DEKALB COUNTY

BOARD OF COMMISSIONERS

ZONING AGENDA / MINUTES

MEETING DATE: July 22, 2008

ITEM NO.

HEARING TYPE
PUBLIC HEARING

ACTION TYPE
ORDINANCE

SUBJECT: **Text Amendment -** "Stonecrest Area Overlay District" as it relates to the classification of Development Categories (Tiers)

DEPARTMENT: Planning	PUBLIC HEARING: ✓ YES ☐ NO
ATTACHMENT: ✓ YES ☐ No PAGES: 60	INFORMATION CONTACT: Patrick Ejike/Kevin Hunter PHONE NUMBER: (404) 371-2155

Deferred from 1/22/08, 2/26/08 & 5/20/08 for a public hearing.

PURPOSE:
TA-08-14125

Application of DeKalb County Board of Commissioners to consider a Map & Text Amendment for Article 3, Division 5 of Chapter 27 in the DeKalb County Code of Ordinance, to amend the "Stonecrest Area Overlay District" as it relates to the classification of Development Categories (Tiers), and the addition of properties proposed for future compatible mixed use developments.

Reason for Request:

There has been increased development interest in properties that are outside of the existing boundaries of the Stonecrest Overlay District. The proposed Text and Map Amendment will require that any such development be governed by additional land use and zoning regulations that promote quality mixed use development. The proposed Text and Map Amendment seeks to promote a balance between the existing retail uses and future multi-family residential, office and commercial uses while preserving and promoting public open space, passive and active recreation areas.

RECOMMENDATIONS:

PLANNING DEPARTMENT:

APPROVAL. The Stonecrest Compatible Use Overlay District, which was adopted on May 28, 2002, provides the regulations necessary to promote increased mixed use development. The intent of the original ordinance was to promote quality design and increased opportunities for office, commercial and residential developments. As a result of the success of the Overlay District, there has been increased development interest on properties that are outside the boundaries of the district. The proposed Map & Text Amendment seeks to include additional properties that will be governed by appropriate zoning and land use regulations coupled with urban design standards and architectural regulations that seek to promote and enhance the established quality of the Stonecrest Overlay District. Therefore, it is the recommendation of the Planning and Development Department that this text amendment be "Approved".

PLANNING COMMISSION:
Defer to Board of Commissioners: It was moved by Tess Snipes and seconded by Vicky Elisa to recommend deferral to the BOC. Motion passed unanimously by a vote of 8-0-0.

COMMUNITY COUNCIL:
Deferral: Recommendation for a deferral by a vote of 6-0-0.

ACTION: H16

MOTION was made by Commissioner May, seconded by Commissioner Stokes, and passed 6-0-0-1, to defer to the evening zoning meeting, the Text Amendment – "Stonecrest Area Overlay District" as it relates to the classification of Development Categories (Tiers) Commissioner Ellis was out of the room and not voting.

ADOPTED: JUL 2 2 2008 (DATE)

PRESIDING OFFICER
DEKALB COUNTY BOARD OF COMMISSIONERS

CERTIFIED: JUL 2 2 2008 (DATE)

CLERK,
DEKALB COUNTY BOARD
OF COMMISSIONERS

FOR USE BY CHIEF EXECUTIVE OFFICER ONLY

APPROVED: AUG 0 8 2008 (DATE)

CHIEF EXECUTIVE OFFICER
DEKALB COUNTY

VETOED: _____ (DATE)

CHIEF EXECUTIVE OFFICER
DEKALB COUNTY

VETO STATEMENT ATTACHED: _____

MINUTES:

Russ Kellogg, 2557 Old Orchard Trail, Marietta, Ga. 30063, and Joe Fitts, 2160 Sugarloaf Club Drive, Duluth, Ga. 30097, spoke in support of the application.

No one spoke in opposition of the application

	FOR	AGAINST	ABSTAIN	ABSENT
DISTRICT 1 - ELAINE BOYER	X			
DISTRICT 2 - JEFF RADER	X			
DISTRICT 3 – LARRY JOHNSON	X			
DISTRICT 4 – BURRELL ELLIS				X
DISTRICT 5 – LEE MAY	X			
DISTRICT 6 – KATHIE GANNON	X			
DISTRICT 7 – CONNIE STOKES	X			

ACTION: H16 (DEFERRED FROM MORNING MEETING

MOTION was made by Commissioner May, seconded by Commissioner Stokes, and passed 6-0-0-1, to defer to the evening zoning meeting, the Text Amendment – "Stonecrest Area Overlay District" as it relates to the classification of Development Categories (Tiers) Commissioner Ellis was out of the room and not voting.

At the evening meeting, MOTION was made by Commissioner Johnson, seconded by Commissioner May and passed 5-0-0-2, to adopt the Stonecrest Overlay Ordinance dated July 16, 2008 and zoning map amendment dated June 30, 2008 attached to the agenda item with several minor changes that were provided to the Clerk. The MOTION for adoption includes a minor change to page 2 and 3 of the Ordinance as reflected in this document labeled July 16A, 2008 and minor changes to the zoning map amendment as reflected in these pages of the zoning map labeled June 30A, 2008. Commissioners Ellis and Stokes were absent and not voting.

ADOPTED: JUL 22 2008
(DATE)

Kathie Gannon

PRESIDING OFFICER
DEKALB COUNTY BOARD OF COMMISSIONERS

CERTIFIED: JUL 22 2008
(DATE)

CLERK,
DEKALB COUNTY BOARD
OF COMMISSIONERS

FOR USE BY CHIEF EXECUTIVE OFFICER ONLY

APPROVED: AUG 08 2008
(DATE)

Vernon Jones

CHIEF EXECUTIVE OFFICER
DEKALB COUNTY

VETOED: _____
(DATE)

CHIEF EXECUTIVE OFFICER
DEKALB COUNTY

VETO STATEMENT ATTACHED: _____

MINUTES:
Russ Kellogg, 2557 Old Orchard Trail, Marietta, GA. 30062, spoke in support of the application at the morning meeting.

No one spoke in opposition of the application

	FOR	AGAINST	ABSTAIN	ABSENT
DISTRICT 1 - ELAINE BOYER				
DISTRICT 2 - JEFF RADER				
DISTRICT 3 – LARRY JOHNSON				
DISTRICT 4 – BURRELL ELLIS				
DISTRICT 5 – LEE MAY				
DISTRICT 6 – KATHIE GANNON				
DISTRICT 7 – CONNIE STOKES				

VOTING RECORD, MOTION TO DEFER TO EVENING MEETING

	FOR	AGAINST	ABSTAIN	ABSENT
DISTRICT 1 - ELAINE BOYER	X			
DISTRICT 2 - JEFF RADER	X			
DISTRICT 3 – LARRY JOHNSON	X			
DISTRICT 4 – BURRELL ELLIS				X
DISTRICT 5 – LEE MAY	X			
DISTRICT 6 – KATHIE GANNON	X			
DISTRICT 7 – CONNIE STOKES	X			

VOTING RECORD, MOTION TO ADOPT STONECREST OVERLAY ORDINANCE

	FOR	AGAINST	ABSTAIN	ABSENT
DISTRICT 1 - ELAINE BOYER	X			
DISTRICT 2 - JEFF RADER	X			
DISTRICT 3 – LARRY JOHNSON	X			
DISTRICT 4 – BURRELL ELLIS				X
DISTRICT 5 – LEE MAY	X			
DISTRICT 6 – KATHIE GANNON	X			
DISTRICT 7 – CONNIE STOKES				X

July 16, 2008

AN ORDINANCE

AN ORDINANCE TO AMEND THE CODE OF DEKALB COUNTY, GEORGIA, CHAPTER 27 PERTAINING TO THE MAP AND TEXT AMENDMENT OF THE STONECREST AREA COMPATIBLE USE OVERLAY DISTRICT, AND FOR OTHER PURPOSES.

WHEREAS, the Board of Commissioners of DeKalb County established the Stonecrest Area Compatible Use Overlay District by ordinance on May 28, 2002, and

WHEREAS, the Board of Commissioners desires to protect the Stonecrest Area from encroachment of incompatible uses and structures and seeks to ensure compatibility of the heights of structures along the corridor of the Stonecrest Area with general redevelopment which occurs around new regional mall developments; and

WHEREAS, the Board of Commissioners desires to stimulate growth and development by allowing compatible uses within the Stonecrest Area; and

WHEREAS, the Board of Commissioners desires to encourage and promote compatible mixed use developments that will provide opportunities for livable and sustainable communities; and

WHEREAS, the Board of Commissioners seek to protect the health, safety and welfare of persons and the value of property within the vicinity of the Stonecrest Area; and

WHEREAS, the ordinance which establishes the Stonecrest Area Compatible Use Overlay District as adopted on May 28, 2002, does not include provisions for planned communities consisting of single family detached residential developments and open space conservation, and

WHEREAS, the County wishes to protect the open vistas and heritage along Klondike, Rockland, and Plunkett Roads; and

WHEREAS, the Arabia Mountain Area should be preserved and transitional development should be compatible to maintain the rural character of the area; and

WHEREAS, such a planned community development category would further the County's efforts in encouraging the development of quality development sensitive to the natural environments while allowing for economic expansion of the County's tax base.

NOW THEREFORE, Be it ordained by the Board of Commissioners of DeKalb County, Georgia, and it is ordained by the authority of the same, that Chapter 27 of the DeKalb County Code is amended to read as follows:

PART I: ENACTMENT

Chapter 27, Article III, of the Code of DeKalb County, Georgia, is hereby amended as follows. Section 27-719.4 is hereby deleted in its entirety and a new Section 27-719.4 is inserted in lieu thereof to read as follows:

Section 27-719.4. District Boundaries.

(a) The boundaries of the Stonecrest Area Overlay District shall be divided into five (5) development tiers as follows:

(1) Tier I: High Rise Mixed Use Zone;

(2) Tier II: Mid-Rise Mixed Use Zone;

(3) Tier III: Low Rise Mixed Use Zone;

(4) Tier IV: Transitional Mixed Use Zone; and

(5) Tier V: Cluster/Village Mixed Use Zone.

(b) The boundaries of the Stonecrest Area Overlay District composed of Tiers I, II, III, IV and V shall be established by a zoning map amendment dated June 30, 2008, which is adopted contemporaneously with the adoption of this section and which is incorporated by reference as if fully set forth herein and made a part of this chapter 27. The zoning map amendment shall be maintained by the planning director or designee and shall be

available for public inspection in the office of the planning director. *[Note to Codifier and clerk insert date found on attached map]*

* * *

Section 27-719.14(b)(9) and Section 27-719.15(b)(9) are enacted to prohibit nightclubs and late night establishments in Tier II and Tier III of the Stonecrest Overlay District and shall read as follows:

Sec. 27-719.14. Mid-rise mixed-use zone (Tier II zone).

* * *

(9) Nightclubs and late night establishment.

Sec. 27-719.15. Low-rise mixed-use zone (Tier III zone).

* * *

(9) Nightclubs and late night establishment.

* * *

Section 27-719.15.1 and Section 27-719.15.2 are hereby enacted to read as follows:

Section 27-719.15.1. The Transitional Mixed Use Zone (Tier IV).

(a) *Statement of Purpose and Intent.* The intent of this tier is to encourage mixed use development in a well planned community and encourage principally office, residential and commercial uses to serve the convenience needs of the local community. This tier provides an economic balance to the other Stonecrest Area Compatible Use Overlay District development categories which focus more on retail uses.

(b) *Mixed Use Requirements.* All properties in Tier IV which are proposed for new development shall comply with the minimum requirements of this mixed use development category. Permits for repairs, interior alterations or tenant build out improvements that do not alter the exterior appearance or the building footprint of the structure shall be exempt from the requirements of this division. Properties in Tier IV shall contain a minimum of two principal uses and one use shall not exceed sixty-five percent (65%) of the total floor area. The mixed use development may be combined vertically or horizontally in one or more buildings or may be provided in separate buildings or areas within a mixed use development.

(c) *Principal Uses of land and Structures.* The following principal uses of land and structures shall be authorized in mixed use developments within Tier IV:

(1) All uses authorized in the OCR (Office-Commercial-Residential) District except those uses prohibited in this section.

(2) All uses authorized in the C-1 and C-2 (General Commercial) District except those uses prohibited in this section.

(3) All uses authorized in the RM-HD (High Density Residential) District except those uses prohibited in this section.

(4) All uses authorized in the O-I (Office-Institutional) District except those uses prohibited in this section.

(5) Single family detached units that are part of a master planned community so long as such single family detached units are part of a mixed-use development and so long as the development provides opportunities for life-long and aging in place communities as defined by the Atlanta Regional Commission.

(d) *Prohibited Uses.* The following principal uses of land and structures shall be prohibited in Tier IV:

(1) Boarding and breeding kennels.
(2) Storage yard for damaged automobiles or confiscated automobiles.
(3) Tire retreading and recapping.
(4) Adult entertainment establishments.
(5) Adult service facility.
(6) Go-cart concession.
(7) Outdoor equipment and materials storage.
(8) Heavy repair shop and trade shop.
(9) Extended Stay Motels.
(10) Used cars sales as a primary use.
(11) Temporary and /or Seasonal Outdoor Sales.
(12) Title and Pawn Shops.
(13) Liquor Stores.
(14) Nightclubs and late night establishments.
(15) Salvage Yards/Junk Yards.
(16) Self Service Car Wash and Detailing.
(17) Self Storage.

(18) Funeral home.

(19) Mortuary.

(20) Crematorium.

(21) Farm equipment sales, rental or service.

(22) Extended stay hotel or motel.

(e) *Accessory Uses and Structures.* The following accessory uses of land and structures shall be authorized in the Tier IV:

(1) Any uses and structures incidental to any authorized use.

(2) Clubhouse, including meeting rooms and recreation rooms accessory to residential uses.

(3) Parking lots and decks.

(4) Swimming Pools, tennis courts, and other recreation areas and similar amenities.

(f) *Mixed Use developments: lot width, lot area and setbacks.*

(1) *Lot width and area:* All lots shall have at least one hundred (100) feet of frontage as measured along the public street frontage.

(A) *Minimum lot area:* One (1) acre.

(2) *Setback requirements:*

(A) *Front yard:* Minimum of zero (0) feet and a maximum of twenty (20) feet to allow for architectural features, outdoor seating, and other project site amenities.

(B) *Side yard:* Minimum of zero (0) feet and a maximum of twenty (20) feet to allow for architectural features, outdoor seating, plazas and other project site amenities.

(C) *Rear yard:* Minimum of twenty (20) feet.

(D) *Interior Side Yard:* Minimum of zero (0) feet. However, where an interior side yard is facing a structure with windows on an adjoining lot the distance between the existing structure and the proposed structure shall be a minimum of twenty (20) feet.

(g) *Single Family detached units: lot width, lot area and setbacks.*

(1) *Lot width and area*: All lots shall have at least fifty (50) feet of frontage as measured along the public street frontage.

(A) *Minimum lot area:* Five thousand (5000) square feet.

(2) *Setback Requirements:*

(A) *Front yard:* Minimum of ten (10) feet and a maximum of twenty (20) feet.

(B) *Side yard:* Minimum of ten (10) feet.

(C) *Interior Side yard:* Minimum of five (5) feet.

(D) *Rear Yard:* Minimum of thirty (30) feet.

(h) *Single Family attached units:* lot width, lot area and setbacks

(1) *Lot width and area:* All lots shall have at least thirty (30) feet of frontage as measured along the public street frontage.

(A) Minimum lot area: Three thousand (3,000) square feet. Maximum of 8 units or 240 feet.

(2) *Setback Requirements:*

(A) Front yard: Minimum of five (5) feet and a maximum of twenty (20) feet.
(B) Side yard: Minimum of fifteen (15) feet between buildings.
(C) Rear yard: Minimum of thirty (30) feet.
(D) Structures which are front face to front face, back face to back face, or front face to back face shall be not less than sixty (60) feet apart. Structures which are side face to side face shall not be less than twenty (20) feet apart. Structures which are side face to front face or back face shall be not less than forty (40) feet apart.

(i) *Height of buildings and structures.* The maximum height of any mixed use building or structure shall not exceed five (5) stories or seventy five (75) feet. Buildings in excess of three (3) stories must be approved by the department of fire and rescue services to assure adequacy of fire protection facilities and services. The maximum height of any residential single family detached building or structure shall not exceed a height of thirty five (35) feet and shall not exceed two stories.

(j) *Density and Floor Area Ratios:* Multifamily dwellings may be developed at a density not exceeding thirty (30) dwelling units per acre and the combined floor area ratio for any development shall not exceed one and one half (1.50).

(1) *Density Bonus.* The maximum allowable FAR of a building or development in Tier IV shall be increased to a FAR not to exceed a total of three (3.0) if one (1) or more of the additional amenities is provided as described in the table below:

Additional Amenity	Increased FAR
Increase public space to twenty five (25) percent while providing interparcel access for pedestrians and vehicles.	0.5
Increase public space to thirty (30) percent while providing interparcel access for pedestrians and vehicles.	1.0
Mixed-use building that combines office-institutional with commercial or retail uses. Each mixed-use building shall include one principal use and at least one secondary use. No primary or secondary use shall constitute less than ten (10) percent of the gross floor area of the building.	0.25
Mixed-use building that includes multifamily residential units constituting at least eight (8) units per acre of land, and constructed in the same building with office, institutional, commercial or retail uses.	0.5

(k) *Required parking.* Required parking may be provided through a combination of off-street, on-street, or shared parking provided that all required parking is located within seven hundred (700) feet of the principal entrance of buildings which it is intended to serve. The minimum number of required parking spaces shall be as provided in the underlying zoning district regulations for the lot except as follows:

(1) Retail uses, personal service uses, and other commercial and general business uses, including food stores--Minimum of four (4.0) spaces per one thousand (1,000) square feet of gross floor area.

(2) Office and clinic uses--Minimum of three (3.0) spaces per one thousand (1,000) square feet of gross floor area.

(3) Hotel and motel uses--Minimum of one (1.00) space per unit.

(4) Multifamily residential uses--Minimum of one and one-half (1.5) spaces per dwelling unit.

(5) Parking space area requirements shall comply with the provisions of section 27-766.

(6) Single-family detached residential dwelling units shall have two spaces per unit. Garages and any surface parking areas are to be accessed by shared driveways

located at the rear of the residential structure. Garages that face the public right of way shall be setback a minimum of twenty (20) feet.

(l) *Sidewalks.* Sidewalks at least five (5) feet in width shall be provided on both sides along the right of way of all public streets.

Section 27-719.15.2 The Cluster Village Mixed Use Zone (Tier V).

(a) *Statement of Purpose and Intent.* The primary intent of Tier V is to encourage single family detached residential developments with associated neighborhood commercial and office uses to serve the convenience needs of the local community in a village or cluster concept. This tier provides for the preservation of open space while allowing compatible development that compliments the other Stonecrest Overlay District development categories. Tier V also seeks to preserve the rural and scenic beauty of Arabia Mountain Preserve while providing flexibility to allow for creativity in site design and development. The goal of Tier V is to minimize the environmental and visual impacts of new development on natural resources and historically and culturally significant sites and structures while encouraging residential and neighborhood commercial development in a well planned community.

(b) *Principal Uses and Structures.* All properties in Tier V shall be governed by all of the underlying zoning district regulations and the requirements of this section. In addition, all properties in Tier V may be used for the following principal uses of land and structures:

(1) Adult day care facility.

(2) Bed and breakfast inn.

(3) Child day care facility.

(4) Community facility limited to the location, size and use provisions of this section.

(5) Cultural facility.

(6) Detached single family dwelling.

(7) Office uses.

(8) Personal care home, group.

(9) Place of worship.

(10) Retail, excluding drive through facilities, gas and service stations, commercial amusements, liquor stores, video arcades, pool halls, and discount retail shops.

(11) Services, medical and health.

(12) Services, personal.

(c) *Accessory Uses and Structures.* The following accessory uses of land and structures shall be authorized in Tier V:

(1) Accessory uses and structures incidental to any authorized use.

(2) Club house, including meeting rooms and recreation rooms.

(3) Swimming Pools, tennis courts, and other recreation areas and similar amenities.

