

DEKALB COUNTY

ITEM NO.

BOARD OF COMMISSIONERS

ZONING AGENDA / MINUTES

MEETING DATE: January 8, 2008

ACTION TYPE
ORDINANCE

HEARING TYPE
PUBLIC HEARING

SUBJECT: **Text Amendment** – To amend the text of Chapter 27 of the Zoning Ordinance to create the Interstate Highway - 20 Overlay District.

COMMISSION DISTRICTS:

DEPARTMENT: Planning

PUBLIC HEARING: YES NO

ATTACHMENT: YES No

PAGES:

INFORMATION CONTACT: Patrick Ejike/Kevin Hunter

PHONE NUMBER: (404) 371-2155

Deferred from 11/19/07 & 12/18/07 for a public hearing.

PURPOSE:
TA-07-13924

Petition of DeKalb County Board Of Commissioners to amend the text of Chapter 27 of the Zoning Ordinance to create the Interstate Highway - 20 Overlay District, to promote compatible use development along Panola Road, Snapfinger Woods Drive, Wesley Chapel Road, I-20 & I-285 interchange, Candler Road and Gresham Road areas.

REASON OF REQUEST:

The I-20 Overlay District will undoubtedly spur economic development along the I-20 corridor and allow DeKalb County to benefit from the tremendous volume of traffic along 1-20 corridor. 1-20 is designated by Atlanta Regional Commission as a mega corridor and this designation has taken a new meaning with the increased activity at the seaport in Savannah. The overlay is consistent with the County's comprehensive plan and supports the need to develop self-sustaining communities. I-20 Overlay District will preserve and enhance open space networks; encourage mixed-use developments that meet ARC's Smart Growth Initiatives; allow flexibility in development standards in order to encourage innovative developments with high standards for landscaping, green space and urban design; further the formation of a well-designed, pedestrian-friendly, high-density commercial/residential activity centers which will support alternative modes of transportation; and promote a visually aesthetic and uniform quality to the I-20 Overlay District.

The I-20 Overlay District is a ripe idea that goes a long way in supporting the goals of DeKalb County Administration to enhance the tax base of the County while creating a platform for quality growth in the County.

RECOMMENDATION(S):

PLANNING DEPARTMENT:

APPROVAL There are no supplementary regulations which govern the development of compatible mixed use environments and its associated urban design and development characteristics in whole or in part within the Interstate 20 Compatible Use Overlay District Boundaries. In order to achieve the purposes and intent of this Compatible Use Overlay District, the Board of Commissioners find that it is necessary and desirable to have additional regulations on the lots, buildings, structures, and land uses within this Overlay District. These regulations shall apply to all building, development and redevelopment permits and other activities including outdoor fixtures, furnishings and landscaping within the said district. Therefore, it is the recommendation of the Planning and Development Department that the text amendment be “Approved”.

PLANNING COMMISSION:

Approval w/an amendment to the language of the ordinance.

COMMUNITY COUNCIL:

Approval.

ACTION: H13

MOTION was made by Commissioner Johnson, seconded by Commissioner May, to approve with an amendment under section 27-729.5 "K" nightclubs to read: with a maximum size of 10,000 square feet, Text Amendment – To amend the text of Chapter 27 of the Zoning Ordinance to create the Interstate Highway – 20 Overlay District.

The MOTION was voted on and passed 7-0-0-0.

ADOPTED: JAN 08 2008
(DATE)

Kathie Gannon
PRESIDING OFFICER
DEKALB COUNTY BOARD OF COMMISSIONERS

CERTIFIED: JAN 08 2008
(DATE)

[Signature]
CLERK,
DEKALB COUNTY BOARD
OF COMMISSIONERS

FOR USE BY CHIEF EXECUTIVE OFFICER ONLY

APPROVED: JAN 14 2008
(DATE)

Vernon Jones
CHIEF EXECUTIVE OFFICER
DEKALB COUNTY

VETOED: _____
(DATE)

CHIEF EXECUTIVE OFFICER
DEKALB COUNTY

VETO STATEMENT ATTACHED: _____

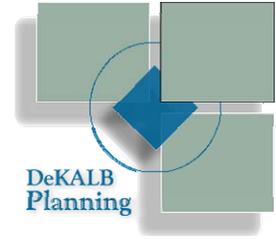
MINUTES:

No one spoke for or against the application.

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



DeKalb County Planning & Development Department
Auditorium of the Maloof Center
1300 Commerce Drive
Decatur, GA 30030



The Honorable Vernon Jones
Chief Executive Officer

Patrick Ejike
Director

TEXT AMENDMENT ANALYSIS

AGENDA NO: D-7 ZONING CASE NO: TA-07-13924 MEETING DATE: Dec. 12, 2007

APPLICANT: DeKalb County Board of Commissioners

SECTIONS OF ZONING ORDINANCE AFFECTED BY AMENDMENTS:

Chapter 27 of the DeKalb County Code of Ordinance.

