface Ratio	Minimum/Maximum Height (feet) Maximum 3.5 stories	Minimum Yards			Minimum Public Space (% of site area)	Maximum Building Coverage (% of lot)
								Build-to line/Front ³ (feet)	Side ⁴ (feet)	Rear (feet)		
Planned Village Development Sites greater than 10 acres	—	—	20	15	—	0.70 of site	35	—	—	—	5%	—
B2 Twin Dwelling	4,500/5,000 avg.	—	—	—	40	—	—	20	10	20	—	35
B4 Village House	7,000	—	—	—	50	—	—	20	10	35	—	—
B10 Manor House	8,000/ bldg. 2,500/unit	—	—	—	80	0.5	—	20	15	25	—	—

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PVD Planned Village Development District - Table of Area and Dimensional Requirements												
Use ¹	Minimum Lot Area (square feet) ²	Maximum Site Area (acres)	Minimum Site Area (acres)	Maximum Density (du/gross acre)	Minimum Lot Width at Minimum	Maximum Impervious Surface Ratio	Minimum/Maximum Height (feet)	Minimum Yards			Minimum Public Space (% of site)	Maximum Building Coverage (% of lot)
								Build-to line/Front ³ (feet)	Side ⁴ (feet)	Rear (feet)		
A6 Forestry	5,000		—	—	40	0.90 of lot	35/45	10/15	5	20	—	—
C3 Public Utilities												
D1 Medical Office												
D2 Office												
D3 Commercial and Service												
D4 Mixed Use												
D5 Retail Store												
D6 Service Business												
D7 Financial Establishment												
D9 Eating Place												
D14 Entertainment												
F1 Accessory Home Occupation												
F2 Residential Accessory Buildings												
F3 In-Law Suite												
F6 Temporary Structure or Use												
F9 No-Impact Home-Based Business												
F10 Bed and Breakfast												
F11 Drive-Through												

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PVD Planned Village Development District - Table of Area and Dimensional Requirements												
Use ¹	Minimum Lot Area (square feet) ²	Maximum Site Area (acres)	Minimum Site Area (acres)	Maximum Density (du/gross acre)	Minimum Lot Width at Minimum	Maximum Impervious Surface Ratio	Minimum/Maximum Height (feet)	Minimum Yards			Minimum Public Space (% of site)	Maximum Building Coverage (% of lot)
								Build-to line/Front ³ (feet)	Side ⁴ (feet)	Rear (feet)		
Planned Village Development Sites less than or equal to 10 acres	—	—	—	—	—	—	—	—	—	3%	—	—
A6 Forestry	5,000	8	3	—	150	0.70 of lot	35	10/15	30	30	—	—
B11 Live-Work Unit												
C3 Public Utilities												
C6 Library or Museum												
D1 Medical Office												
D2 Office												
D3 Commercial and Service												
D4 Mixed Use												
D5 Retail Store												
D6 Service Business												
D7 Financial Establishment												
D9 Eating Place												
D14 Entertainment												
D23 Shopping Center												
F6 Temporary Structure or Use												
F11 Drive-Through												

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- ² If minimum lot areas are specified for specific uses in Part 5, then those lot areas shall be required. If no specific lot sizes are specified, then the minimum lot area in this chart shall apply.
- ³ Build-to line along the Comprehensive Plan road depicted in the Revitalization and Visioning Plan for Dublin Borough for nonresidential uses is 10 feet and 15 feet on all other streets.
- ⁴ There shall be no side yard setback for buildings that share a party wall. The setback between buildings shall be five feet for each building where there is no party wall.