(d) *Prohibited Uses.* The following principal uses of land and structures shall be prohibited in Tier V:

(1) Boarding and breeding kennels.
(2) Storage yard for damaged automobiles or confiscated automobiles.
(3) Tire retreading and recapping.
(4) Adult entertainment establishments.
(5) Adult service facility.
(6) Go-cart concession.
(7) Outdoor equipment and materials storage.
(8) Heavy repair shop and trade shop.
(9) Extended Stay Motels.
(10) Used cars sales as a primary use.
(11) Temporary and /or Seasonal Outdoor Sales.
(12) Title and Pawn Shops.
(13) Liquor Stores.
(14) Nightclubs and late night establishments.
(15) Salvage Yards/Junk Yards.
(16) Self Service Car Wash and Detailing.
(17) Self Storage.
(18) Funeral home.
(19) Mortuary.
(20) Crematorium.
(21) Farm equipment sales, rental or service.

(22) Extended stay hotel or motel.

(23) Multi-family dwelling unit.

(e) *Lot width, lot area and setbacks.*

(1) All single-family detached residential lots which are located on Klondike Road, Plunkett Road or Rockland Road shall have a minimum of one hundred (100) feet of frontage as measured along the public street frontage.

(a) *Minimum lot area:* 15,000 square feet.

(b) *Minimum setback requirements:*

(1) *Front yard:* Thirty five (35) feet.

(2) *Side yard:* Thirty Five (35) feet.

(3) *Rear yard:* Forty (40) feet.

(4) *Interior Side yard*: ten (10) feet.

(2) All single family detached residential lots which are located on new roadways shall have a minimum of fifty (50) feet of frontage as measured along the public street frontage.

(a) *Minimum lot area:* 5000 square feet.

(b) *Minimum setback requirements:*

(1) *From public street:*

(A) *Front yard:* Minimum of ten (10) feet and a maximum of twenty five (25) feet.

(B) *Side yard:* Fifteen (15) feet.

(C) *Rear yard:* Twenty (20) feet.

(D) *Interior Side yard*: Five (5) feet.

(4) Office and commercial uses shall not be located along Klondike or Rockland Road. Any uses otherwise authorized in Tier V shall be clustered together in a "village" or "hamlet" setting and shall include convenient access to neighboring residential communities in a manner that preserves the open space on the lot. Such uses shall be developed in a manner that also preserves the rural and scenic nature of Tier V and is compatible with the natural design and forestation of the Arabia

Mountain Preserve. Such uses shall be developed in a manner that minimizes the environmental and visual impact of new development on the existing natural landscape and the historically and culturally significant sites and structures. To the extent possible, developments shall be constructed in a manner that preserves the bucolic nature and farming community appearance of Tier V.

(a) Office and Commercial uses shall be a maximum of 2,500 square feet per tenant space.

(b) Single use structures shall be a maximum of 10,000 square feet.

(c) *Lot width and lot area:* Office and commercial lots shall be a minimum of 20,000 square feet.

(f) *Height of buildings and structures.* No building or structure shall exceed thirty-five (35) feet in height. All buildings and structures are limited to a two story height limitation.

(g) *Required parking.* The minimum number of required parking spaces shall be as provided in the underlying zoning district regulations except as follows:

(1) Residential, single family detached – Two (2) spaces.

(2) Retail uses, personal service uses, and other commercial and general business uses, including food stores--Minimum of four (4.0) spaces per one thousand (1,000) square feet of gross floor area.

(3) Office and clinic uses--Minimum of three (3.0) spaces per one thousand (1,000) square feet of gross floor area.

(4) Parking space area requirements shall comply with the provisions of section 27-766.

(h) *Sidewalks*. A planting strip shall be provided between the curb and the pedestrian travel lane in compliance with land development standards. Sidewalks shall be provided on both sides along the right of way of all public streets.

* * *

Section 27-719.18 is deleted in its entirety and a new section 27-719.18 is inserted in lieu thereof to read as follows:

Sec. 27-719.18. Design Guidelines.

(a) The *Stonecrest Overlay District Design Guidelines"* dated May, 2008 shall apply to all uses and structures within the Stonecrest Overlay District and shall be maintained by the planning director and available for public inspection. The Design Guidelines provide acceptable minimum standards to guide design and development within this overlay district. The planning director or designee is authorized to create, administer, and amend Design Guidelines for the Stonecrest Area Overlay District. These guidelines provide acceptable architectural design controls, landscaping, detail drawings, signage, fencing, lighting, street and site furniture, and grating criteria. These guidelines shall be used to promote proper design criteria and shall guide the planning director or designee in deciding whether a proposed design complies with the requirements of the Stonecrest Area Overlay District.

PART II. SEVERABILITY

Should any section or provision of this ordinance be declared by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect the validity of the ordinance as a whole nor any part thereof other than the part so declared to be invalid or unconstitutional. All ordinances or resolutions, or parts thereof, in conflict with the ordinance are repealed.

PART III. EFFECTIVE DATE

This ordinance shall become effective upon adoption by the Board of Commissioners and approval by the Chief Executive Officer.

ADOPTED by the DeKalb County Board of Commissioners, this _____day of _____ 2008.

_____

KATHIE GANNON
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County, this ___ day of _____2008.

_____
VERNON JONES
Chief Executive Officer
DeKalb County, Georgia

ATTEST

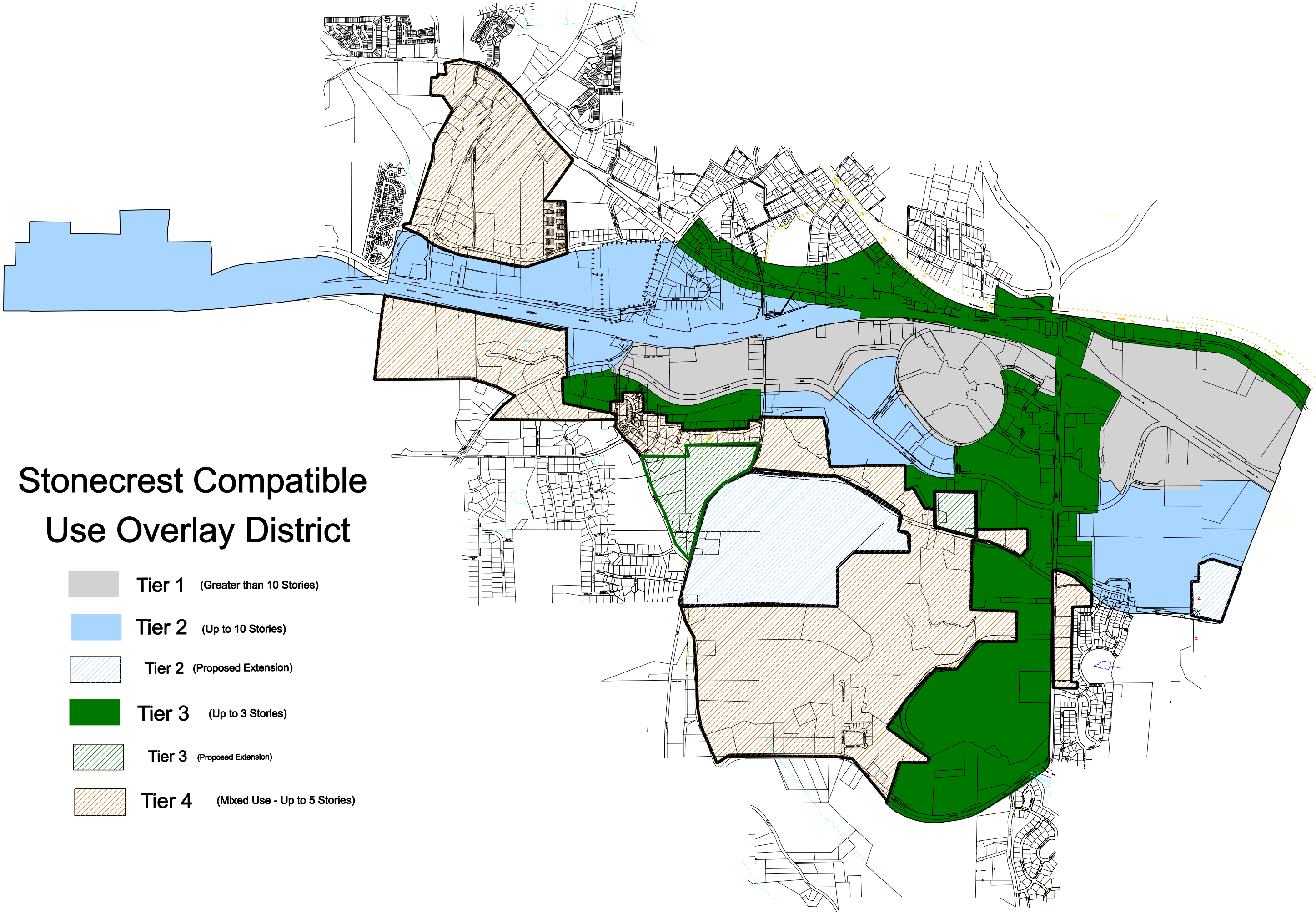
_____
MICHAEL J. BELL
Ex-Officio Clerk

APPROVED AS TO FORM;

WILLIAM J. LINKOUS III
County Attorney
DeKalb County, Georgia

APPROVED AS TO SUBSTANCE

PATRICK EJIKE
Director of Planning & Development
DeKalb County, Georgia



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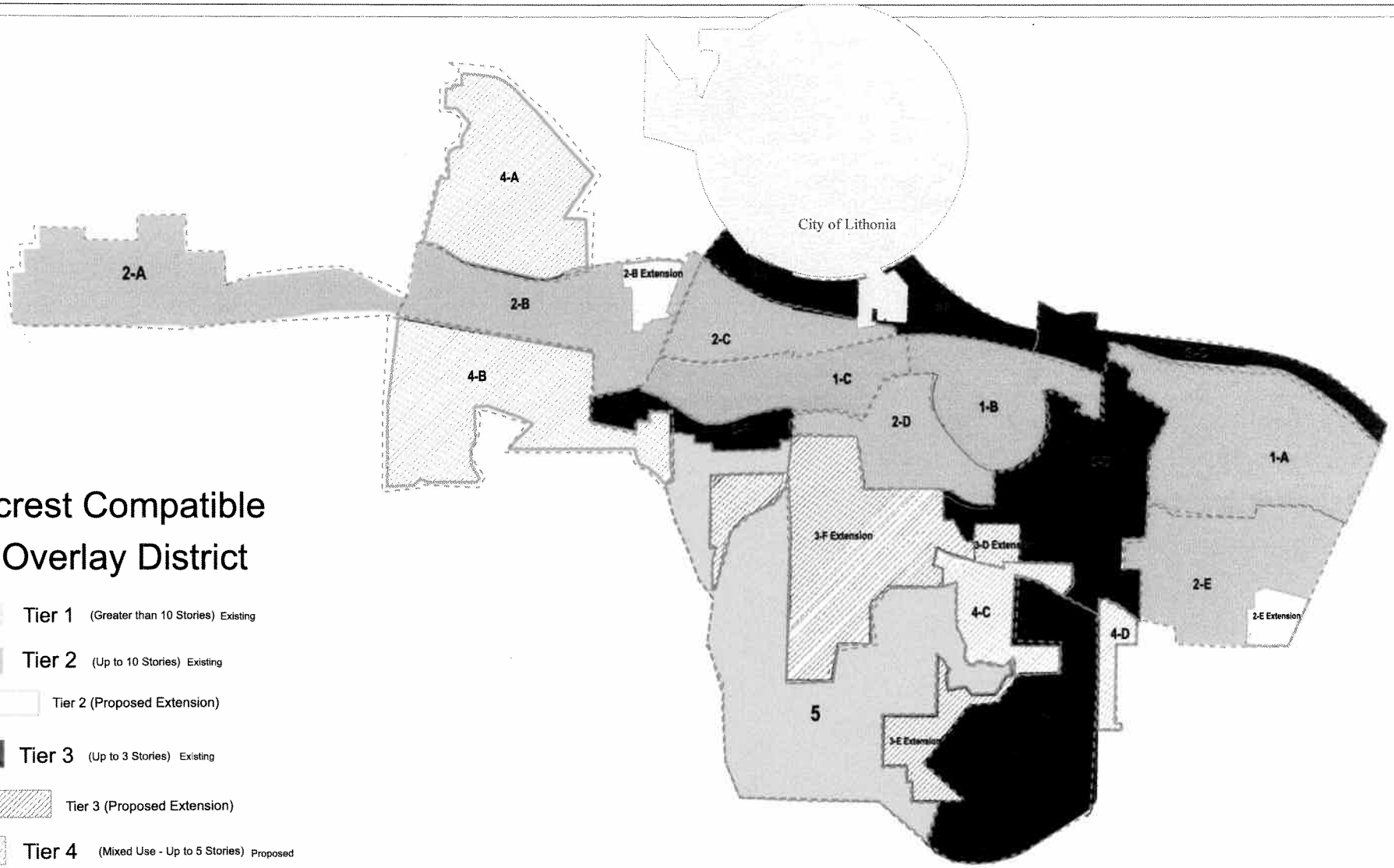

Stonecrest Compatible Use Overlay District

Tier 1 (Greater than 10 Stories) Existing

Tier 2 (Up to 10 Stories) Existing

Tier 2 (Proposed Extension)

Tier 3 (Up to 3 Stories) Existing

Tier 3 (Proposed Extension)

Tier 4 (Mixed Use - Up to 5 Stories) Proposed

Tier 5 (Conservation District - Cluster/Village Concept)

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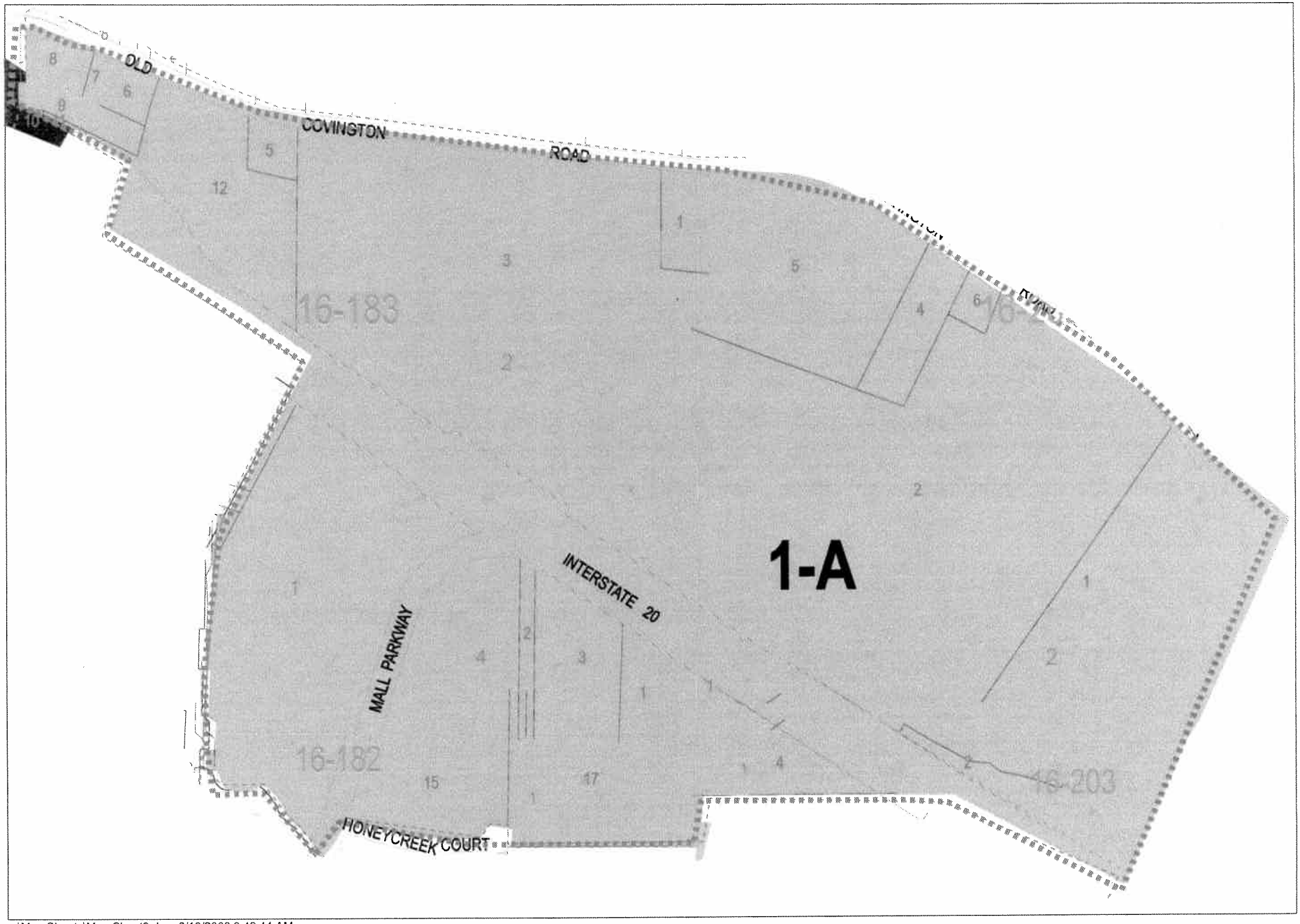

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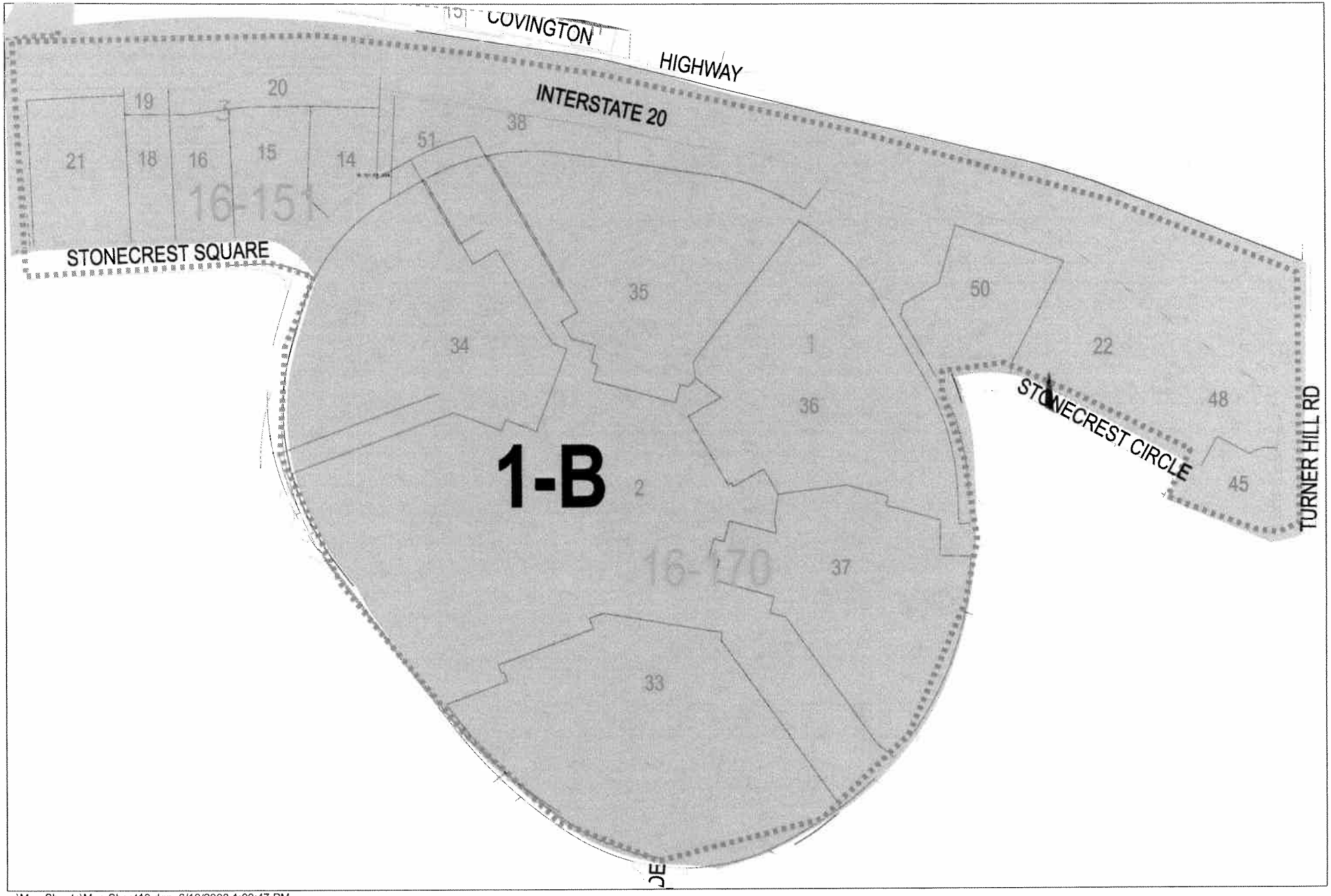