REASON FOR REQUEST:

The I-20 Overlay District will undoubtedly spur economic development along the I-20 corridor and allow DeKalb County to benefit from the tremendous volume of traffic along 1-20 corridor. 1-20 is designated by Atlanta Regional Commission as a mega corridor and this designation has taken a new meaning with the increased activity at the seaport in Savannah. The overlay is consistent with the County's comprehensive plan and supports the need to develop self-sustaining communities. I-20 Overlay District will preserve and enhance open space networks; encourage mixed-use developments that meet ARC's Smart Growth Initiatives; allow flexibility in development standards in order to encourage innovative developments with high standards for landscaping, green space and urban design; further the formation of a well-designed, pedestrian-friendly, high-density commercial/residential activity centers which will support alternative modes of transportation; and promote a visually aesthetic and uniform quality to the I-20 Overlay District.

The I-20 Overlay District is a ripe idea that goes a long way in supporting the goals of DeKalb County Administration to enhance the tax base of the County while creating a platform for quality growth in the County.

RECOMMENDATION(S):

PLANNING & DEVELOPMENT DEPARTMENT:

APPROVAL There are no supplementary regulations which govern the development of compatible mixed use environments and its associated urban design and development characteristics in whole or in part within the Interstate 20 Compatible Use Overlay District Boundaries. In order to achieve the purposes and intent of this Compatible Use Overlay District, the Board of Commissioners find that it is necessary and desirable to have additional regulations on the lots, buildings, structures, and land uses within this Overlay District. These regulations shall apply to all building, development and redevelopment permits and other activities including outdoor fixtures, furnishings and landscaping within the said district. Therefore, it is the recommendation of the Planning and Development Department that the text amendment be "Approved"

PLANNING COMMISSION:

Approval.

COMMUNITY COUNCIL:

CC 1 – Approval w/condition(s) (7-0-0)

CC 2 – Approval (9-0-1)

AN ORDINANCE

AN ORDINANCE TO AMEND THE CODE OF DEKALB COUNTY, GEORGIA, CHAPTER 27, ARTICLE III, PERTAINING TO THE INTERSTATE 20 CORRIDOR COMPATIBLE USE OVERLAY DISTRICT (“I-20 CORRIDOR OVERLAY DISTRICT”), ITS ASSOCIATED DEFINITIONS AND FOR OTHER PURPOSES

WHEREAS, the Board of Commissioners of DeKalb County wishes to encourage development of pedestrian friendly, mixed-use communities within the County; and

WHEREAS, the Board of Commissioners of DeKalb County desires to encourage development patterns that will promote the use of alternative modes of transportation and reduce travel by single occupancy vehicles; and

WHEREAS, the Board of Commissioners of DeKalb County desires to promote the efficient use of land, infrastructure and resources throughout the County; and

WHEREAS, the DeKalb County Board of Commissioners has determined that there exists a need to amend the ordinances governing zoning for the creation of zoning overlay districts for the Interstate-20 Corridor Compatible Use Overlay District (hereafter referred to as the “I-20 Corridor Overlay District”) and;

WHEREAS, the Board of Commissioners desires to encourage the development of compatible uses and structures along and within the I-20 Corridor Overlay District in DeKalb County; and

WHEREAS, the Board of Commissioners desires to prevent the encroachment of incompatible uses, and structures and seeks to ensure compatibility of the heights of structures along the corridor of the I-20 Corridor Overlay District with general redevelopment which occurs around new mixed use developments; and

WHEREAS, the Board of Commissioners desires to stimulate growth and development by allowing compatible uses in the I-20 Corridor Overlay District, and

WHEREAS, the I-20 Corridor Overlay District regulations will create a positive real estate investment climate which will stimulate economic development and job creation and will create bonuses for good design, signage, landscaping and parking to attract new business and development, and

WHEREAS, the I-20 Corridor Overlay District regulations will encourage existing property owners to upgrade and reinvest in their properties, will encourage site assemblage and redevelopment of underutilized and vacant parcels, will eliminate uses that are intrusive, will encourage mixed use developments with more office and retail uses, will allow for the reuse of previously developed parcels that have become obsolete, will reduce the size and number of signs to help alleviate visual clutter and unsafe conditions for both motorists and pedestrians; and

WHEREAS, pursuant to the Georgia Constitution, the Official Code of Georgia, and the Code of DeKalb County, the Board of Commissioners of DeKalb County has the authority to regulate land use within unincorporated DeKalb County.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of DeKalb County, Georgia, and it is hereby ordained by the authority of same, that Chapter 27, is amended and Sections of the Code of DeKalb County, Georgia, are added to read as follows:

TABLE OF CONTENTS

PART 1. ENACTMENT

Section 27-31.	Definitions.
Section 27-729.1.	Scope of regulations.
Section 27-729.2.	Applicability of regulations.
Section 27-729.3.	Statement of purpose and intent.
Section 27-729.4.	District boundaries and map.
Section 27-729.5.	Principal uses and structures.
Section 27-729.6.	Prohibited uses.
Section 27-729.7.	Accessory uses and structures.
Section 27-729.8.	Special permits.
Section 27-729.9.	Development standards.
Section 27-729.10.	Open space requirements.
Section 27-729.11.	Transitional buffer zone & transitional height requirements.
Section 27-729.12.	Architectural regulations.
Section 27-729.13.	Landscaping requirements.
Section 27-729.14.	Sidewalks, street tree planting, maintenance of trees and ground cover, curb cuts.
Section 27-729.15.	Underground utilities.
Section 27-729.16.	Street lights & street furnishings.
Section 27-729.17.	Streets and inter-parcel access.
Section 27-729.18.	Multi-modal access plans.
Section 27-729.19.	Sign regulations.
Section 27-729.20.	Shared parking.
Section 27-729.21.	Design guidelines.
Section 27-729.22.	Plans required; certificates of compliance.
Section 27-729.23.	Conceptual plan package review.
Section 27-729.24.	Final design package review and approval process.
Section 27-729.25.	Final approval of plans.

