

DO I NEED A SITE DEVELOPMENT REVIEW?

WHAT IS A SITE DEVELOPMENT REVIEW (SDR)?

The Site Development Review (Ch. 8.104 City of Dublin Zoning Ordinance) process regulates the architecture, landscaping, signage, circulation, grading, and similar physical features of a project. When you propose to construct a new building or change the exterior features of a developed place of property, a Site Development Review approval is required. The purpose of a Site Development Review is to promote orderly attractive, and harmonious development within the City.

PROJECTS SUBJECT TO A SITE DEVELOPMENT REVIEW

The following projects are subject to Site Development Review. When a project which typically requires a Site Development Review Waiver is combined with a project subject to a Site Development Review, the review and project type shall be the highest level. In accordance with Chapter 8.96, Permit Procedures, the Community Development Director and the Zoning Administrator may refer decision making to the Planning Commission at any time.

SDRS REVIEWED BY THE COMMUNITY DEVELOPMENT DIRECTOR

Major Accessory Structures. Accessory structures which are greater than 120 square feet in size.

Addition. An addition which is less than 1,000 gross square feet in size or less than 15 percent of the total floor area of the structure (whichever is greater) to an existing structure in the R-M, Commercial, or Industrial Zoning Districts, or Planned Development Zoning Districts with multi-family or non-residential uses.

Agricultural Accessory Structures. All agriculture accessory structures.



Custom House. A new house in any Residential Zoning District or Planned Development Zoning District with single family residential uses.

Flag Poles. All flag poles in any zoning district, which are over 35 feet in height.

Major Landscape Modifications. Major landscape modifications in the R-M, Industrial and Commercial Zoning Districts and Planned Developments with multi-family, industrial or commercial uses.

Residential Additions. Residential additions which are over 500 square feet in size in the R-1 or R-2 Zoning Districts or any Planned Development Zoning Districts with residential uses.

Residential Demolition and Construction. A residential demolition and construction which includes the demolition of 50 percent or more of the existing exterior walls of the Principal Structure and the reconstruction,

remodel or construction of a new house in the R-1 or R-2 Zoning Districts or any Planned Development Zoning Districts with residential uses.

Security Gates. Security gates and gate houses at project entrance(s) to a residential or office development.

Signage. Signs which require a Site Development Review pursuant to Chapter 8.84, Sign Regulations.

Major Site Layout Modification. A major modification of the layout of the site including but not limited to a significant increase in paving areas, circulation, light fixtures, parking or other similar improvements as determined by the Community Development Director.

Wireless Communications Facilities. Subject to the provisions of Chapter 8.92, Wireless Communications Facilities.



Minor Façade Modifications. Minor façade modifications in the R-M, Commercial or Industrial Zoning Districts, or Planned Development Zoning Districts with multi-family or non-residential uses. Minor façade modifications include, but are not limited to, trellises, arbors, arcades, building materials, architectural details, a combination of improvements which would typically require a Site Development Review Waiver if constructed separately, or any other improvements determined to be minor by the Community Development Director.

SDRS REVIEWED BY THE ZONING ADMINISTRATOR

Exception to Accessory Structure Requirements. An exception to the requirements of Chapter 8.40, Accessory Structures.

Front Yard Setback Encroachment for Living Area. As permitted by Chapter 8.36, Development Regulations, an encroachment for living area above the

garage or for any structure within the Front Yard Setback area.

Height Increase. An increase in the height of the Principal Structure, as permitted by the regulations for the Agricultural, R-1 and R-2 Zoning Districts.

SDRS REVIEWED BY THE PLANNING COMMISSION

Height Increase for Public and Semi Public Structures. A height increase for public and semi public principal structures, as permitted by Chapter 8.36, Development Regulations.

Height Increase for Towers and Water Tanks. A height increase for towers, poles, water tank and similar structures, as permitted by Chapter 8.36, Development Regulations.

Multi-Family, Commercial and Industrial Improvements. The following improvements in the R-M, Commercial or Industrial Zoning Districts, or Planned Development Zoning Districts with multi-family or non-residential uses:

- **Additions.** Additions which are 1,000 gross square feet or more, or greater than 15 percent of the floor area of the structure.
- **Major Façade Modifications.** Major façade modifications include projects where the character or design of the building will significantly change as determined by the Community Development Director.
- **New Principal Structures.** All new



principal structures, including principal structures in a Planned Development, and any structure which is to be demolished and reconstructed.

OTHER SITE DEVELOPMENT REVIEWS

Historic Overlay Zoning District. All improvements within the Historic Overlay Zoning District shall be reviewed in accordance with and subject to Chapter 8.62, Historic Overlay Zoning District.

Scarlett Court Overlay Zoning District. All improvements within the Scarlett Court Overlay Zoning District shall be reviewed in accordance with and subject to Chapter 8.34, Scarlett Court Overlay Zoning District.

All Other Improvements. All other improvements to structures or a site, which are not otherwise mentioned in this Chapter, shall be subject to a Site Development Review Waiver or Site Development Review, as determined by the Community Development Director.



COMMUNITY DEVELOPMENT DEPARTMENT