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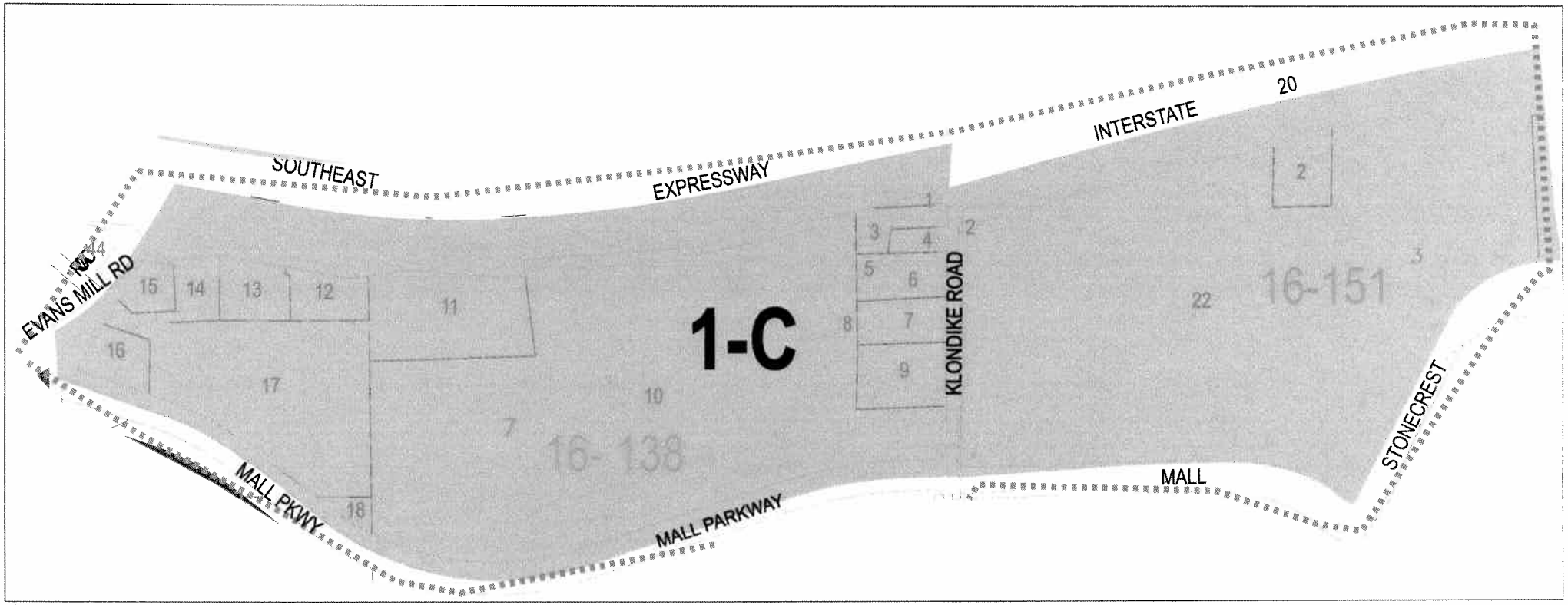

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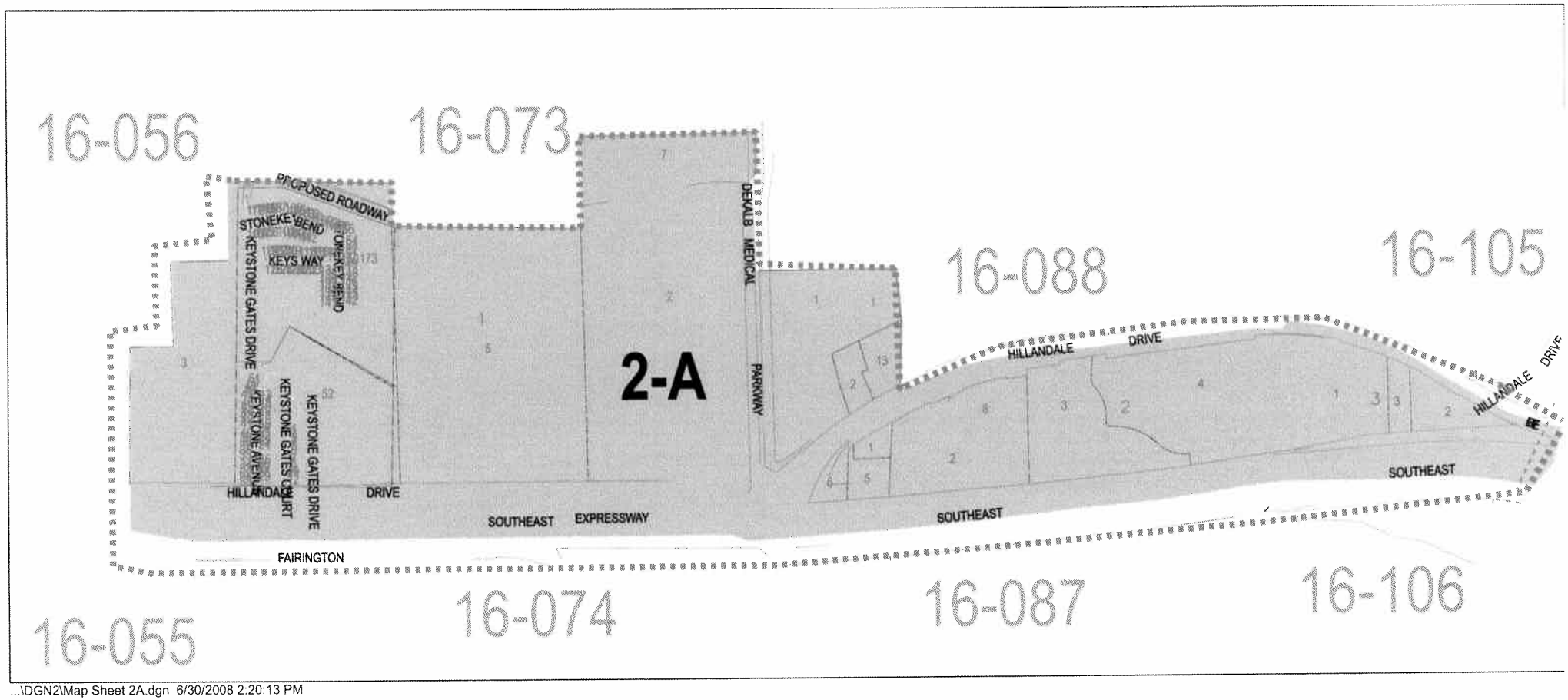

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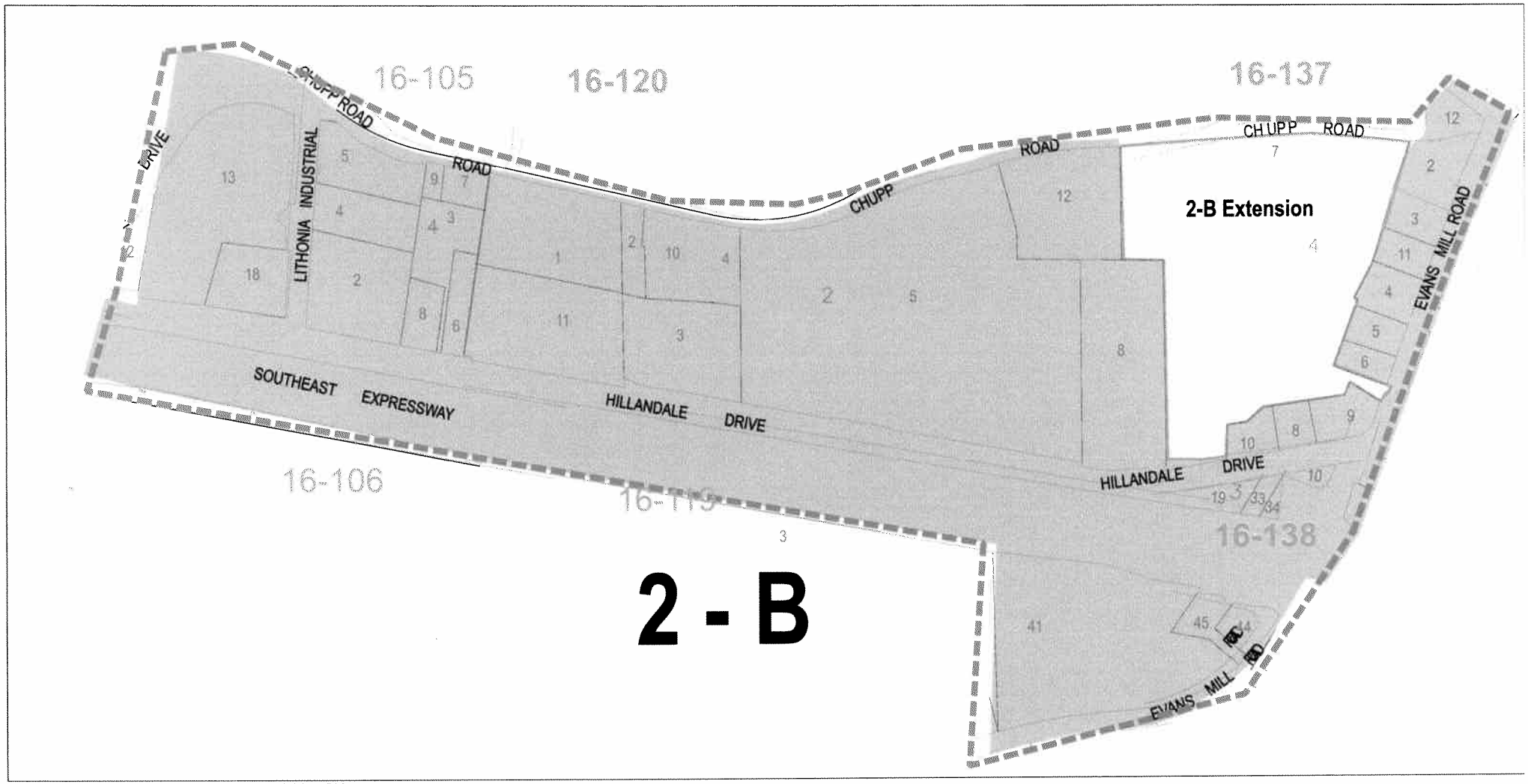

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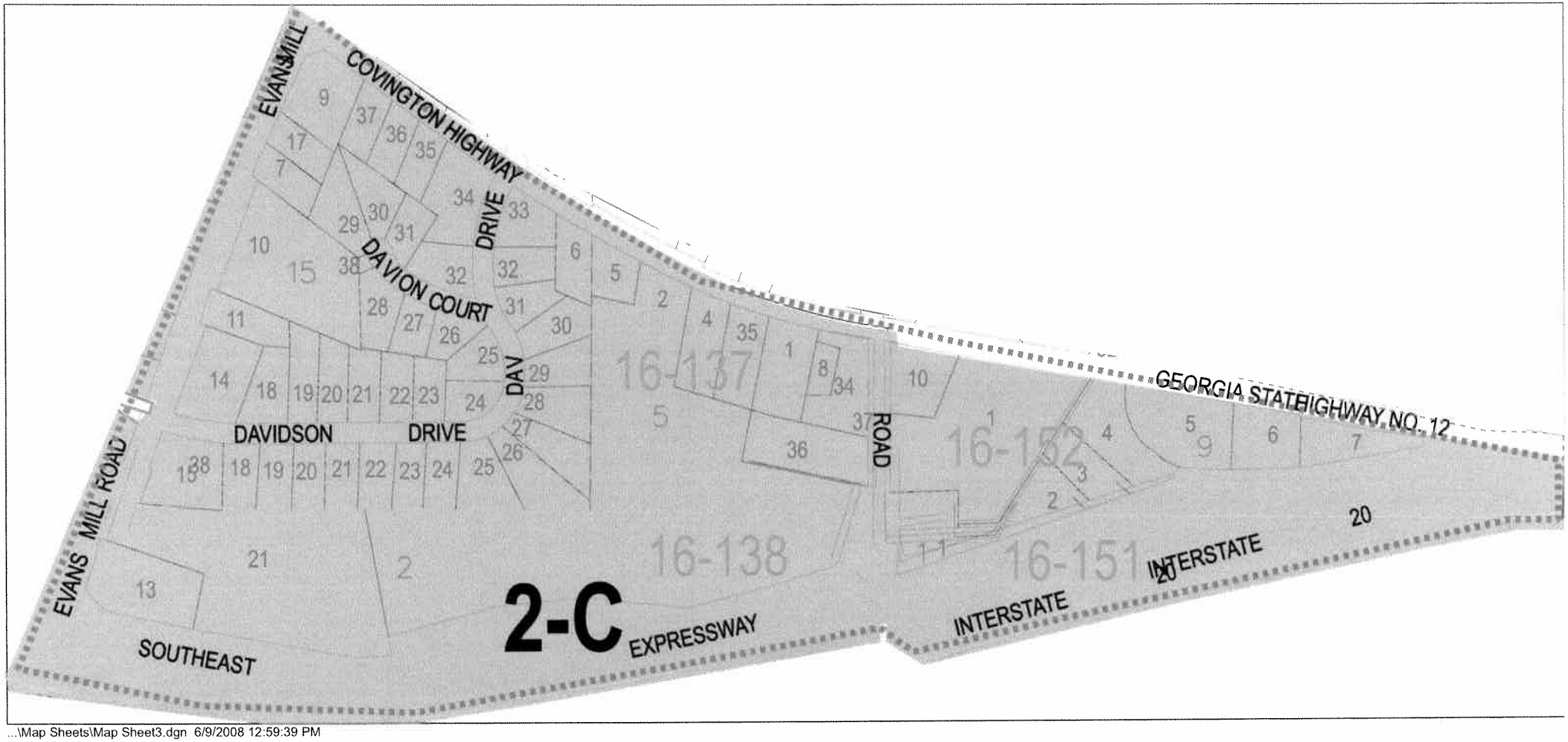

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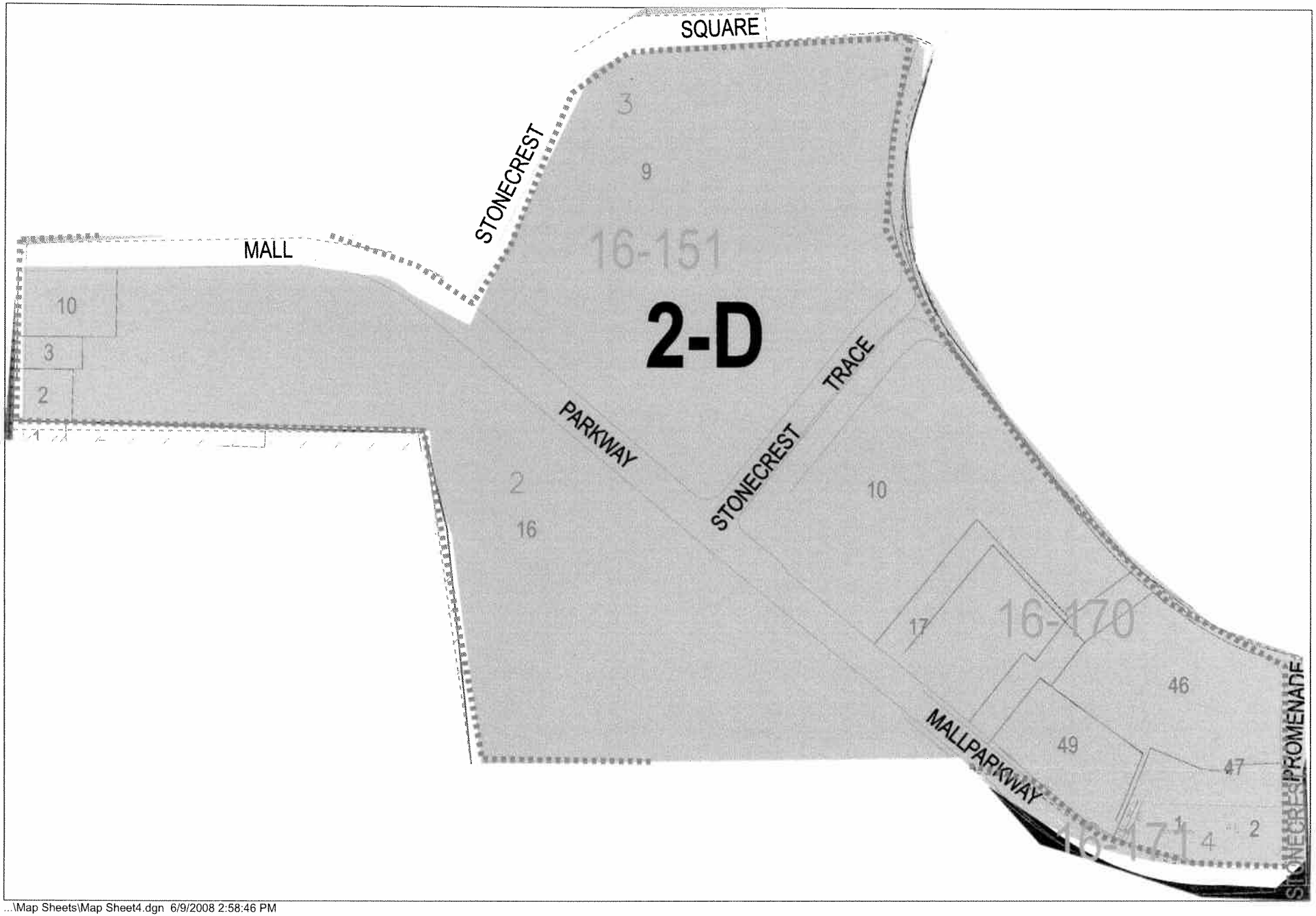

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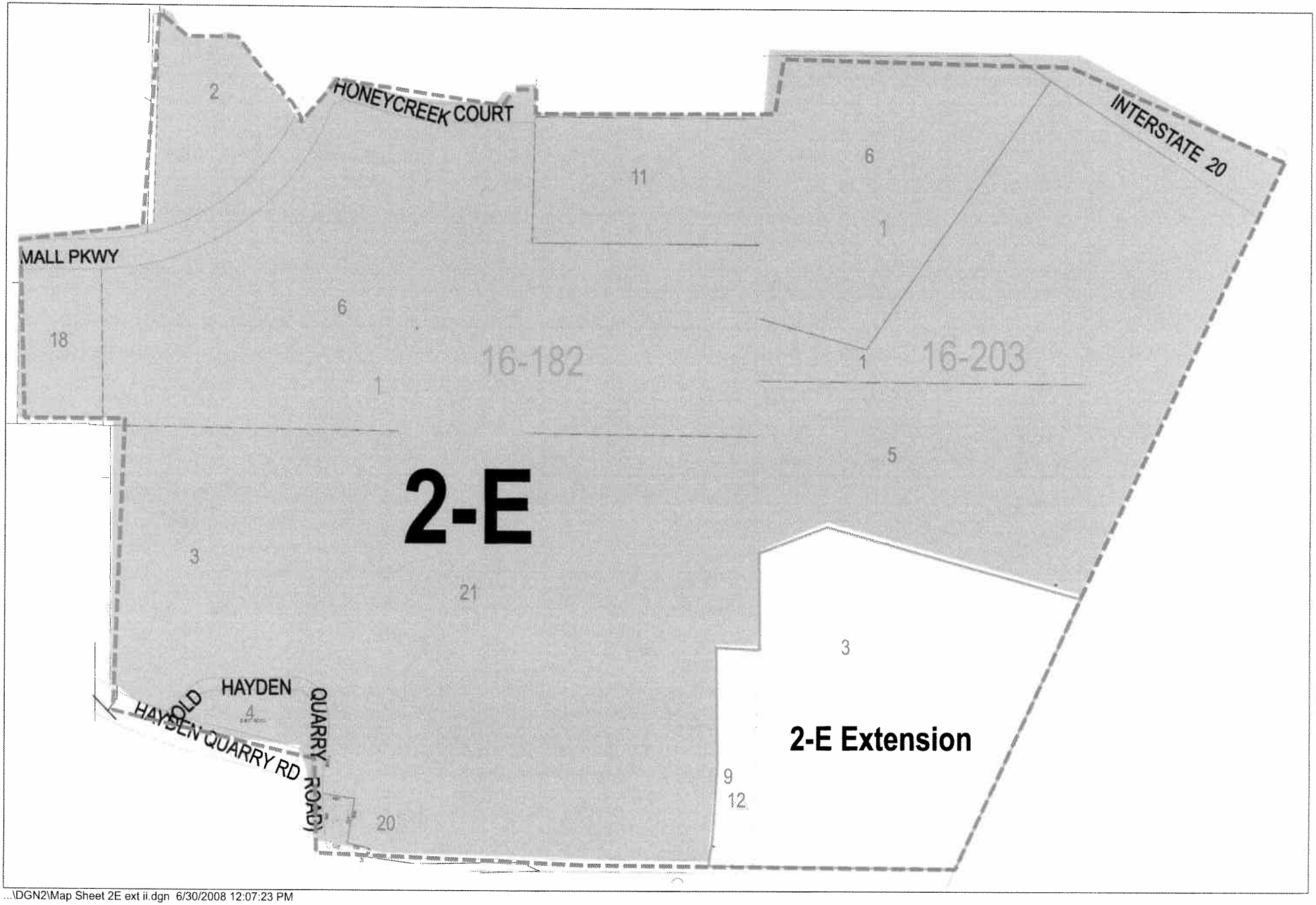