PART 2 SEVERABILITY

PART 3 EFFECTIVE DATE

PART 1. ENACTMENT

Section 27—31 is hereby amended to add the following definitions in alphabetical order to read as follows:

Section 27-31. Definitions.

Floor Area Ratio (FAR) as used within the I-20 Corridor Overlay District Regulations means the relationship between the amount of useable floor area permitted in a building (or buildings) and the area of the lot on which the building stands. FAR is computed by dividing the gross floor area of a building or buildings by the total area of the lot. For purposes of this calculation, parking areas or structures shall not be included in floor area.

High-rise means a building in the I-20 Corridor Overlay District that is nine (9) or more stories in height.

Low-rise means a building in the I-20 Corridor Overlay District that is one (1) to four (4) stories in height.

Mid-rise means a building in the I-20 Corridor Overlay District that is five (5) to eight (8) stories in height.

Mixed-use development means a development which incorporates a variety of (two or more different) land uses, buildings or structures, that includes both primary residential uses and primary non-residential uses which are part of the same development. Such uses may include but not be limited to residential, office, commercial, institutional, recreational or public open space, in a compact urban setting that encourages pedestrian oriented development that can result in measurable reductions in traffic impacts. Such a development would have inter-connecting pedestrian and vehicular access and circulation.

Nightclub means a commercial establishment dispensing alcoholic beverages for consumption on the premises and in which dancing and musical entertainment is allowed.

Public space means space located on the exterior of buildings in the I-20 Corridor Overlay District that is available and accessible to the general public. Public space may include, but is not limited to, natural areas, green space, open space, riparian zones, lakes and pools, paths, multipurpose trails, outdoor recreation areas, lawns, landscape strips and other improved landscaped areas, common areas, plazas, terraces, patios, observation decks, fountains, sidewalks, transitional buffer zones and other outdoor public amenities.

(Space provided as result of the pedestrian circulation requirement shall be credited to the requirement for public space. Such public space is required at ground level, and buildings may not occupy such public space above a height of one (1) story. Exterior public spaces shall not include areas used for vehicles, except for incidental service, maintenance or appropriate emergency access only.

* * *

By adding a new section 27-729 as set forth below in its entirety;

DIVISION 31.

INTERSTATE 20 CORRIDOR COMPATIBLE USE OVERLAY DISTRICT

Sec. 27-729.1. Scope of regulations.

This division establishes standards and procedures that apply to any development, use, alteration, height, density, parking, open space, and building on any lot or portion thereof which is in whole or in part contained within the boundaries of the I-20 Corridor Compatible Use Overlay District. This division shall be governed by Chapter 27 Article III - Division 1 – Section. 27-656 of the DeKalb County Zoning Ordinance.

Sec. 27-729.2. Applicability of regulations.

This division applies to each application for a business license, land disturbance permit, building permit or a sign permit which involves the development, use, alteration, or modification of any structure where the subject property is in whole or in part contained within the boundaries of any of the I-20 Corridor Compatible Use Overlay Districts. The procedures, standards, and criteria herein apply only to that portion of the subject property within the boundaries of the I-20 Corridor Compatible Use Overlay Districts.

Sec. 27-729.3. Statement of purpose and intent.

The purpose and intent of the board of commissioners in establishing the I-20 Corridor Compatible Use Overlay Districts is as follows:

- (a) To encourage development and redevelopment of properties within the district in order to achieve a variety of mixed-use communities;
- (b) To provide for the development of sidewalks and walkways in order to promote safe and convenient pedestrian access and to reduce dependence on automobiles and other motorized means of transportation;