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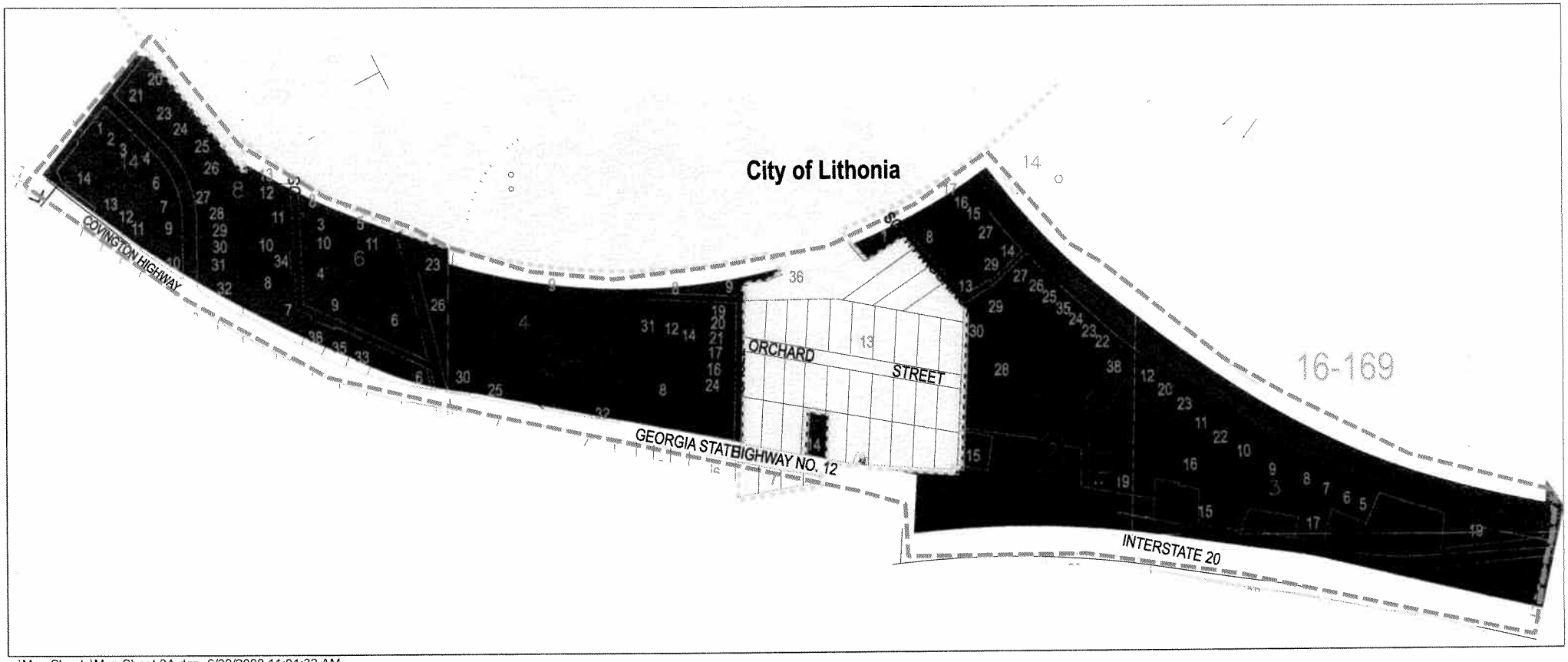

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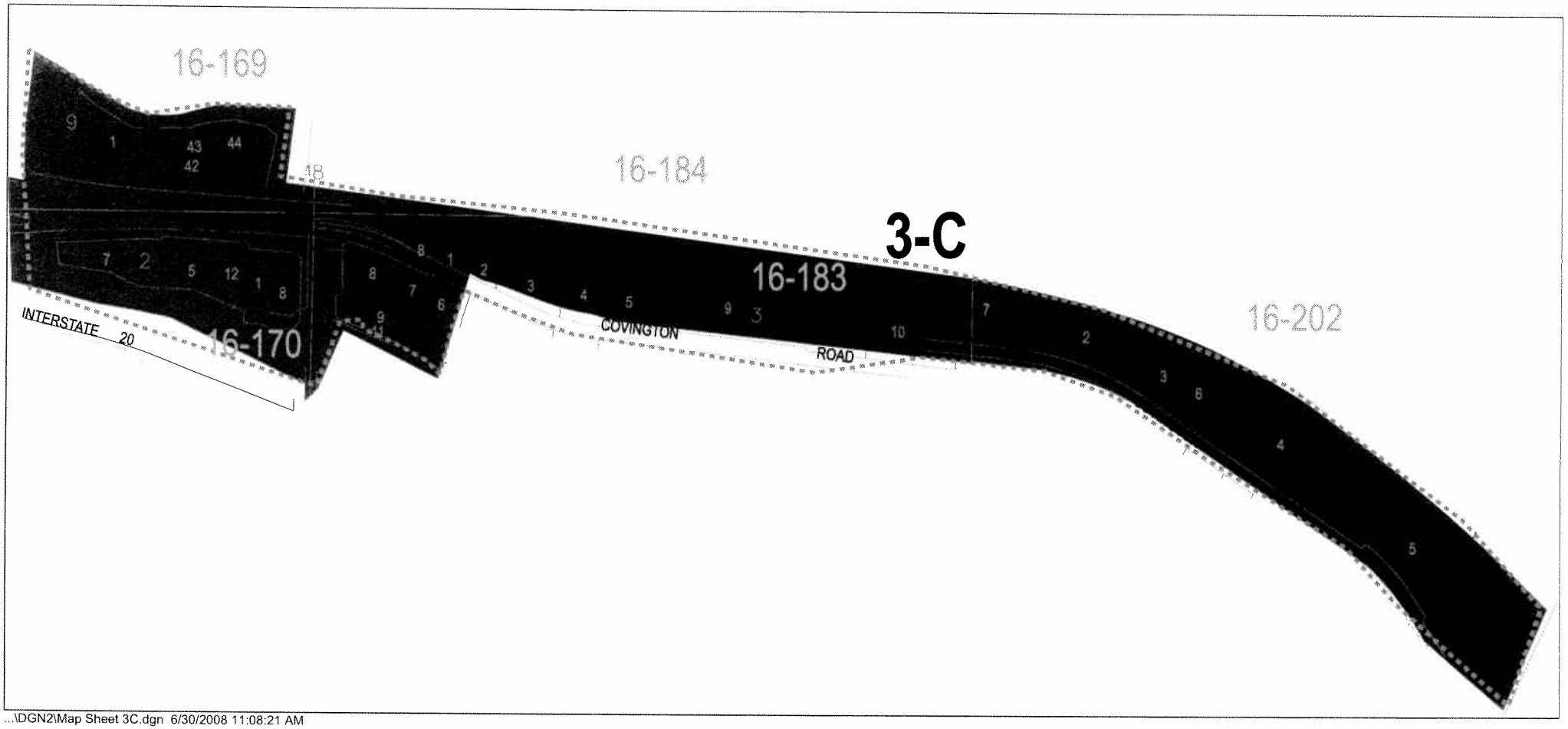

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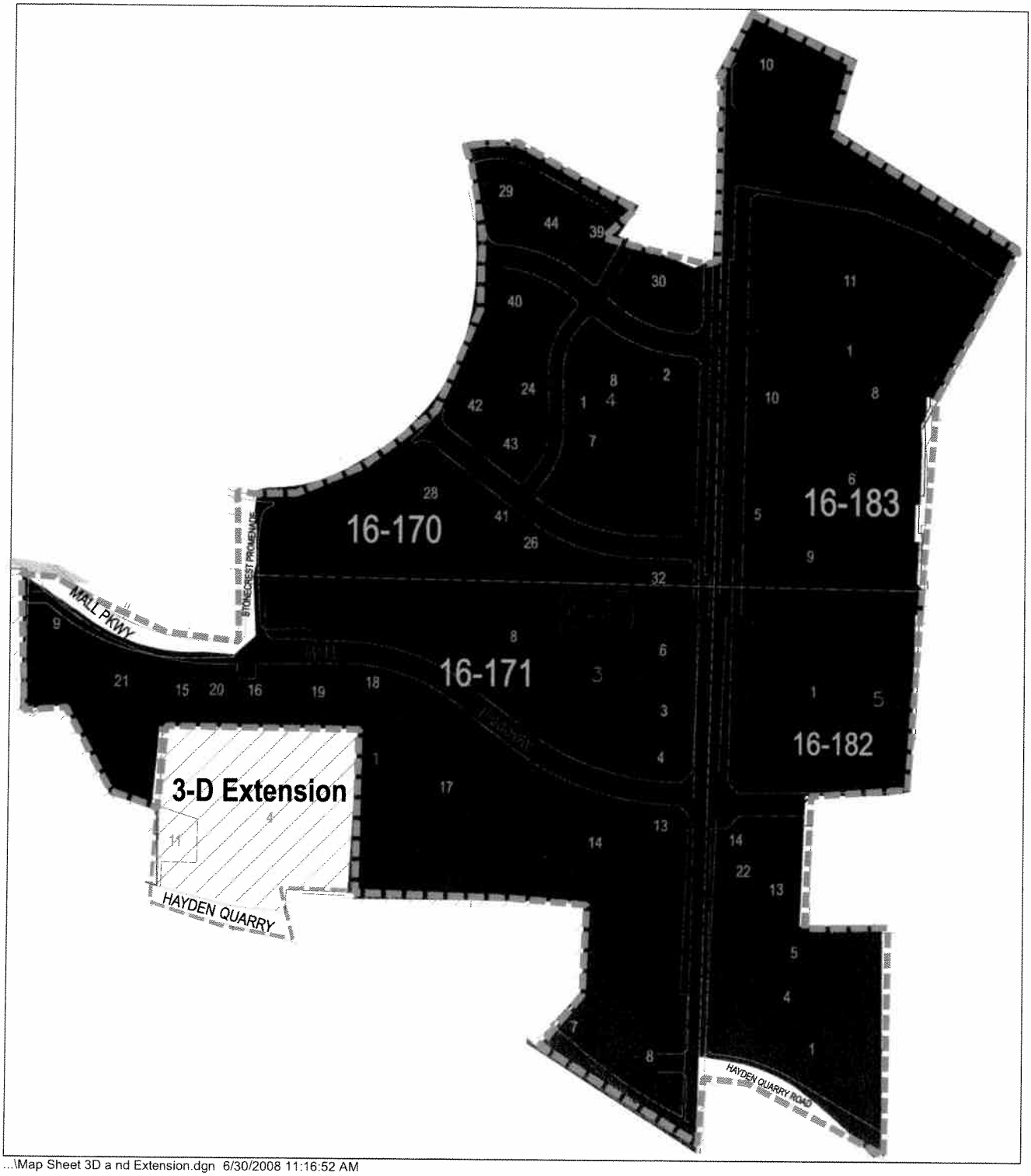

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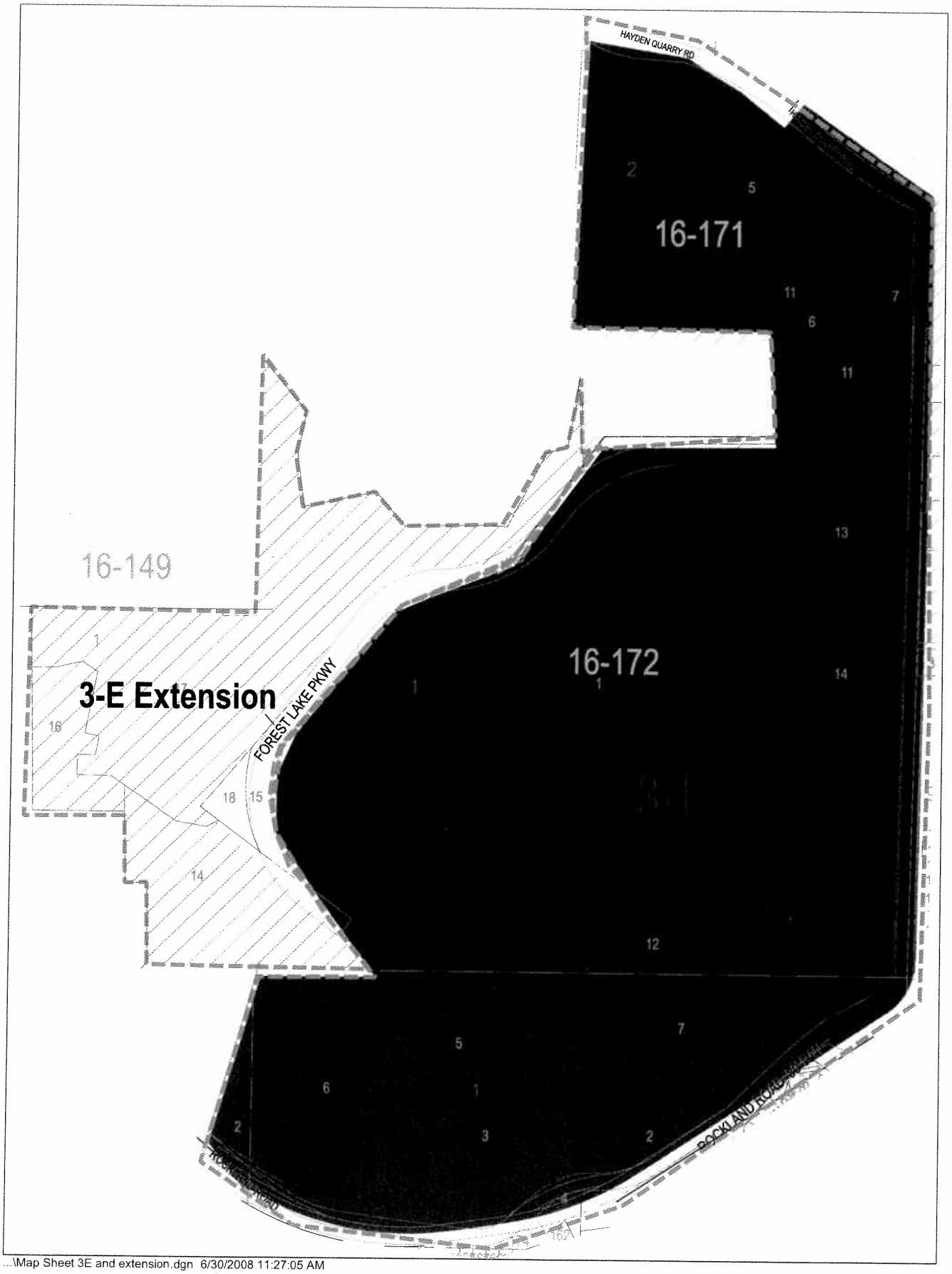

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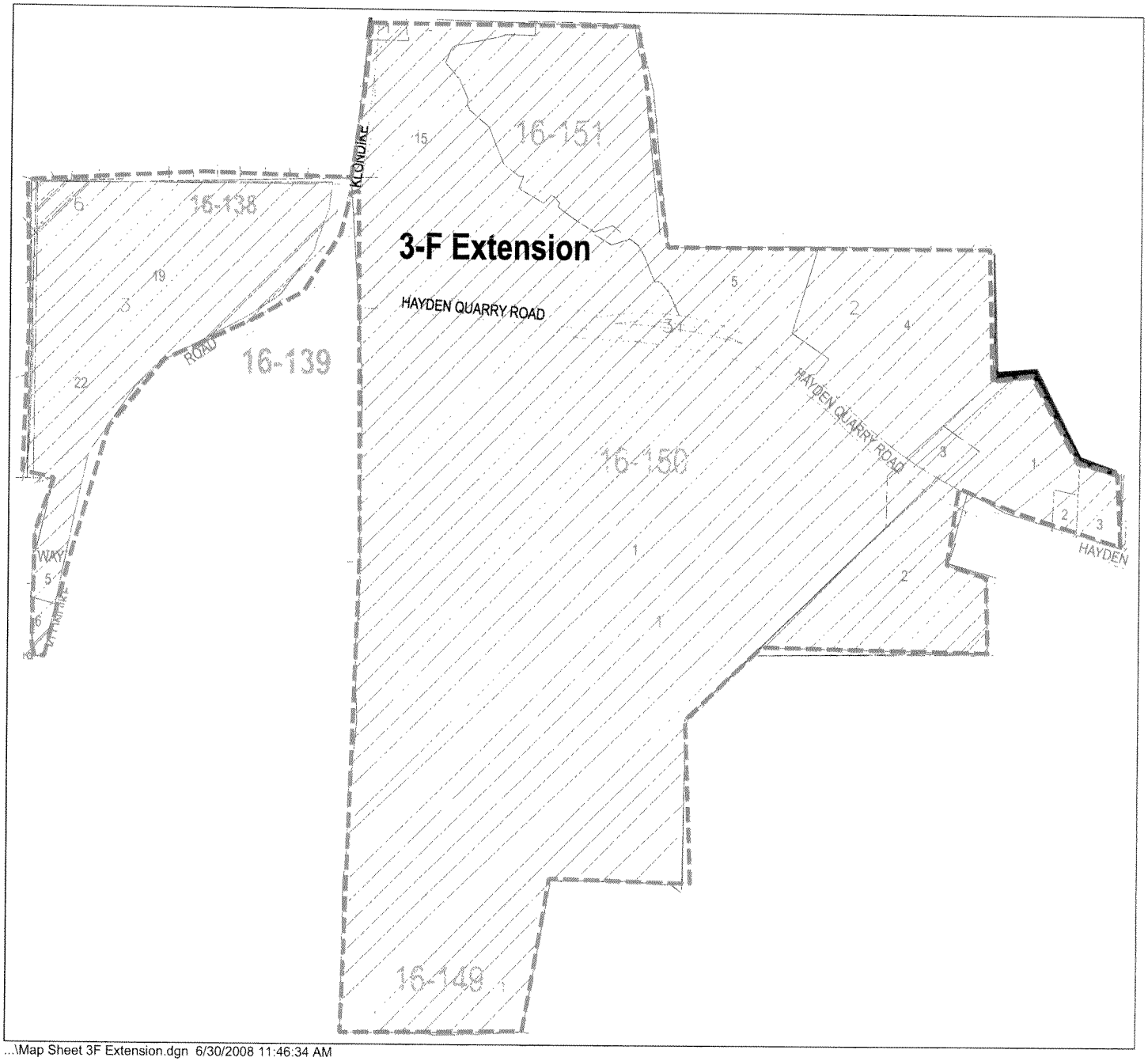

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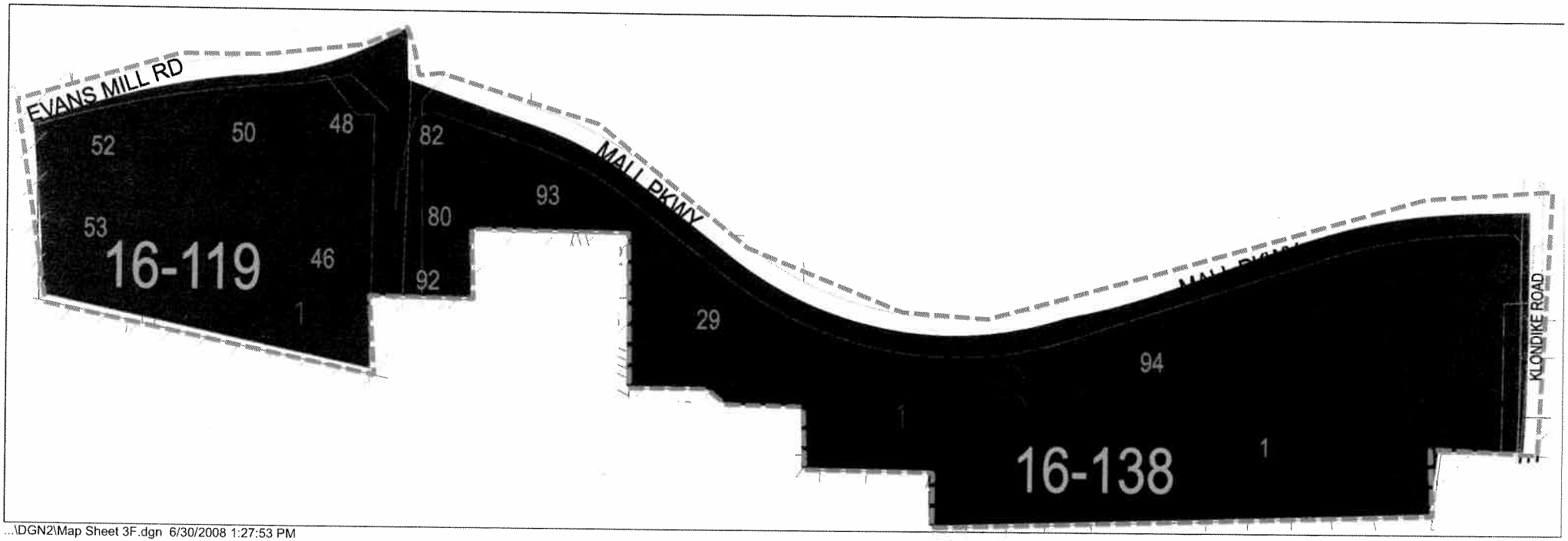

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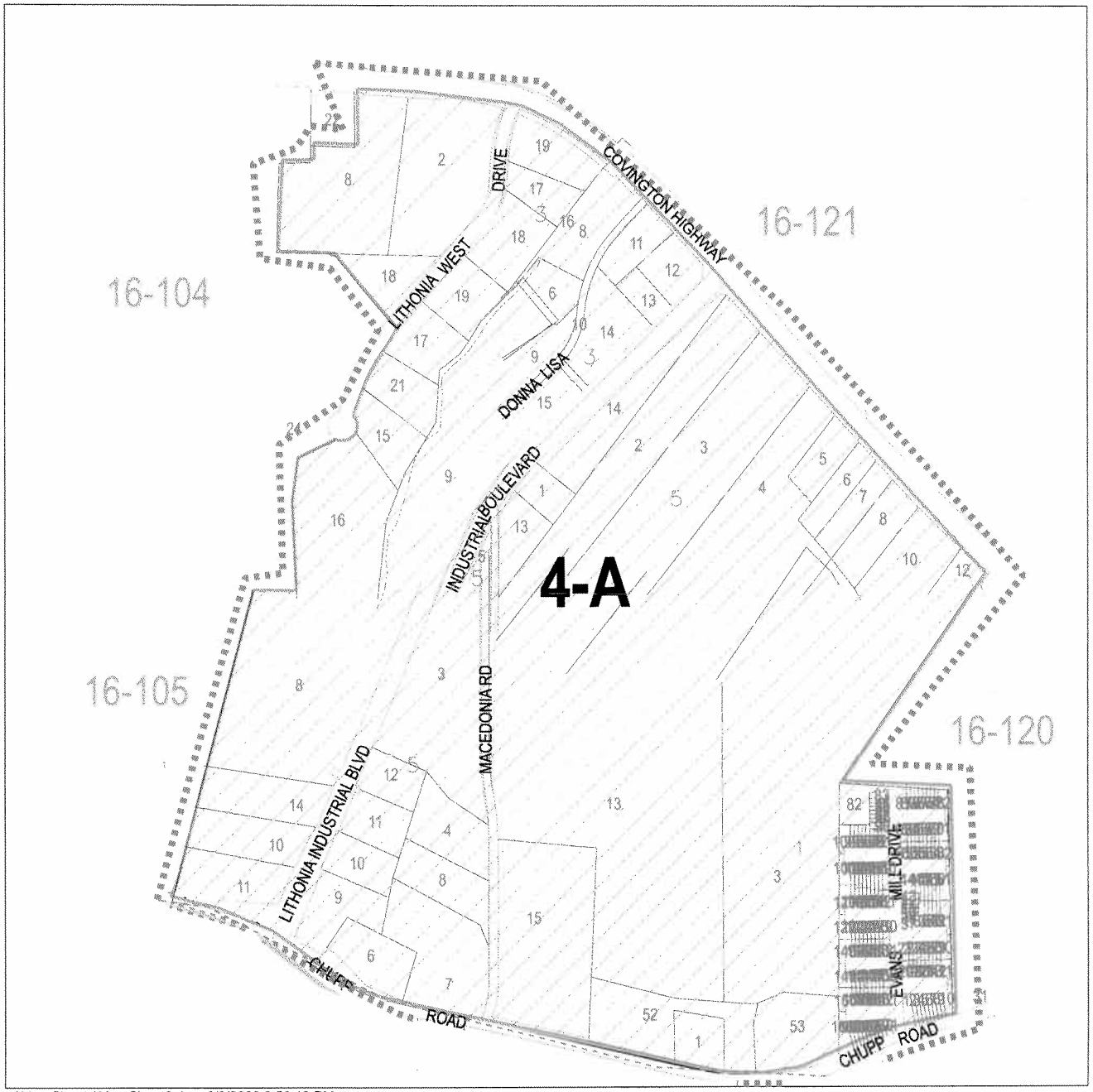

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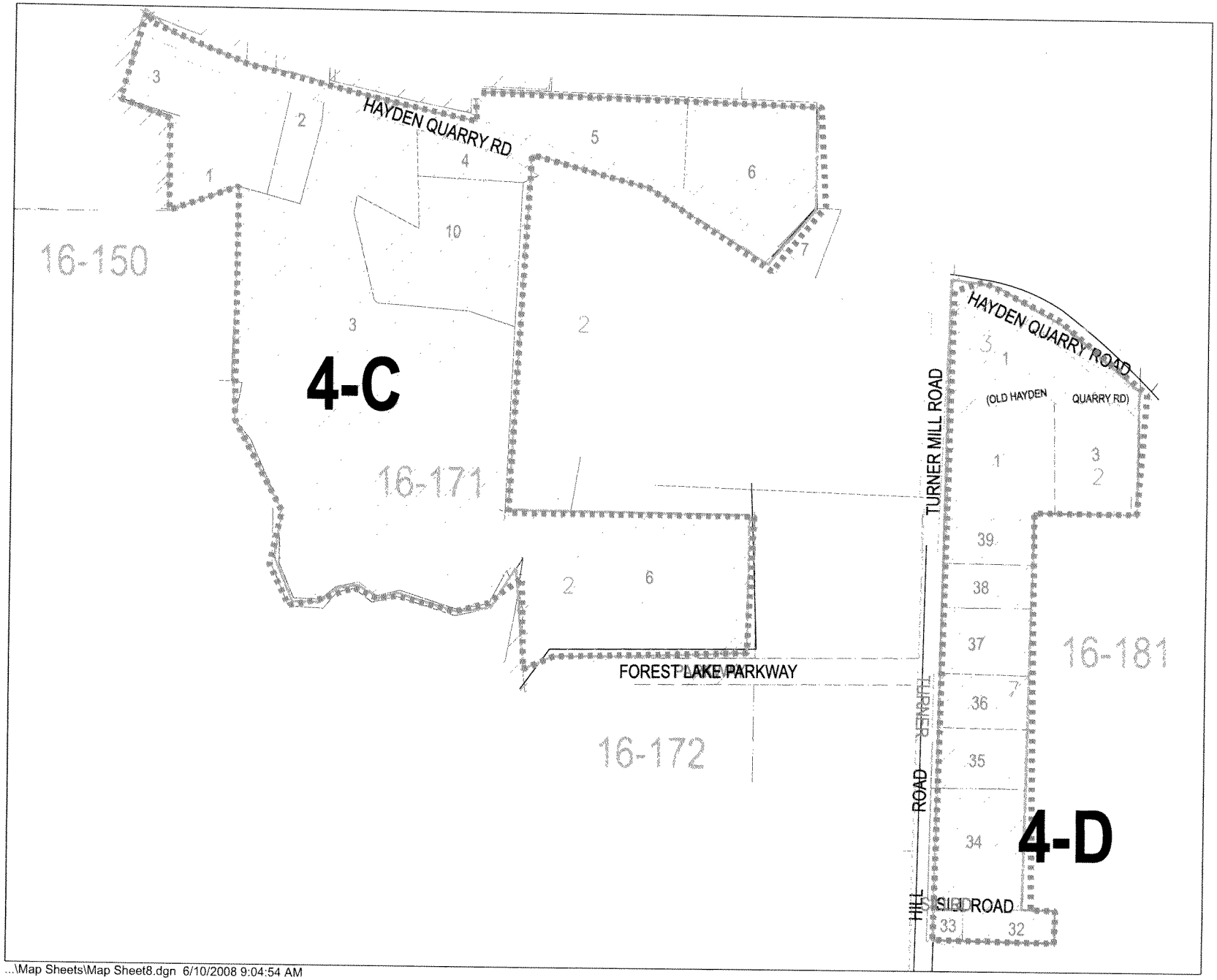

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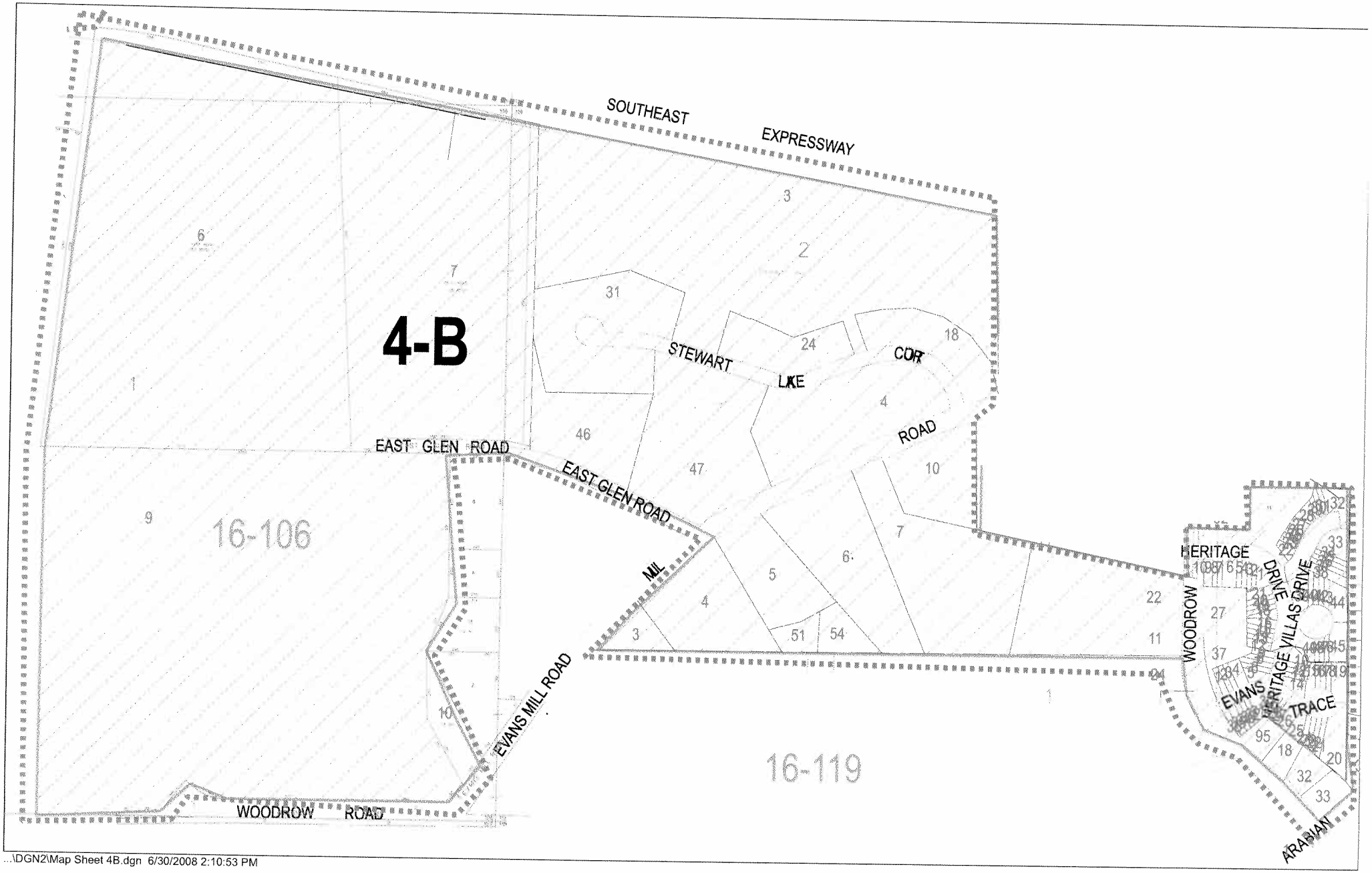

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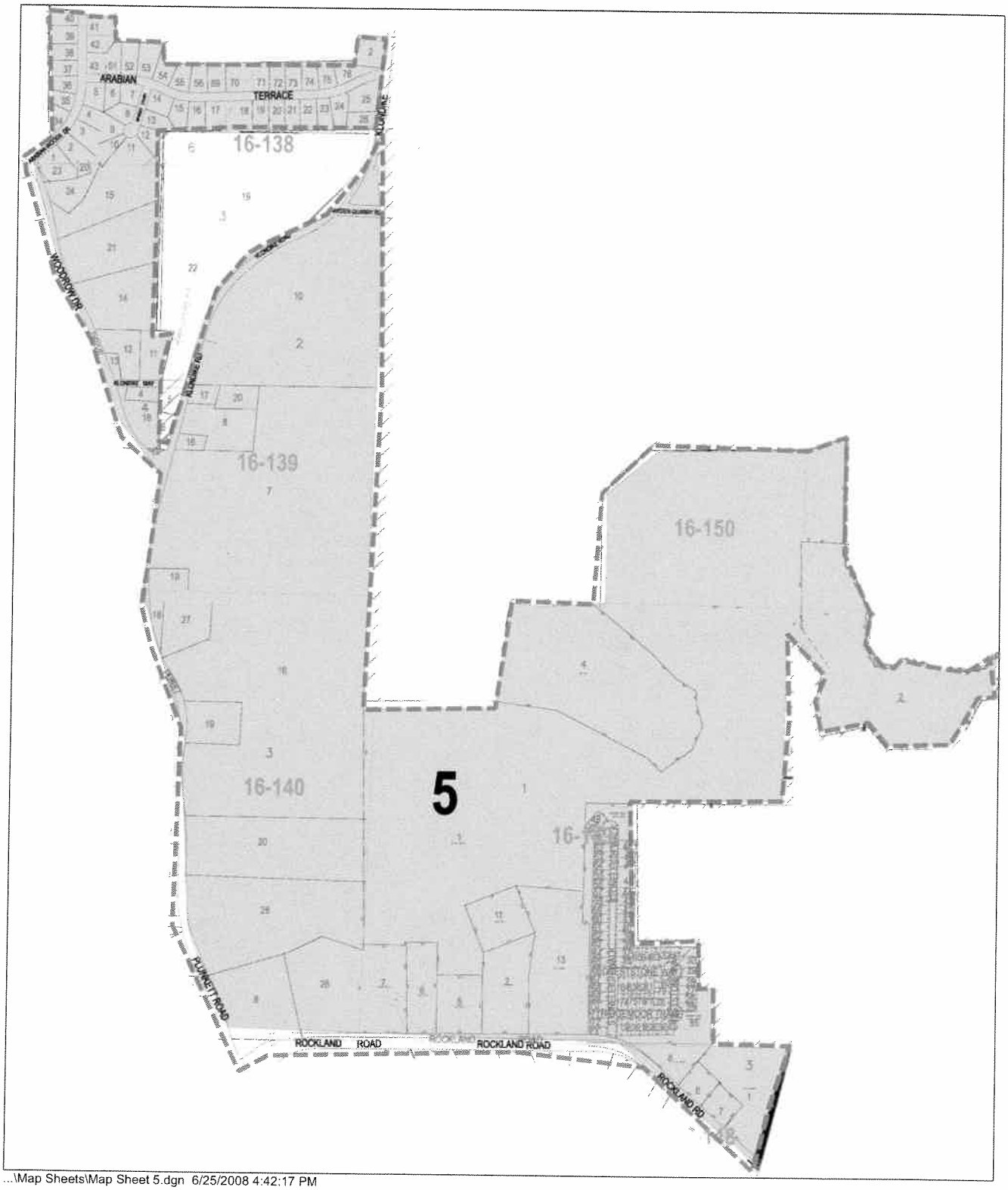

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Design Guidelines for the Stonecrest Overlay District

Prepared for
The DeKalb County Board of Commissioners
By
The Planning & Development Department

MAY 2008

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Design Guidelines for the Stonecrest Overlay District

I. Purpose and Authority

In order to protect the interests of property owners in the Stonecrest Area Overlay District and to preserve the health, safety, and welfare of the citizens of DeKalb County, it is essential that development within the Stonecrest Area Overlay District be of a consistently high design character. This goal is best fulfilled by the establishment of orderly and consistent standards for the design, construction and maintenance of public and private improvements. Following consistent design guidelines promotes the identity and integrity of this important activity center and advances the public purpose of securing a high quality of life and promoting the economic health of DeKalb County.

The Board of Commissioners of DeKalb County has established the Stonecrest Area Overlay District and adopted these design guidelines by reference as minimum standards to govern the overlay area. It is thereby declared to be a public purpose to administer and enforce the following minimum design guidelines and development standards for all new development within the Stonecrest Area Overlay.

These design guidelines are intended to augment and enhance Chapters 14, 27, and other regulations of the DeKalb County Code of Ordinances Zoning, which shall remain in full force and effect within the Stonecrest Area Overlay District.

These Design Guidelines shall be administered by the DeKalb County Planning Department. Applicants for development permits are encouraged to schedule a pre-application conference with the Planning Department in order to assure full understanding and compliance with these Design Guidelines. Wherever there are conflicts between these Design Guidelines and other laws and ordinances of DeKalb County, these guidelines shall have precedence. Interpretations, disputes, and appeals with respect to the interpretation and application of these design guidelines by the DeKalb County Planning Department shall be resolved by the DeKalb County Board of Appeals.

II. Design Guidelines

A. Streets

Public and private streets shall meet all the requirements for public streets in Chapter 14 of the DeKalb County Code of Ordinances, Land Development, and the Stonecrest Area Overlay District with the following exceptions and enhancements:

The width of travel lanes may be reduced to 11 feet on all private streets except alleys and except on all public streets that are designated by the Department of Planning as truck routes. The width and design of alleys shall be as required in Section 27-719.8. The design of streets within the Stonecrest Area Overlay District shall provide for the continuous and interconnected travel of automobiles, transit buses, bicycles, and

pedestrians between points of origin and destination within the District, and shall provide for maximum continuity with streets, transit routes, sidewalks, bicycle lanes, trails, paths, and greenways that enter and leave the Overlay District from surrounding areas.

Exhibits 1 and 2, along with Table 1, indicates the arrangement, location, and width of the required elements of street design within the Overlay District. All streets except alleys shall be paved to county specifications. Right of way would be increased on state and federal routes or truck routes where 12-foot wide lanes are required.

Table 1: Dimensions for Elements of Street Design

Street Type	Number of Lanes (11 ft.)	Median Width	Bicycle Lane Width	Landscape Strip Width (2)	Sidewalk (both sides)	Parallel Parking Width	Right of Way Width
Boulevard	4	16 ft.	5 ft.	8 ft.	7 ft.	NA	110 ft.
Avenue	4	12 ft.	5 ft.	8 ft.	5 ft.	NA	100 ft.
Major Collector	4	NA	5 ft.	8 ft.	5 ft.	9 ft.	105 ft.
Minor Collector	2	NA	NA	10 ft.	5 ft.	9 ft.	80 ft
Local Street	2	NA	NA	8 ft.	5 ft.	9 ft.	60 ft.