- (c) To promote physically attractive, environmentally safe and economically sound mixed-use communities;
- (d) To permit and to encourage mixed-use developments containing both commercial and residential uses so as to create a pedestrian oriented communities in which people can live, work and play; and
- (e) To improve the visual appearance and increase property values within the I-20 Corridor and to implement the objectives of the Comprehensive Plan.
- (f) To enhance the long term economic viability of the portion of DeKalb County within the overlay by encouraging new commercial and residential developments that increase the tax base and provide employment opportunities to the citizens of DeKalb County;
- (g) To implement the policies and objectives of the DeKalb County Comprehensive Plan 2005-2025 and the policies and objectives of the Design Standards for the I-20 Corridor Compatible Use Overlay District;
- (h) To establish and maintain a balanced relationship between industrial, commercial, and residential growth to ensure a stable and healthy tax base in DeKalb County;
- (i) To provide a balanced distribution of regional and community commercial and mixed-use office centers;
- (j) To support high-density housing in office and mixed-use centers which have the appropriate location, access, and infrastructure to support such development;
- (k) To encourage mixed-use developments that meet the goals and objectives of the Atlanta Regional Commission's Smart Growth and Livable Centers Initiatives;
- (l) To allow flexibility in development standards in order to encourage the design of innovative development projects that set high standards for landscaping, green space, urban design, and public amenities;
- (m) To encourage an efficient land use and development plan by forming a live-work-play environment that offers employees and residents the opportunity to fulfill their daily activities with minimal use of single-occupant automobiles;
- (n) To allow and encourage development densities and land use intensities that are capable of making productive use of alternative transportation modes such as bus transit, rail transit, ridesharing, bicycling and walking;
- (o) To focus and encourage formation of well designed, pedestrian-friendly activity centers with high-density commercial and residential development that increases vitality and choices in living environments for the citizens of DeKalb County;
- (p) To protect established residential areas from encroachment of uses which are either incompatible or unduly cause adverse impacts on such communities, and to protect the health, safety and welfare of the citizens of DeKalb County;
- (q) To promote uniform and visually aesthetic architectural features which serve to unify the distinctive visual quality of the I-20 Corridor Area.

Sec. 27-729.4. District boundaries and maps.

- (a) The I-20 Corridor Overlay District shall be comprised of the following six areas that are centered along the roadways that intersect with Interstate 20: the Panola Road Area; the Snapfinger Woods Area; the Wesley Chapel Road Area; the I-20/I-285 Interchange Area, the Candler Road Corridor and the Gresham Road Area.
- (b) The boundaries of the I-20 Corridor Overlay District shall be established by a zoning map amendment adopted pursuant to the chapter which amendment shall be incorporated herein and made a part of this chapter.
- (c) The I-20 Corridor Overlay district shall be divided into three tiers to guide future development and redevelopment. The tiers are based on the Future Land Use recommendations.

Tier 1 - High Intensity area focused around the four activity centers of Panola, Wesley Chapel, Candler Road and the Gresham Road Area. The purpose of this tier is to allow the most intense mixed-use development. The goal is to allow for redevelopment of the over sized parking areas with new buildings including retail, office, and residential on one parcel to decrease the need for vehicular trips. The maximum height shall be up to 20 stories and 60 dwelling units/acre.

Tier 2 - Medium Intensity area wraps around the high intensity area or at the locations of Snapfinger Woods and I-20/I285 intersections. The purpose of this tier is to allow medium density development in a mixed-use development. The maximum height shall be up to 8 stories and allows for up to 40 dwelling units per acre.

Tier 3 - Low Intensity area which provides for a transition from the higher intensity areas and more compatibility to the single-family neighborhoods adjacent to the Overlay boundaries. The maximum height shall be up to 4 stories and allows up to 40 dwelling units per acre.

- (d) The Planning and Development Director shall be the final authority to determine whether any property is located within the boundaries of this section.

Sec. 27-729.5. Principal uses and structures.

The principal uses of land and structures which are allowed in the I-20 Corridor Overlay District are as provided by the applicable zoning district, subject to the limitations and standards contained within this division. All properties zoned C-1 (Local Commercial) District, C-2 (General Commercial) District, O-I (Office-Institutional) District, O-D (Office-Distribution) District, M (Industrial) and any RM (Multi-Family Residential) District shall be used in accordance with the underlying zoning district and/or for the following principal uses of land and structures in mixed use developments subject to the standards and limitations contained within this division

- (a) Animal hospital, veterinary clinic, pet supply store, animal grooming shop, and boarding and breeding kennel as an interior accessory use.

- (b) Art gallery and art supply store.
- (c) Automobile services as follows:
 - (1) Minor automobile repair and maintenance, subject to the requirements of section 27-738 (h).
 - (2) Retail automobile parts and tire stores.
- (d) Bank, credit union and other similar financial institution.
- (e) Business service establishment.
- (f) Child day care center and kindergarten.
- (g) Communications uses as follows:
 - (1) Radio and television broadcasting station.
 - (2) Telephone business office.
- (h) Community facilities as follows:
 - (1) Cultural facilities.
 - (2) Noncommercial club or lodge.
 - (3) Utility structure necessary for the transmission or distribution of service.
- (i) Dwellings including apartments, condominiums, and multifamily units. Mixed-use developments may include any combination above plus retail or office uses, subject to the requirements of the I-20 Overlay District Regulations.
- (j) Educational uses as follows:
 - (1) Vocational schools.
 - (2) Private elementary, middle or high school.
 - (3) Specialized non-degree schools to include ballet, music, martial arts, etc.
- (k) Movie theater, bowling alley, and other recreational facilities where such activities are wholly enclosed within a building. Nightclubs are permitted only in Tier 1 subject to approval of the Planning & Development Director and business license requirements.
- (l) Office uses, including the following and similar service, business and professional office uses as follows:
 - (1) Accounting, auditing and bookkeeping office.
 - (2) Engineering and architectural office.
 - (3) Building and construction contractor.
 - (4) Financial services office.
 - (5) Insurance office.
 - (6) Legal office.
 - (7) Medical office.
 - (8) Real estate office.

- (9) Wholesale sales office.
- (m) Place of worship.
- (n) Restaurants.
- (o) Retail sales as follows:
 - (1) Apparel and accessories store
 - (2) Book, greeting card, and stationery store.
 - (3) Camera and photographic supply store.
 - (4) Computer and computer software store.
 - (5) Convenience store.
 - (6) Farm and garden supply store.
 - (7) Florist.
 - (8) Food stores including bakeries.
 - (9) Furniture, home furnishings and equipment store.
 - (10) General merchandise store.
 - (11) Gift, novelty, and souvenir store.
 - (12) Hardware store.
 - (13) Hobby, toy and game store.
 - (14) Jewelry store.
 - (15) Music and musical equipment store.
 - (16) News dealers and newsstand.
 - (17) Office supplies and equipment store.
 - (18) Quick copy printing store.
 - (19) Radio, television and consumer electronics store.
 - (20) Specialty store.
 - (21) Sporting goods and bicycle store.
 - (22) Variety store.
 - (23) Videotape sales and rental store.
- (p) Retail building supplies as follows:
 - (1) Electrical supply store.
 - (2) Hardware and other building materials establishments.
 - (3) Paint, glass and wallpaper store.
- (q) Services, medical and health as follows:
 - (1) Health service clinic.

- (2) Medical and dental laboratories.
- (3) Offices of health service practitioners.
- (4) Pharmacy and drugstore.
- (5) Private ambulance and emergency medical services.
- (r) Services, personal, as follows:
 - (1) Barber shop, beauty shop, and similar personal service establishments.
 - (2) Laundry and dry-cleaning store.
 - (3) Funeral home.
 - (4) Linen and diaper service, garment pressing, alteration and repair.
 - (5) Photographic studios.
- (s) Services, repair, as follows:
 - (1) Home appliance repair and service
 - (2) Jewelry repair service
 - (3) Radio, television and similar home appliance repair service
 - (4) Furniture upholstery and repair shop
 - (5) Shoe repair store
- (t) Shopping center.
- (u) Taxi stand and taxi dispatching office.
- (v) Tennis center, club and facilities.
- (w) Fitness Center and Health Center.
- (x) Hotel

Section. 27-729.6. Prohibited uses.

- (a) The following principal uses of land and structures shall be prohibited within the I-20 Corridor Compatible Use Overlay District:
 - (1) Boarding and breeding kennels as a primary use
 - (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) Night Clubs excluded in Tiers 2 and 3
- (15) Salvage Yards/Junk Yards
- (16) Self Service Car Wash and Detailing
- (17) Self Storage

Sec. 27-729.7. Accessory uses and structures.

The following accessory uses of land and structures shall be authorized in the I-20 Corridor Compatible Use Overlay District:

- (1) Accessory uses and structures incidental to any authorized use.
- (2) Parking lots and parking garages.
- (3) Club house, including meeting room or recreation room.
- (4) Swimming pools, tennis courts, and other recreation areas and similar amenities.
- (5) Signs, in accordance with the provisions of chapter 21 and this chapter.

Section. 27-729.8. Special permits.

The following uses and structures shall be authorized only by permits of the type indicated:

- (a) Special administrative permit from the Director of Planning & Development as referenced in Section 27-747 Commercial recreation and entertainment:
 - (1) Art shows, carnival rides, festivals and special events of community interest.
 - (2) Temporary outdoor social, religious, entertainment or recreation activity where the time period does not exceed fourteen (14) days duration, adequate parking is provided on the site.
 - (3) Telecommunications antennas that are incorporated in architectural features such as steeples, clock towers, water towers and attached to the top of high-rise buildings subject to requirements of Section 27-779 of the zoning ordinance.
 - (4) Outdoor recreation /entertainment facilities

- (b) Special land use permit from the board of commissioners:
 - (1) Heliport.

Sec. 27-729.9. Development standards.

The following requirements shall apply to all structures in the I-20 Corridor Overlay District:

- (a) Building setbacks. The following requirements apply:
 - (1) Minimum front yard setback; zero (0) feet from right of way of public street where the distance between the back of curb and property line is fifteen (15) feet in width or greater.
 - (2) Minimum interior side yard; Ten (10) feet. In mixed use developments there shall be a minimum of fifteen (15) feet between buildings and structures less than two (2) stories in height and a minimum of twenty (20) feet between buildings and structures when one of them is greater than two stories in height, and a minimum of twenty-five (25) feet between buildings when one (1) of them is greater than five (5) stories in height.
 - (3) Minimum rear yard: Ten (10) feet.

- (b) Height of building and structures.

All buildings and structures within the I-20 Corridor Overlay District shall comply with the height restrictions for the development category in which the subject parcels are located. The I-20 Corridor Overlay District shall be comprised of three development categories. The height restrictions are as follows:

Tier One – Buildings and structures shall not exceed twenty (20) stories

Tier Two – Buildings and structures shall not exceed eight (8) stories

Tier Three – Buildings and structures shall not exceed four (4) stories.