Exhibit 1: Boulevards, Avenues, and Major Collector Streets

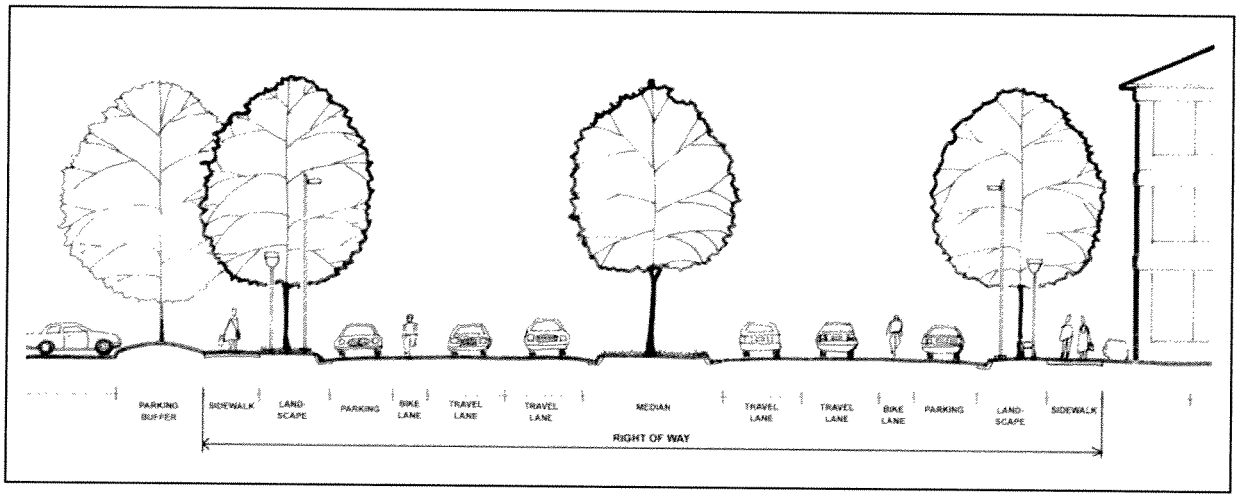
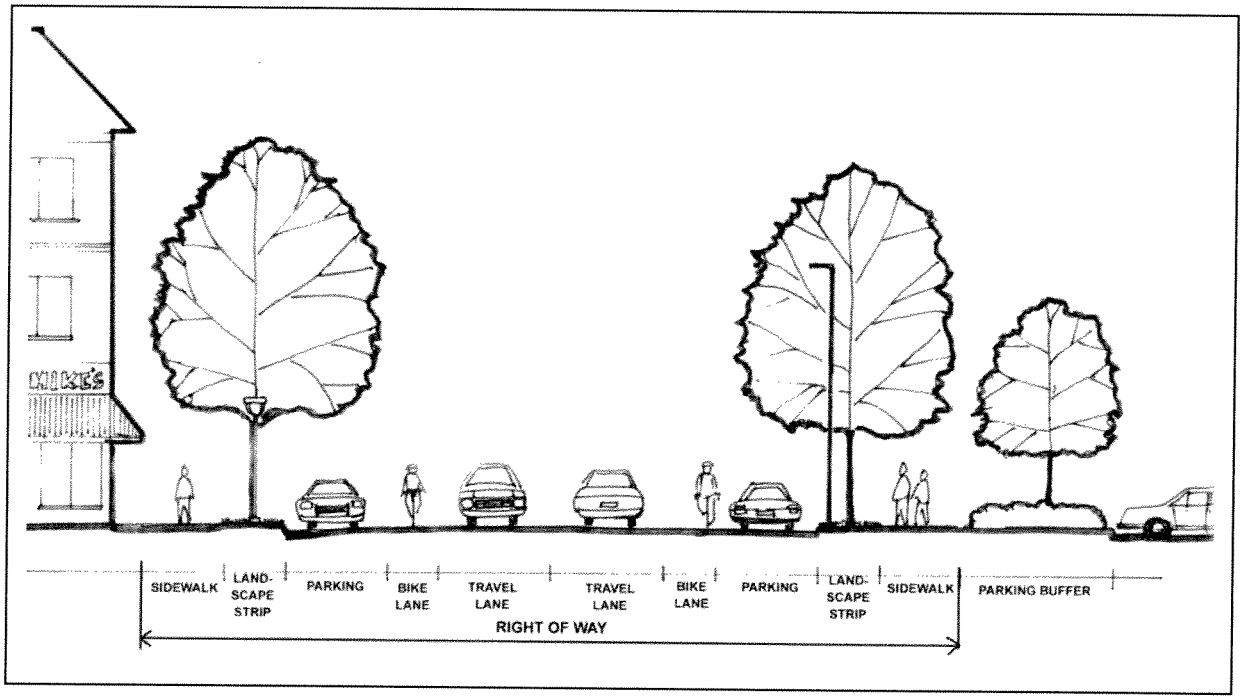


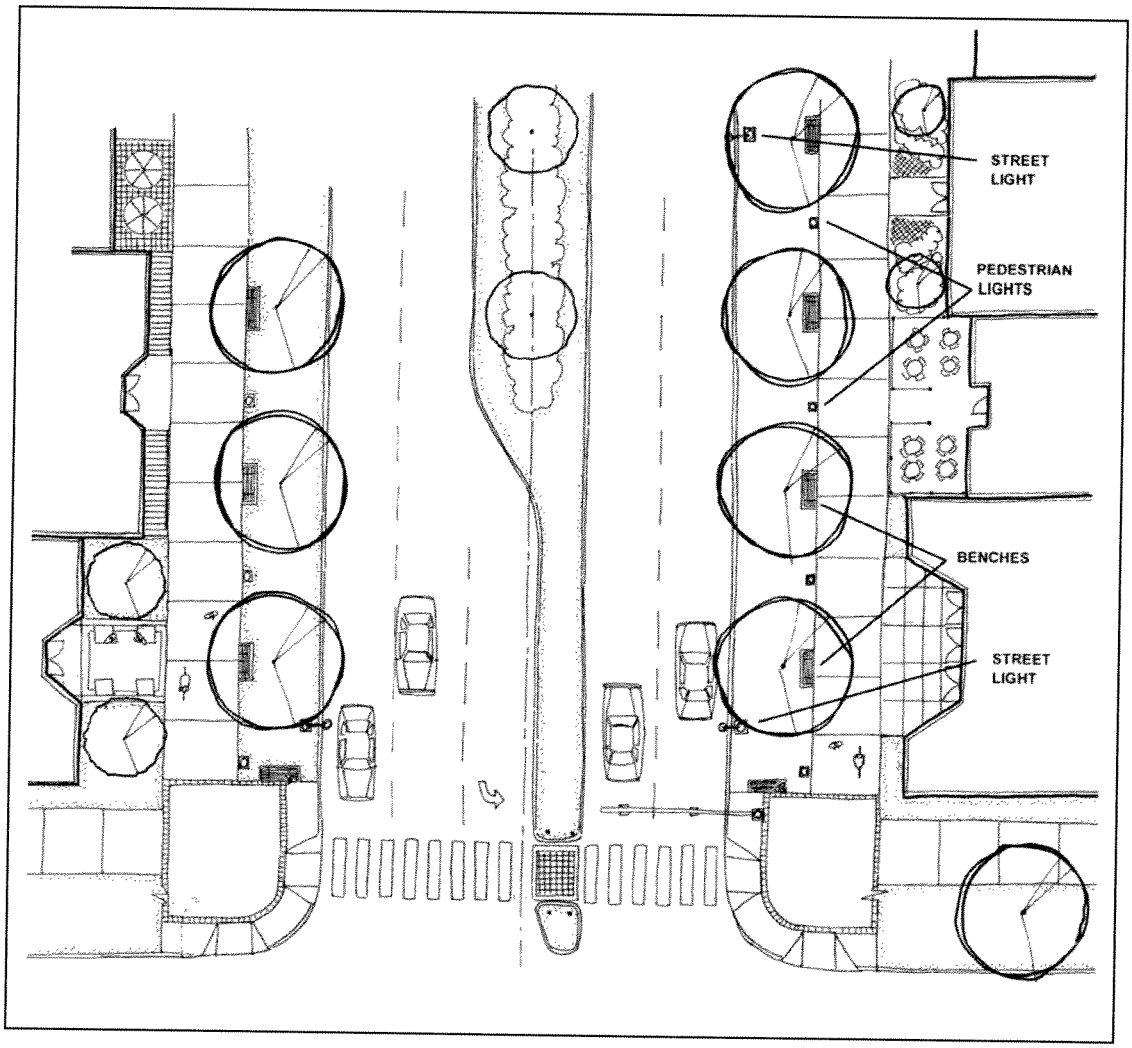
Exhibit 2: Minor Collector Streets and Local Streets



B. Medians

Raised medians with curb and gutter shall be required where indicated in Table 1. Raised medians shall be designed to provide for safe and convenient crossings for persons with disabilities and shall provide refuge for pedestrians at crosswalks, as shown in Exhibit 3. Raised medians shall be landscaped with trees, shrubbery, landscaping, and other approved groundcover materials as described in Exhibit 3 and the Plant List contained in the Appendix unless otherwise approved by the Planning Director. Shrubbery and groundcover planted in medians within 30 feet of the nose of the median shall not exceed 18 inches in height.

Exhibit 3: Medians



C. On-street Parking

On-street parking shall be provided on street types as indicated in Table 1 and in Exhibits 1 and 2. On street parking stalls shall be demarcated with painted boundaries not less than 3 inches in width and shall be a minimum of 9 feet in width and 20 feet in length.

D. Outdoor Lighting

1. Streetlights shall be provided where required by DeKalb County using fixtures specified in Table 2. In addition, all streets and parking lots shall have lighting designed to provide adequate lighting levels for pedestrians and bicyclists as well as for automobiles. Street lighting fixtures shall be located as shown in Exhibits 1, 2 and 3 and shall meet the specifications indicated in Table 2 and Exhibit 4. Pedestrian lighting within right of ways shall be mounted no higher than 15 feet above the grade of the adjacent sidewalk.

Exhibit 4: Outdoor Lighting

2. Parking lot lighting shall be as shown in Exhibit 4 and shall meet the specifications indicated in Table 2

Table 2: Outdoor Lighting Specifications

Location		Specification
Street Light	Fixture type	Gardco – CA-22-1-3-250MH-VTBS-BLA
	Pole type	Gardco – RA5-28H-TBS-TBS-BLA
	Spacing	Every 150-200 feet with triangular spacing
Parking Lot Light	Fixture type	Gardco – CA-22-2-3-250MH-VTBS-BLA
	Pole type	Gardco – RA5-25H-TBS-TBS-BLA
	Spacing	To be determined in the field
Pedestrian Light	Fixture type	Gardco – CP-17-1-3-175MH-VTBS-BLA
	Pole type	Gardco - PRA4-12-AF-BS-BLA
	Spacing	To be determined in the field

3. Light levels of 1.5 foot candles are recommended for parking areas and 4 foot candles at vehicular drives, entrances, and pedestrian and bicycle ways.

4. All exterior lighting shall be located and designed with cut-offs to minimize glare on adjacent occupied properties.

5. Ground mounted floodlights shall be screened with planting or other means so that the light source is not visible.

6. The use of flashing, rotating, or oscillating lighting is prohibited in any manner that may be visible from the exterior of buildings.

7. After hours security lighting shall equal at least 25% of the normal parking lot lighting level for security.

E. Street furniture

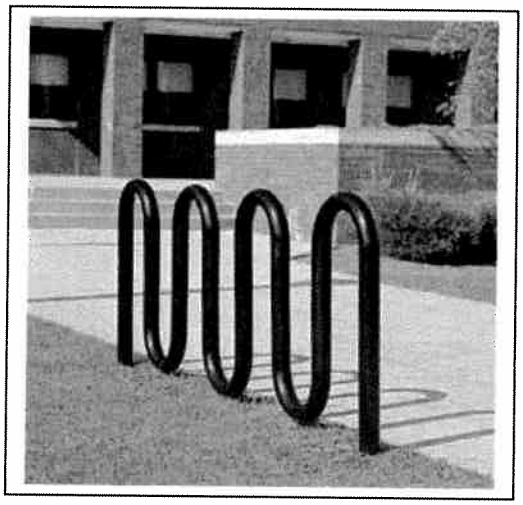
Sidewalks, plazas, parks, trails, and other public spaces may contain outdoor furniture such as benches, tables, trash receptacles, or other similar appurtenances. Street furniture shall be designed to be comfortable, resist damage and vandalism and be easy to maintain. Table 3 and Exhibit 5 provide specifications of acceptable street furniture.

Table 3: Street Furniture

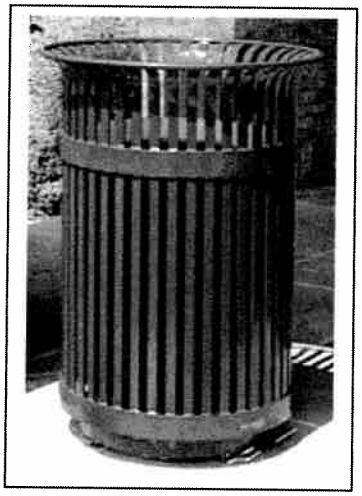
Location	Fixture type	Specification
Landscape strip, buildings	Benches	Victor Stanley Model #RB-28 in 6' length, Color: black
Landscape strip, buildings	Trash Receptacles	Victor Stanley - The Bethesda Series Model # S-424, Color: black
Landscape strip, buildings	Bicycle Racks	DuMor Inc. - Leisure Lines Model # 130-30, surface mount, Color: black

Exhibit 5: Street Furniture

Left: Victor Stanley bench
Steelsites Series
Model #RB-28 in 6' length, black



Above: DuMor, Inc. bike rack
Leisure Lines 125-130 Series

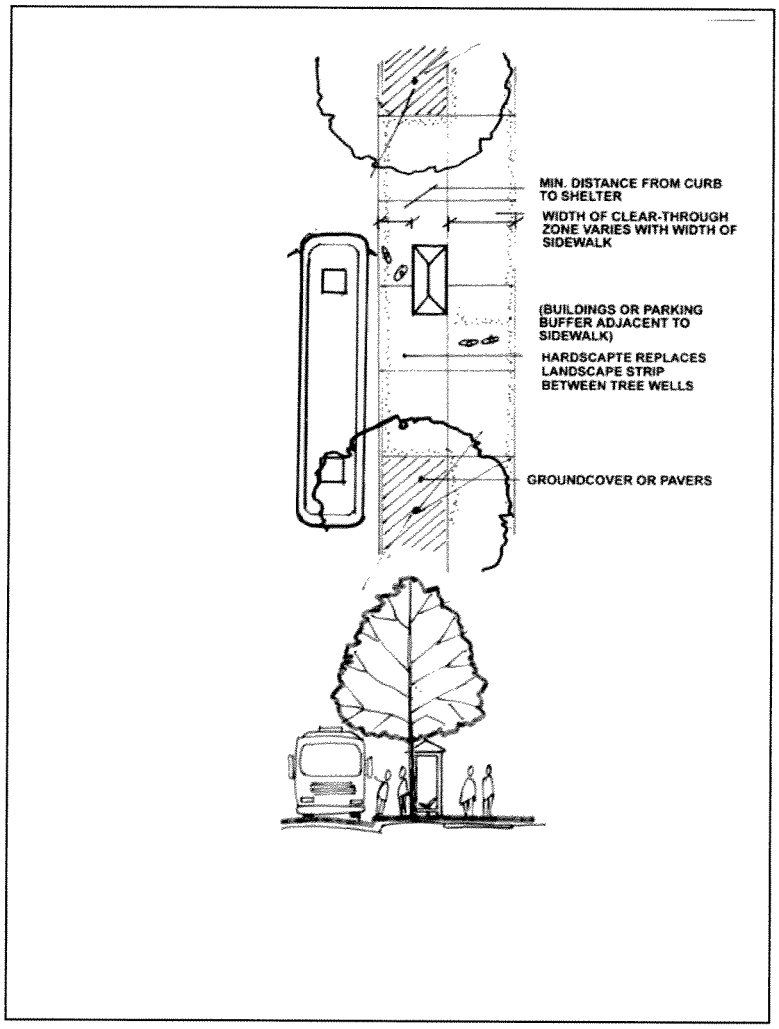


Left: Victor Stanley trash receptacle
Bethesda Series
Model #S-424, black

F. Transit Stops

MARTA bus service is provided on certain streets within the Overlay District. These bus stops shall be located within public rights of way as determined by MARTA. Subject to agreement of MARTA, bus stops may also be located on private property. Transit stops shall provide adequate, lighted and landscaped hard surface areas for waiting patrons. All transit stops shall include at least 40 square feet of surface paved in concrete and be accessed by concrete sidewalks along streets and connected to building entrances as provided in Section H. of these Guidelines. Transit stops anticipated to serve more than an average of ten passengers per weekday shall include shelters designed as shown in Exhibit 6.

Exhibit 6: Transit Shelters



G. Bicycle Lanes and Bicycle Racks

Paved bicycle lanes shall be provided adjacent to both sides of streets, adjacent to their paved travel lanes as indicated in Table 1 and Exhibits 1 and 2. Bicycle lanes shall be not less than 5 feet in width with signs and pavement markings as required by the latest version of the Manual for Uniform Traffic Control Devices. Off-street bicycle paths shall be paved not less than 8 feet in width and shall be designed with profile not to exceed a 4.9 percent grade or else provide approved handrails for sue by handicapped persons. Trail cross-slopes shall not exceed 2 percent. Buildings that require more than 100 parking spaces shall provide bike racks with at least one bicycle parking stall per 100 vehicular parking spaces. Bicycle racks shall be securely anchored to the ground or a permanent structure and provide outdoor lighting.

H. Sidewalks and Pedestrian Ways

The Stonecrest Overlay District shall be designed to minimize the need for vehicular transportation and to promote pedestrian and bicycle circulation throughout the Overlay District. The construction of continuous sidewalks along all streets and off-street pedestrian ways between all building entrances, between adjacent parking lots where shared parking is allowed, and connecting streets with adjacent parking lots, transit stops and building entrances is required throughout the Overlay District. See Exhibits 1 and 2 showing sidewalks along streets. See Exhibit 7 for an illustration of off-street pedestrian ways linking parking lots and building entrances. Sidewalks are also encouraged within trails, greenways, and other outdoor recreational areas.

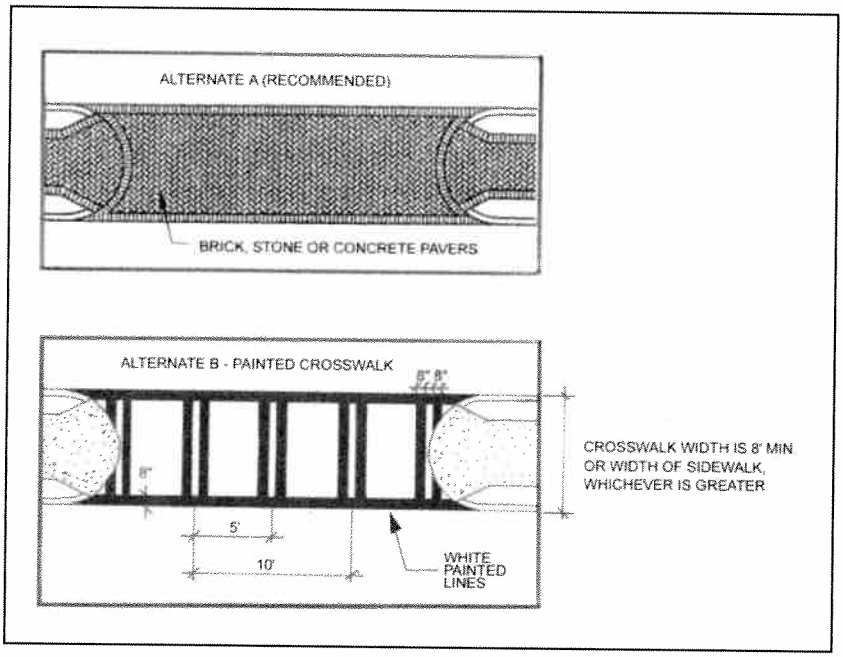
Sidewalks in the Overlay District shall be at least five feet wide and constructed of 4 inch thick poured in place concrete. Minimum slope for all sidewalks shall be two percent. Alternatively, sidewalks may be constructed with brick, stone, or similar durable paver materials to add aesthetic interest and visibility, especially at building entrances, in plazas, in pedestrian crosswalks and at other pedestrian intersections with vehicular routes. Asphalt is not an acceptable paving material for sidewalks or pedestrian ways.