A building in the I-20 Corridor Compatible Use Overlay District may exceed any of the limitations specified by an application to the board of commissioners for a special land use permit. A parking deck may exceed five (5) stories in height; however, a parking deck shall not exceed ten (10) stories either as a separate deck structure or as part of an office building.

- (c) Density: No development shall exceed a floor –area ratio (FAR) of three and one half (3.5), unless it also provides additional public space or other amenities singly, or in combination as provided in paragraph (d) below.
- (d) Density Bonus: The maximum allowable FAR of a building or development in a Tier I zone shall be increased to a FAR not to exceed a total of five and one half (5.5) in exchange for one or more of the additional amenities provided in the table below:

<i>Additional Amenity</i>	<i>Increased FAR</i>
Increase public space to 25 percent while providing connectivity	0.75
Increase public space to 30 percent while providing connectivity	1.50
The non-residential component of mixed-use developments shall constitute not less than thirty percent of the gross floor area of the development.	0.25
Mixed-use building that includes multifamily residential units constituting at least 40 units per acre of land, and constructed in the same building with office-institutional, commercial and retail uses.	0.5

- (e) 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 with 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 sections 27-412, 27-496, 27-585, 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 quarter (1.25) spaces per dwelling unit.

Sec 27-729.10. Open space requirements.

- (1) A minimum of twenty percent (20%) open space shall be provided for each new development. Open space areas may be transferred from one parcel to another within overall developments that remain under unified control of a single property owner or group of owners, but must demonstrate interconnectedness of public areas.
- (2) Open spaces shall be at grade, and surrounded by a mix of uses directly accessible from a public sidewalk and building entrances.

- (3) Open spaces may include any combination of the following: yards, planted areas, fountains, parks, plazas, trails and paths, hardscape elements related to sidewalks and plazas, and similar features which are located on private property and accessible to the general public; on-street parking; and natural stream buffers shall be permitted to be counted toward the twenty percent (20%) open space requirement.
- (4) Private courtyards and other private outdoor amenities may be located at the interior of the block, behind buildings or on rooftops. Private courtyards and outdoor amenities shall not be counted toward the twenty percent (20%) requirement.
- (5) All open space including buffers, setbacks, sidewalk clear zones, sidewalk zones and open spaces shall be fully implemented prior to issuance of a Certificate of Occupancy for the primary development.
- (6) Each applicant shall present as a part of the application for a building permit within the I-20 Corridor Overlay District a legal mechanism under which all land to be used for public space purposes shall be maintained and protected. Such legal mechanism may include deed restrictions, property owner associations, common areas held in common ownership or control, maintenance easements, or other legal mechanisms, provided that said legal mechanism shall be approved by the county attorney as assuring each of the following mandatory requirements:
 - a. That all subsequent property owners within said I-20 Corridor Overlay District be placed on notice of this development restriction through the deed records of DeKalb County Superior Court;
 - b. That all public space held in common will be properly maintained and insured with no liability or maintenance responsibilities accruing to the county;
 - c. That a legal mechanism exists for notice of deficiencies in maintenance of the public space held in common, correction of these deficiencies, and assessment and liens against the properties for the cost of the correction of these deficiencies by a third-party or the county;
 - d. When an applicant for an I-20 Corridor Overlay District chooses to utilize a property owners association in order to comply with the requirements of subsection (a) above, the applicant, in addition to meeting all of said requirements, shall provide for all of the following:
 1. Mandatory and automatic membership in the property owners association as a requirement of property ownership;
 2. A fair and uniform method of assessment for dues, maintenance and related costs;
 3. Where appropriate, party wall maintenance and restoration in the event of damage or destruction; and
 4. Continued maintenance of public space held in common and liability through the use of liens or other means in the case of default.

Sec. 27-729.11. Transitional buffer zone and transitional height requirements.

- (a) Where a lot on the external boundary of the I-20 Corridor Overlay District adjoins the boundary of any property outside the district that is zoned for any R-zoning classification, RM-zoning classification, MHP-zoning classification, or TND-zoning classification, a transitional buffer of not less than thirty (30) feet in width shall be provided and maintained in a natural state or so as to maintain an effective visual screen. Said transitional buffer zone shall not be paved or otherwise covered with impervious surfaces and shall not be used for parking, loading, storage or any other use, except that portions of the transitional buffer zone may be utilized for installation of utilities when necessitated by the development, and when the applicant shows that the utilities cannot be located outside of the transitional buffer zone. Water detention ponds shall not be located within the transitional buffer zones. No trees, other than dead or diseased trees, shall be removed from said transitional buffer zone, but additional trees and plant material may be added to the transitional buffer zone.
- (b) Where a lot on the external boundary of the I-20 Corridor Overlay District adjoins the boundary of any property outside the district that is zoned for any R-zoning classification, RM-zoning classification, MHP-zoning classification, or TND-zoning classification, a transitional height plane of forty-five (45) degrees shall apply. Sensitivity shall be exercised for developments adjacent to residentially zoned properties through the use of staggered heights, greater setbacks, and enhanced buffers. Building heights in excess of 35 feet shall increase setbacks from the buffer line at a ratio of one-to-one.

Section 27-729.12. Architectural regulations.

The following architectural regulations shall apply to all uses and structures within the I-20 Corridor Overlay District. The architectural style within the I-20 Corridor Overlay Districts shall be governed by the I-20 Corridor Design Standards.

- (a) All building facades visible from the public street shall consist of concrete, stone, brick or stucco.
- (b) Architectural accents, where utilized, shall consist of non-reflective glass, glass block, natural stone, pre-cast concrete, brick, terra cotta, stucco or wood.
- (c) Seventy-five percent of the width of the front façade of the building at the ground level shall consist of fenestration.
- (d) Roof materials shall not consist of any reflective surface.
- (e) All exterior painted surfaces, where visible from the public street, shall be painted in earth tones. Colors shall be non-primary colors including darker and

cooler shades of green, red such as brick, yellow including beige, and lighter shades of brown including tan.

- (f) Burglar bars and steel roll down doors or curtains shall not be visible from the public street.
- (g) Service bays for automobile service and repair uses shall be designed so that the openings of service bays are not visible from a public street.
- (h) Chain-link fences shall not be visible from the public right-of-way and metal or temporary awnings are not permitted within the District.
- (i) Dumpsters shall not be visible from the public street and shall be fenced or screened so as not to be visible from any adjoining residential district.
- (j) Fabric and canvas awnings and all other building materials must be of durable quality and shall be compatible with materials used in adjoining buildings.

Section 27-729.13. Landscaping requirements.

The following landscaping regulations shall apply to all uses within the I-20 Corridor Overlay District, with the exception of mixed-use developments. Such developments shall require the submittal of a landscape plan for approval.

- (a) Landscape strips. Any landscape strip shown as part of final design package shall not be less than five (5) feet in width and shall be provided along all side and rear property lines. The landscape strip in the front yard shall be a minimum of ten (10) feet in width and shall be planted with a row of street trees of at least three and one half (3-1/2) inches in caliper selected from the list of street trees species identified in the Design Standards for the I-20 Corridor Overlay District and planted not less than seventy five (75) feet on center. Continuous landscaped strips shall be constructed along public rights-of-way except at points of ingress or egress into the facility.
- (b) Ground cover. Ground cover shall also be provided in accordance with the Design Guidelines for the I-20 Corridor Overlay District in order to protect tree roots and to prevent erosion. Ground cover shall consist of evergreen shrubs or groundcover plant material mulched with pine bark mulch, or other similar landscaping material.
- (c) Newly planted trees shall conform to the Design Guidelines for the I-20 Corridor Overlay District.
- (d) No tree shall be planted closer than two (2) feet from the street or sidewalk, and no closer than five (5) feet from a fire hydrant, sign post, streetlight standard, utility pole, or similar structure.

- (e) Parking lot landscaping requirements. All parking lots within the I-20 Corridor Overlay District shall be landscaped pursuant to the requirements of section 27-753.

Section. 27-729.14. Sidewalks, street tree planting zone, landscaping & ground cover requirements, and curb cuts.

- (a) Sidewalk requirement. There shall be a public sidewalk constructed along all public street frontages contiguous to all properties within the I-20 Corridor Overlay Districts. The sidewalk shall be located five (5) feet from the curb and shall be ten (10) feet in width. The five-foot zone adjacent to the curb shall be the street tree-planting zone. In blocks where there are overhead utility lines, the Director of Planning & Development may authorize a two-foot planting zone from the curb with the five-foot tree-planting zone to be located at the sidewalk.
- (b) Street tree planting. Street trees of a caliper that is not less than three (3) inches shall be planted no less than thirty (30) feet between centerlines along properties within the district having street frontage. Trees of the following type shall be used:
 - (1) Crape Myrtle, Standard Trunk.
 - (2) October Glory Red Maple.
 - (3) Sunset Maple.
 - (4) Nuttall Oak (Quercus Nattalli).
 - (5) Shumard Oak (Quercus Shumardii).
 - (6) Willow Oak.
 - (7) Zelkova Serrata.
 - (8) Ginkgo (Ginkgo Biloba).
 - (9) Trident Maple (Acer Buergeranum).
 - (10) Allee Lacebark Elm (Ulmus Parvifolia Emer (II)).
- (c) Maintenance of trees and ground cover. All street trees and other trees and all ground cover required by this chapter or by chapter 14 of the code shall be maintained in a healthy condition, and any trees or ground cover which die shall be replaced within the earliest possible planting season.
- (d) Curb cuts. There shall be a minimum distance of twenty-five (25) feet between curb cuts. Curb cuts shall not be permitted within one hundred (100) feet of the intersection of any two public streets and shall not be more than twenty-four (24) feet wide.

Section 27. 729.15. Underground utilities.

Underground utilities. All utilities except for major electric transmission lines and sub-stations are required to be placed underground except where the director of development determines that underground utilities are not feasible due to pre-existing physical conditions, such as conflicting underground structures or utilities, shallow rock, high water table, or other similar geologic or hydrologic conditions.