To the extent feasible, sidewalks and pedestrian ways shall be aligned vertically and horizontally to minimize the impact on existing topography and vegetation while forming a continuous pedestrian system. Sidewalks and pedestrian ways that join at property lines or with existing sidewalks shall match the elevation, alignment and cross slope of the abutting sidewalks to form a save, smooth, and continuous sidewalk system.

I. Crosswalks

All crosswalks and other intersecting points between the pedestrian and vehicular traffic systems shall be clearly marked as shown in Exhibit 7. The use of approved brick, concrete, or stone paving materials to identify crosswalk areas is encouraged. Crosswalks shall be designed to meet DeKalb County's standards of use for disabled persons. Crosswalks for median-divided streets shall provide for barrier-free passage and refuge areas as illustrated in Exhibit 3. Crosswalks shall be accompanied by pedestrian signals where required by DeKalb County and in conformity with the Manual for Uniform Traffic Control Devices.

Exhibit 7: Crosswalk Demarcation



J. On-Street Parking

On-street parking is an efficient manner to provide convenient store-front parking and residential parking on minor streets in order to reduce the need for large surface parking lots. See Exhibits 1 and 2. An on-street parking space along the street frontage of an adjacent parcel shall be counted with off-street and shared parking to meet parking requirements of Chapter 27 when such parking space is within 700 feet of a building entrance for which the parking space is required. On-street parking spaces shall be safely accessed from the travel lanes of the adjoining street, paved to the specifications of public streets and demarcated with painted lines not less than three inches in width. Parallel parking spaces shall be not less than 9 feet wide and not less than 20 feet in length. DeKalb County shall have sole authority to determine time limits, metering, and signage of on-street parking spaces on public streets within the Overlay District.

K. Off-Street Parking Lots

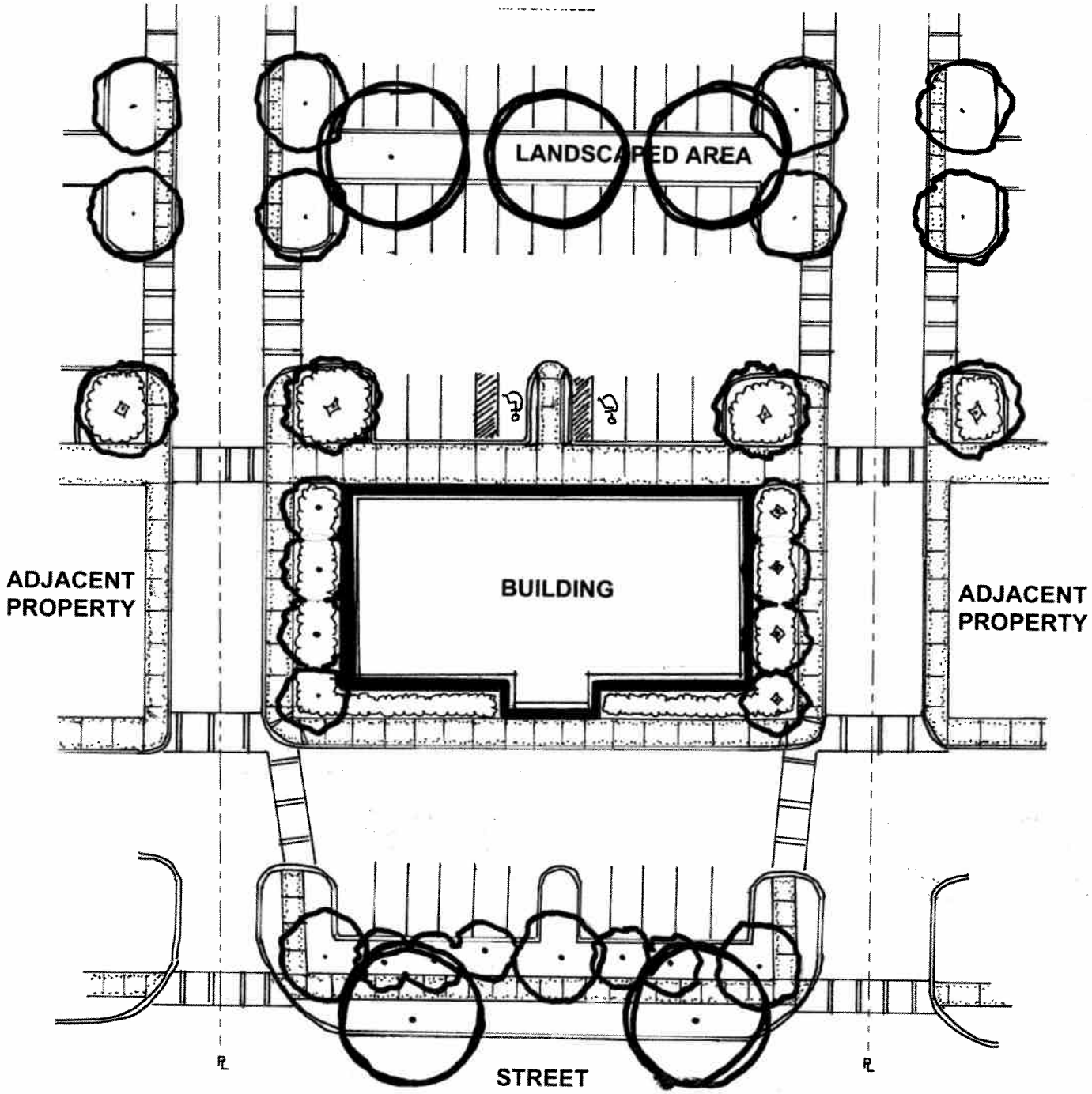
Off-street parking lots shall be provided where there is not enough on-street parking available to satisfy the minimum parking requirements of Section 27 and the Stonecrest Area Overlay District. Where possible, off-street parking lots shall be designed with interconnecting driveways and parking areas to encourage shared use with adjacent parcels. Joint access driveways and continuous access drives behind or between multiple parcels is encouraged to provide continuous interparcel access and lessen the need to re-enter public streets to make short trips. The satisfaction of minimum parking requirements with shared parking shall be subject to approval by the DeKalb County

Planning Director based on a shared parking analysis performed to the standards of the Institute for Transportation Engineers.

Off-street parking lots shall be designed to minimize the view of parking from adjacent streets and sidewalks. No more than 30 percent of the required parking spaces for a parcel shall be located in front yards. Off-street parking lots shall be separated from abutting streets by landscape strips and sidewalks as illustrated in Exhibits 1 and 2. Parking lots shall be separated from parking lots on adjacent parcels by landscape strips not less than ten (10) feet in width, planted with shrubbery, trees, and groundcover. Landscape strips may be broken by perpendicular access drives and pedestrian walkways or sidewalks. Plant materials shall be selected from the approved Plant List in the Appendix unless otherwise approved by the Planning Director.

Off-street parking lots shall be designed to provide for safe and continuous passage of pedestrians between parking bays and building entrances, and between adjacent parking areas and buildings. Landscape strips at the perimeter of off-street parking lots shall provide for safe and convenient crossings by vehicles and pedestrians as shown in Exhibit 8. Pedestrian pathways in parking lots and pedestrian ways that cross vehicular aisles in parking lots shall be appropriately demarcated as shown in Exhibit 8.

Exhibit 8 – Off-Street Parking Lots



L. Landscaping

Planting design should reflect and enhance the natural surroundings of each site as well as the design objectives of the building. Existing trees and native groundcover should be preserved wherever possible and integrated into the overall landscape design. Existing plant materials that are to be retained shall be clearly designated on the landscape plans and their root zones and tree canopies shall be adequately protected from damage or destruction during construction using suitable barricades or fencing. Newly planted trees, shrubs and groundcover materials used in landscaped areas shall be selected from the approved Plant List in the Appendix unless otherwise approved by the Planning Director.

Plant materials shall be of a size, species and variety specified in the approved Plant List in the Appendix unless otherwise approved by the Planning Director. Street trees must be a minimum of 3-1/2 inch caliper d.b.h. and help to articulate the pedestrian and vehicular circulation systems. Except for perpendicular crossings of driveways and utility easements, Street trees shall be planted with a spacing not to exceed 70 feet. Street trees shall not be placed closer than eight feet from a building, driveway, light standard, sign standard, post, fire hydrant, or other permanent structure.

Evergreen groundcover planting shall be used on all slopes steeper than 2-1/2 to 1 to aid in erosion control.

Landscape planting and irrigation plans must be prepared by a Landscape Architect registered in the State of Georgia for each application for a land disturbance permit.

Transitional buffer zone – Where the transitional buffer zone is well vegetated and provides an adequate visual screen at eye level, it shall be undisturbed. Otherwise, the transitional buffer zone shall be either planted with double staggered rows of approved evergreen trees and shrubbery to form a dense visual screen or the existing vegetation shall be enhanced with native landscaping and groundcover adequate to provide an effective visual screen at eye level from adjacent properties. However, transitional buffer zones may be interrupted where necessary for perpendicular crossings of streets, fences, driveways utilities, and trails, bikeways or pedestrian ways.

Parking lot landscaping – At least 50% of the total length of any parking area facing a street shall be separated from the street by landscaping, including evergreen shrubbery at least 18 inches in height. Off-street parking lots shall be designed to maximize coverage by shade trees. Shade trees in parking lots shall be a minimum of 2-1/2 inch caliper d.b.h. Off-street parking areas shall provide landscape islands and perimeter landscape strips that provide a cumulative total of at least one shade tree per 12 parking spaces. Each shade tree shall be planted in a planting area at least eight feet wide. The planting area for a tree shall consist of permeable and well-drained soils with suitable ground cover that provides a minimum of 100 square feet for the roots of each large tree and 50 square feet for the roots of each small tree. Landscape materials suitable for parking areas shall be selected from the approved Plant List in the Appendix unless otherwise approved by the Planning Director.

Irrigation – All newly planted landscape areas (including parking lot islands) shall be irrigated by a fully automatic, commercial, underground irrigation system in according with the following standards:

1. All irrigation systems shall be provided with backflow preventers approved by DeKalb County. Such devices shall be located or screened so that they are not visible or accessible to the public from adjacent sidewalks, streets, alleys, or parking lots.
2. Spray heads shall be located to provide 100% overlapping coverage. Overspray onto sidewalks and other paved areas should be minimized.
3. Control boxes and panels shall be located inside buildings or where they will not be visible or subject to vandalism.
4. All main and lateral lines shall be commercial grade PVC pipe.

Irrigation systems are not required in undisturbed buffers or in areas where they would disrupt existing native vegetation.

M. Signage and Street Graphics

1. Purpose - The following standards are intended to advance the governmental purposes of protecting public safety by minimizing distraction to motorists and improving aesthetics of the Stonecrest Area Overlay District by:
    - providing a more consistent pattern and appearance for signs and street graphics than would otherwise result from existing sign regulations;
    - establishing signage as a design element that contributes a sense of place to the Stonecrest Overlay Area;
    - generating varied and creative tenant signage through application of distinctive design;
    - reducing the prominence of signage and balancing commercial and aesthetic interests;
    - providing clear standards of acceptability for signs in order to facilitate the review and approval process.

2. Authority - These regulations apply only to the time, place and manner of sign display by limiting the size, number and height of signs in the Stonecrest Area Overlay District. Nothing in these standards is intended to regulate the content of sign graphics or limit the free expression of speech guaranteed under the First Amendment of the Constitution of the United States of America. These standards do not replace the Sign Regulations of DeKalb County with respect to the Stonecrest Area Overlay District, but where these standards vary from the underlying DeKalb County standards, these standards shall apply.

    This ordinance shall not prohibit political signs.

    All signs shall be designed, erected, inspected, altered, reconstructed, illuminated, located, moved and/or maintained in accordance with these Design Guidelines and all other applicable codes and ordinances of DeKalb County, the State of Georgia, and the United States of America.

No sign may be installed, reconstructed, illuminated, or moved that varies from these guidelines without approval of a variance by the DeKalb County Board of Appeals.

3. Prohibited Signs – The following types of signs are prohibited:

a. Motorist Distractions - Signs that incorporate flashing lights or beacons, highly reflectant materials, rotating graphics, motion, smoke or visible matter, noise or changeable copy (copy that changes at intervals of more than once every six seconds) are prohibited.

b. Roof signs – Signs that are placed on or above roofs, penthouses, mechanical equipment screens, and other like structures and any signs that extend above the building parapet or roof fascia line.

c. Signs that are visible from the street and placed on vehicles or trailers that are not in regular use.

d. Pole signs and other signs with exposed structural supports that are more than three feet in height and have post supports larger than 2 inches in diameter or a total of 4 square inches in cross-section area.

e. Vacuum molded or pre-manufactured signs.

4. Authorized signs
The following signs are authorized within the Stonecrest Area Overlay District and shall be permitted upon the issuance of a valid sign permit issued by DeKalb County:

a. Single-Tenant Development Signs - The following sign standards apply to all parcels that have a single tenant or occupant, including, but not limited to commercial, retail, services, office, office-distribution, wholesale, hotel, office, financial, or multi-family uses:

(1) Monument Sign – Each parcel or building with a single tenant or multi-family residential tenants shall be permitted to use one Monument Sign per public street frontage, not to exceed a total of three. Signs shall be of a design similar to Exhibit 9 subject to the following:

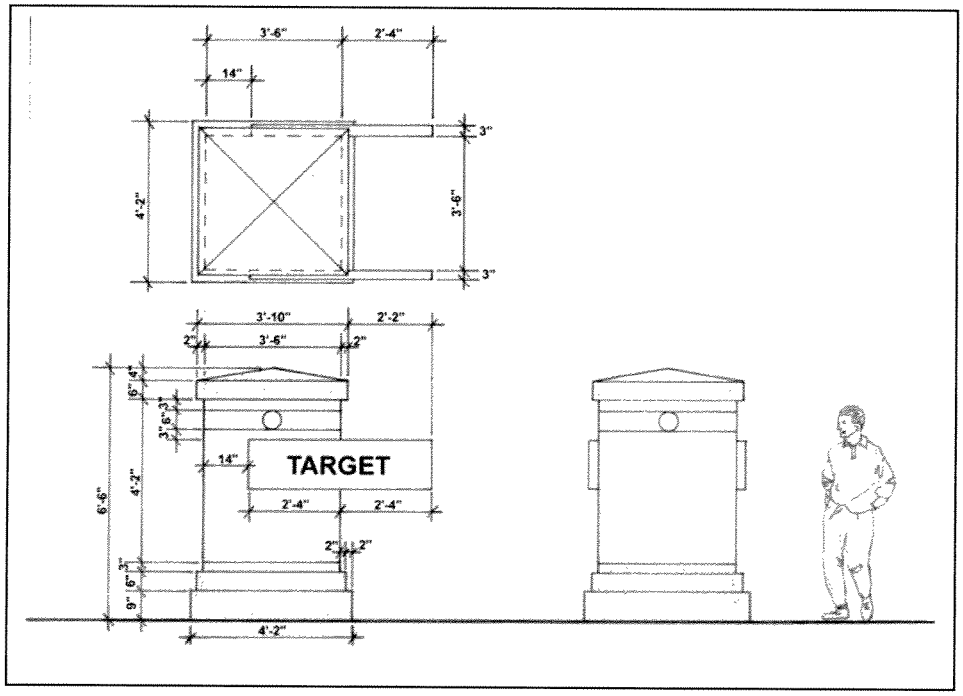
- Only one sign placard is allowed per sign face – maximum 10 square feet per face.
- Sign may not exceed eight feet in height.
- Sign may be single-faced or double-faced.
- Sign shall be externally front-lighted, using ground mounted flood lighting.

A single tenant building with more than 50,000 square feet of space or occupying a site larger than 10 acres may use a Monument Sign similar to Exhibit 10. Such sign shall not exceed six feet in height or fifteen feet in length. Sign face may be double-faced and shall not exceed 50 square feet in area on each side.

(2) Single-Tenant Building Mounted Sign – Each parcel or building with a single non-residential tenant shall be permitted one building mounted sign per street frontage. Letter height and copy area for each single tenant building Mounted Sign shall not exceed the following maximum dimensions:

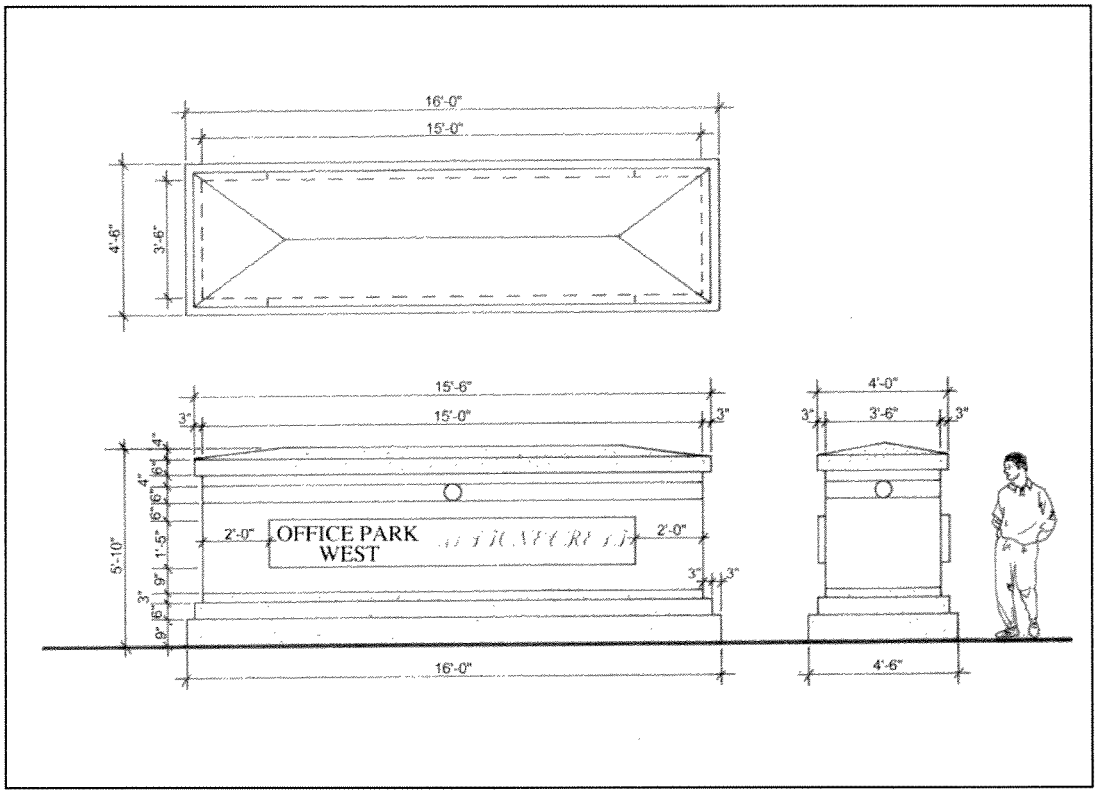
Building Size (Gross sq.ft.)	Copy Area	Letter Height
0 - 8,000	50 sq. ft.	24"
8,001 – 12,000	120 sq. ft.	30"
12,001 – 20,000	240 sq. ft.	36"
20,001 – 60,000	300 sq. ft.	42"
Greater than =60,000	360 sq. ft.	48"

Exhibit 9 – Single Tenant Monument Sign



(3) Entrance sign – a major development containing at least 200 contiguous residential lots or 10 contiguous non-residential lots accessed from internal streets may be permitted one entrance sign of a design similar to Exhibit 10, to be placed on private property adjacent to the major entrance to such development or within the median of the public street providing the principal route of access to such development. Such sign shall not exceed six feet in height or fifteen feet in length. Sign face may be double-sided and shall not exceed 50 square feet in area on each side.

Exhibit 10: Ground-Mounted Monument Sign



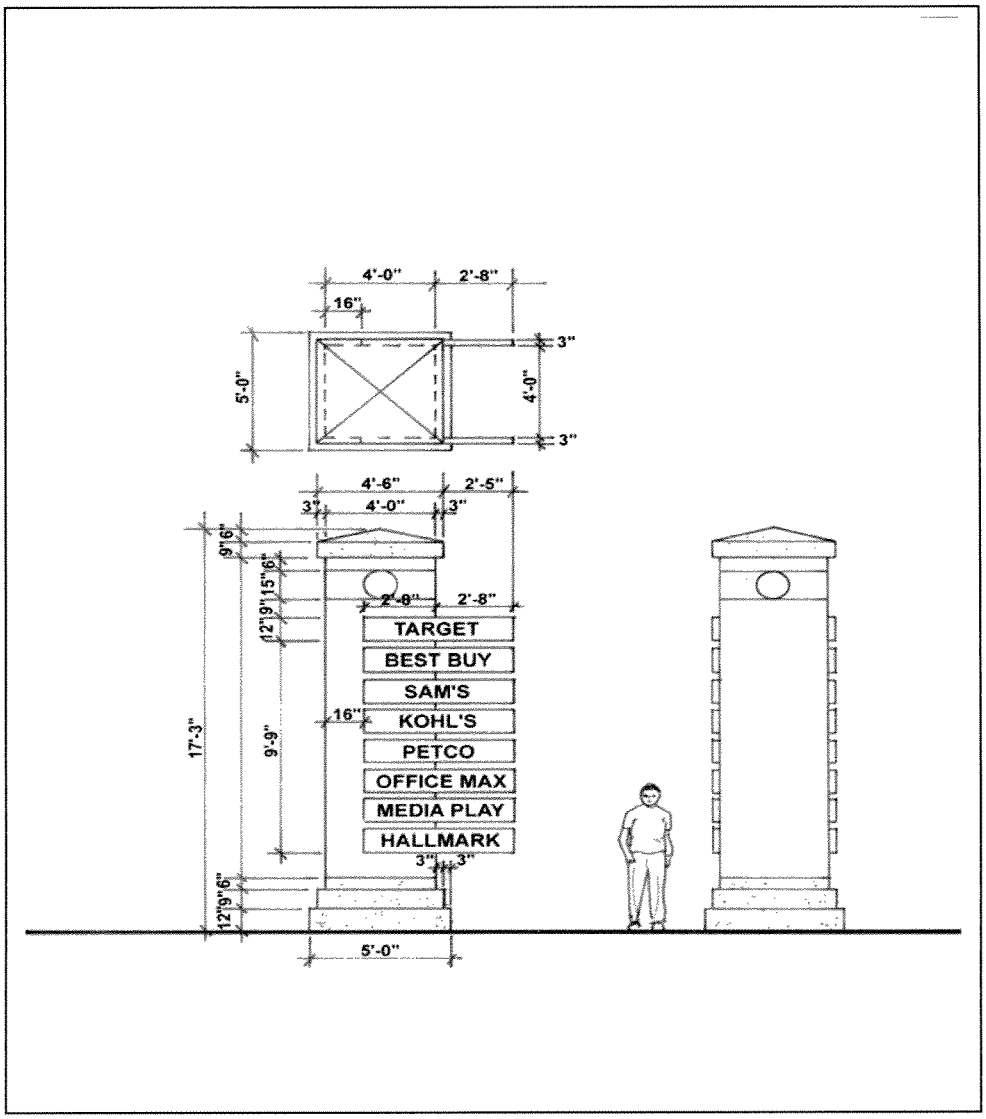
b. Multiple-Tenant Buildings and Parcels - The following sign standards apply to all parcels that have more than one non-residential tenant or occupant, including, but not limited to commercial, retail, services, office, office-distribution, wholesale, hotel, office, or financial tenants:

(1) Monument Sign – Each parcel or development with more than one non-residential tenant and a total of more than 100,000 square feet shall be permitted one freestanding Multi-Tenant Monument Sign per public street frontage, not to exceed a total of three. Signs shall be of a design similar to Exhibit 10 and the following:

- No more than eight sign placards shall be used per side of the monument sign.
- Maximum height 18 feet.
- Total sign faces may not exceed 80 square feet per side
- Sign may be single-faced or double-faced.
- Sign shall be externally front-lighted, using ground mounted flood lighting.

Each parcel or development with more than one non-residential tenant totaling 100,000 square feet or more and having a total street frontage of more than 500 feet on all streets combined shall be permitted one freestanding Multi-tenant Monument Sign similar to Exhibit 10 for each curb cut, not to exceed a total of three Monument Signs for a single development.

Exhibit 11 – Multi-Tenant Monument Sign



(2) Building Mounted Signs – Each multi-tenant parcel or development, other than residential tenants, shall be permitted one building mounted sign per building tenant, similar to that shown in Exhibits 12 and 13. Letter height and copy area of the Building Mounted Sign for each tenant within a Multi-Tenant development or building Mounted Sign shall not exceed the following maximum dimensions:

Building Size (Gross sq.ft.)	Copy Area	Letter Height
0 - 8,000	50 sq. ft.	24”
8,001 – 12,000	120 sq. ft.	30”
12,001 – 20,000	240 sq. ft.	36”
20,001 – 60,000	300 sq. ft.	42”
Greater than =60,000	360 sq. ft.	48”

Exhibit 12 – Single Tenant Building-Mounted Sign

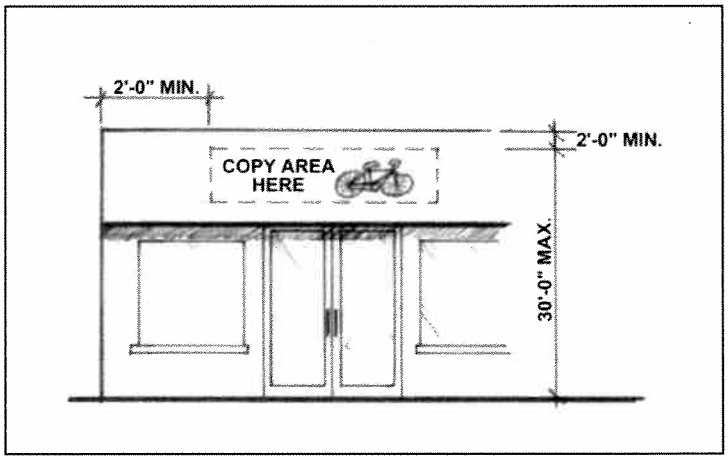
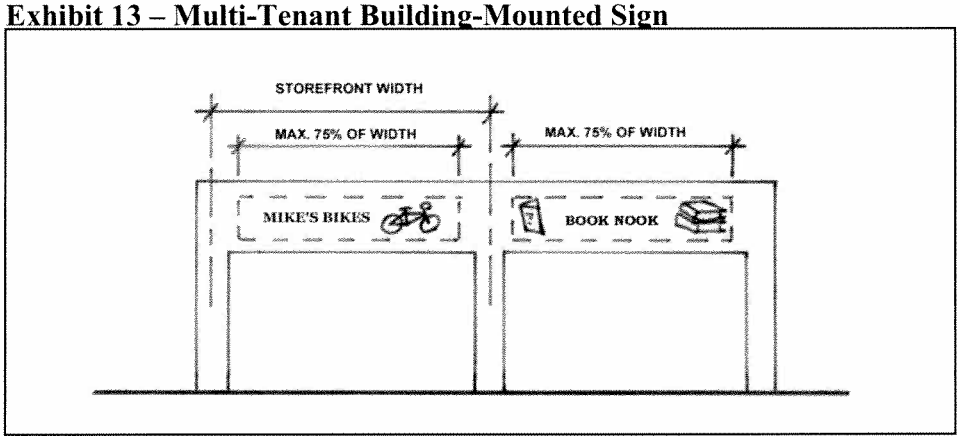


Exhibit 13 – Multi-Tenant Building-Mounted Sign



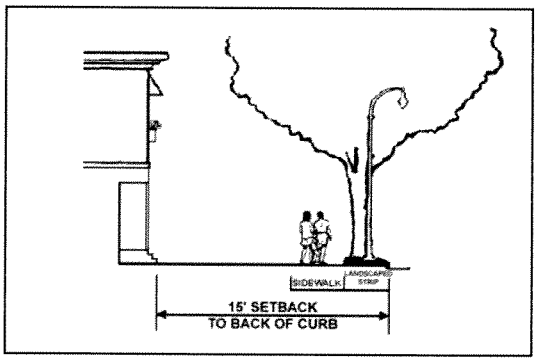
d. Signs on Residential Parcels - Nothing in this ordinance shall prohibit display of at least one sign on a residential property. However, signs on residential property other than multi-tenant residential buildings shall be limited to one sign per street frontage. No such sign shall exceed three feet in height and 16 square feet in size. Signs on single-family residential parcels shall not be illuminated. Home occupations within residential property are not entitled to additional signs.

N. Architectural Design of Buildings and Facades

1. Building setbacks

a. Buildings shall have a front yard a minimum width of 15 feet as measured from the back of curb.

Exhibit 14 – Front Yards



2. Building massing

a. Street fronting building facades greater than 150 feet in length shall be modulated with breaks in wall surfaces, materials and rooflines at intervals not to exceed 150 feet, measured parallel to the street as shown in Exhibit 15.
b. For buildings taller than five stories, floors shall be delineated at third story above sidewalk level and lower and shall be executed through windows, belt courses, cornice lines or similar architectural detailing as shown in Exhibit 16.

Exhibit 15- Building Modulation

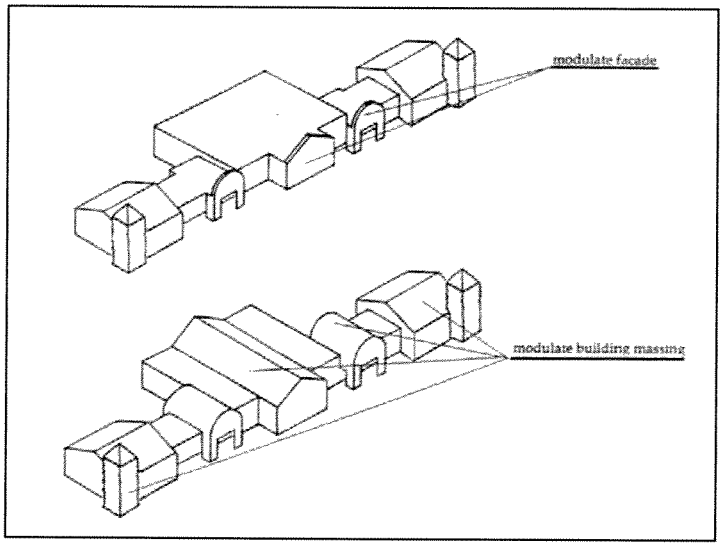
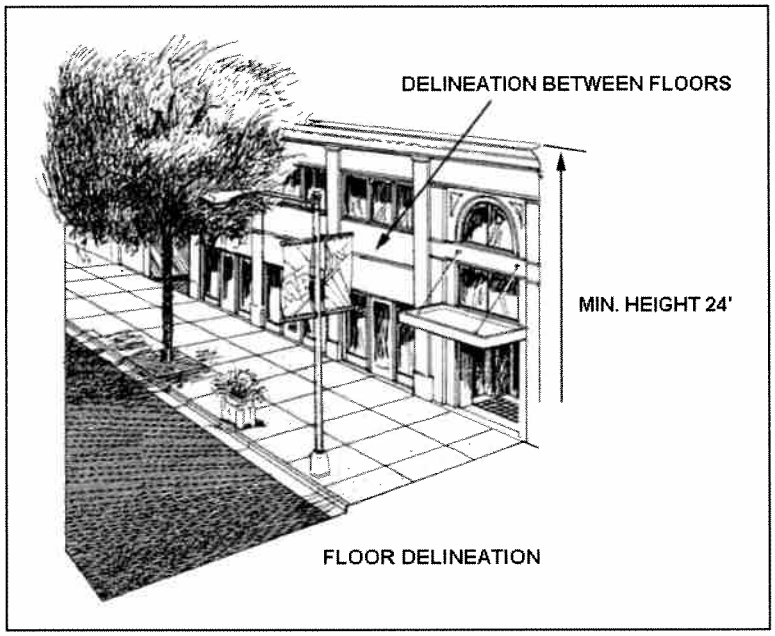


Exhibit 16: Architectural Delineation



3. Building facades and fenestration

a. For the purposes of this document, fenestration includes all glazed areas including, but not limited to storefront windows, display windows and doors containing glazed panels at least four feet in height.

b. Street-fronting non-residential building facades shall meet the following sidewalk level requirements:

   i. The length of façade without intervening fenestration or entryway shall not exceed 30 feet. See Exhibit 17.

   ii. A minimum percentage of fenestration of 50% shall be provided for the length of the building frontage. For buildings that front two or more streets, said minimum percentage is only required along one such street frontage. See Exhibit 17.

   iii. All fenestration shall:

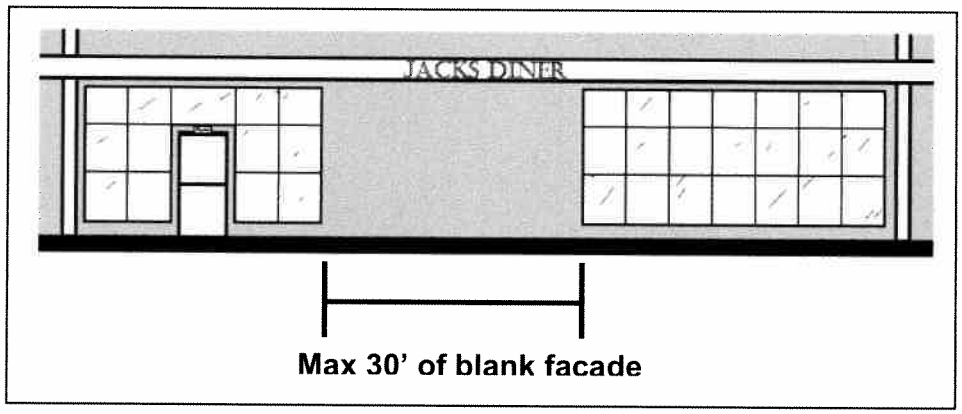
      a.) Begin at a point not more than three (3) feet above the sidewalk, to a height no less than ten (10) feet above the sidewalk, or

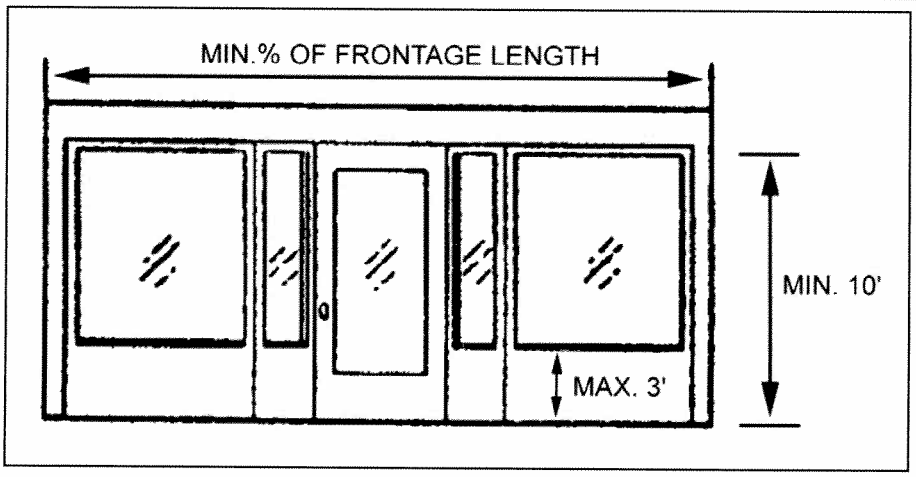
      b.) Begin at the finished floor elevation to a height no less than ten (10) feet above the finished floor elevation when the finished floor elevation is three (3) or more feet above the sidewalk or

      c.) Begin at a point not more than sidewalk level, to a height no less than ten (10) feet above the finished floor elevation when the finished floor elevation is below the sidewalk. See Exhibit 17.

iv. Fenestration shall not utilize painted glass, reflective glass or other similarly treated or opaque windows. Entrances may be counted towards fenestration requirements.

Exhibit 17- Building Facades and Fenestration





4. Roof design

   a. Gable roof designs are encouraged and shall be required for all multi-family residential and hotel buildings less than six stories in height.
   b. Roof mounted mechanical equipment and appurtenances shall be located or screened so that they are not visible from the ground level. Screening shall be of a material and design that is compatible with the surrounding building materials and architectural design. Rooftop appurtenances shall be painted to be compatible with the colors of the roof.
   c. Roof mounted radio, TV, and telecommunication towers and antennae are prohibited. Satellite dishes 24 inches or less in

diameter are permitted provided that they are located out of sight from the ground floor or completely screened from view.

d. The following roof materials are preferred:
   i. Fiberglass architectural profile shingles
   ii. Slate Shingles
   iii. Clay or concrete tile
   iv. Standing seam metal (dark green or earth tone only).

5. Recommended building materials – The following exterior building materials are preferred:
   a. Stone
   b. Brick
   c. Pre-cast Concrete
   d. EIFS
   e. EIFS Moldings
   f. Glass
   g. Ceramics or tile

6. The following materials are prohibited for exterior walls and parapets:
   a. Imitation wood
   b. Vinyl or plastic
   c. Concrete masonry units, except ribbed or rusticated units
   d. Corrugated metal

7. All single family detached residential structures shall have facades that consist of brick, stucco, hardi-plank, or other approved materials on all four sides.

Plant List

Name	Min. Size
Shade & Street Trees	
Willow Oak	3-3 ½" cal.
"Red Sunset" Maple	3-3 ½" cal.
Sugar Maple	3-3 ½" cal.
Pin Oak	3-3 ½" cal.
Overcup Oak	3-3 ½" cal.
Nuttall Oak	3-3 ½" cal.
Japanese Zelkova	3-3 ½" cal.
Lacebark Elm	3-3 ½" cal.
Smaller Deciduous Trees	
River Birch	10-12' ht.
Japanese Maple	6-8' ht.
Star Magnolia	6-8' ht.
Saucer Magnolia	6-8' ht.
Trident Maple	10-12' ht.
Golden Raintree	10-12' ht.
Evergreen Trees	
Tree Form Burford Holly	6-7' ht.
Virginia Pine	5-6' ht.
"East Palatka" Holly	10-12' ht.
Nellie R. Stevens Holly	10-12' ht.
Emily Brunner Holly	10-12'ht.
Loblolly Pine	5-6' ht.
Southern Magnolia	10-12' ht.
"Little Gem" Magnolia	10-12' ht.
Tree Form Ligustrum	8-10' ht.
Foster Holly	10-12' ht.
Savannah Holly	10-12' ht.
Tree Form Waxmyrtle	6-7' ht.
Cryptomeria	10-12' ht.
Flowering Trees	
Yoshino Cherry	7-8' ht.
Redbud	7-8' ht.
Flowering Dogwood	7-8' ht.
Kousa Dogwood	7-8' ht.
Crape Myrtle	7-8' ht.

Name	Min. Size
Shrubs	
"Sherwood" Abelia	3 gal.
Parson's Juniper	1 gal.
"Carissa" Holly	3 gal.
"Helleri" Holly	3 gal.
Needlepoint Holly	3 gal.
Dwarf Burford Holly	3 gal.
Azalea (Kurume, Indica)	3 gal.
Nandina	3 gal.
Wax Myrtle	3 gal.
Dwarf Japanese Acuba	3 gal.
Bearberry Cotoneaster	1 gal.
Dwarf Chinese Holly	3 gal.
Compacta Holly	3 gal.
"Anthony Waterer" Spirea	1 gal.
Dwarf Pfitzer Juniper	1 gal.
Parsoni Juniper	1 gal.
Zabel Laurel	3 gal.
Otto Luyken Laurel	3 gal.
Redleaf Japanese Barberry	1 gal.
Flowering Quince	3 gal.
Border Forsythia	3 gal.
Burning Bush	3 gal.
Groundcover	
"Big Blue" Liriope	4" pot
English Ivy	4" pot
Pachysandra	4" pot
Dwarf Nandina "Bartharbour"	1 gal.
Variegated Liriope	4" pot
Sargent's Juniper	1 gal.
Blue Rug Juniper	1 gal.
Carolina Jessamine	1 gal.
Perennial/Seasonal Color	
Bright Yellow Daylily	1 gal.
Pennisetum	1 gal.
Miscanthus	1 gal.