Section 27. 729.16. Streetlights & street furnishings.

Streetlights & Street Furnishings. Streetlights and furnishings are required for all public streets and shall conform to the Design Guidelines for the I-20 Corridor Area Overlay District.

Section 27. 729.17. Street and inter-parcel access.

Streets within the I-20 Corridor Area Overlay District may be either public or private streets. Private streets shall comply with the requirements of public streets found in Chapter 14 and all other applicable sections of the DeKalb County Code of Ordinances.

Inter-Parcel Access. To the maximum extent possible, sidewalks and parking lots serving adjacent lots shall be interconnected to provide continuous driveway connections and pedestrian connections between adjoining lots and streets, except that this requirement shall not apply to lots zoned for single-family residential development. Where necessary, DeKalb County may require access easements be provided to ensure continuous access and egress routes connecting commercial, office and multifamily lots.

Section 27-729.18. Multi-modal access plans required.

Multi-Modal Access Plan required. Each new application for a development permit within the I-20 Corridor Overlay District shall be accompanied by a multi-modal access plan prepared at a scale not greater than 1"=100'. The multi-modal access plan shall cover the full extent of the proposed development along with public rights of way of adjoining streets and any other property lying between the subject property and the nearest public streets on all sides. The purpose of the multi-modal access plan is to demonstrate a unified plan of continuous access to and between all buildings in the proposed development and adjacent properties. Connections to available transportation modes, such as driveways, sidewalk, and bike paths shall be shown along adjacent streets and those entering adjoining properties. Safe and convenient pedestrian ways shall be provided from sidewalks along streets to each building entrance, including pedestrian access routes across parking lots and between adjacent buildings within the same development. Where an existing or planned public transportation station or stop is within 1,250 feet (straight line distance) from any boundary of the subject property, the access plan shall show how pedestrians may safely travel from such station or stop to the subject property, the access plan shall show how safe, continuous and convenient bicycle access shall be provided to the subject property.

Section 27-729.19. Sign regulations.

All lots in the I-20 Corridor Overlay District shall comply with all requirements of chapter 21 of this code subject to the following additional regulations:

- (a) Signs shall be designed so as to be compatible with the I-20 Corridor Design Standards.
- (b) All ground signs shall be monument style signs with a base and framework made of brick; the design of ground signs must comply with the I-20 Overlay District Design Guidelines.
- (c) Each lot shall have no more than one ground sign.
- (d) The sign area of ground signs shall not exceed thirty-two (32) square feet, unless the lot contains a shopping center, in which case ground signs are limited to sixty-four (64) square feet.
- (e) Ground signs shall not exceed a height of six (6) feet, unless the lot contains a shopping center, in which case ground signs shall not exceed a height of fifteen (15) feet;
- (c) Each separate store front may have a maximum of two (2) wall signs, each of which shall not exceed an area of ten (10) percent of the area of the façade of the ground floor of the building or seventy-five (75) square feet, whichever is less;
- (d) Wall signs shall be located on the primary building façade and within fifteen feet (15) of the public right of way;
- (e) Window signs are prohibited;
- (f) Banners are prohibited;
- (g) Wall mounted signs shall be channel cut letters applied directly to the building façade. Flashing, animated, marquee, sound emitting, fluorescent, rotating or otherwise moving signs are prohibited;
- (h) Sign shape and lettering shall be limited as follows:
 - (1) Signs with more than two (2) faces are prohibited;
 - (2) Sign facing shall be flat in profile and shall not exceed a thickness of eight (8) inches;
 - (3) Sign faces shall be parallel;
 - (4) Sign lettering shall consist of block lettering in which individual letters are proportional in size to the overall size of the sign, but in no event shall individual letters exceed 18 inches in height; and
 - (4) Sign lettering shall be of an opaque material.

Section 27-729.20. Shared parking.

Shared parking is encouraged and may be authorized by the Director of Planning & Development. Parking facilities within the parcel may be shared if multiple uses cooperatively establish and operate parking facilities and if these uses generate parking demands primarily when the remaining uses are not in operation, so that the off-street parking requirements for each use are met or exceeded during said use's operational hours. Applicants may make an application to the Director of Planning & Development for authorization for a special exception for shared parking.

Section 27.729.21. Design guidelines.

The planning director or designee is authorized to create, administer, and amend *Design Standards for the I-20 Corridor Compatible Use Overlay District*. These standards shall provide acceptable architectural design controls, landscaping, detail drawings, signage, fencing, lighting, street and site furniture and grating. These standards shall be used to promote proper design criteria for the overlay district and shall guide the planning director in deciding whether a proposed design complies with the requirements of this overlay district. The Design Standards are hereby made a part of this ordinance and shall be amended from time to time.

Section 27-729.22. Plans required; certificates of compliance.

- (a) Plans required. Prior to the issuance of any land disturbance permit, building permit, or sign permit, the applicant shall submit a Conceptual Design Package and Final Design Package to the director of planning and development. The Planning & Development Director shall provide a copy of the submittals to the related District Commissioner(s) and Super District Commissioner for review and comment. The Final Design package must include full architectural and landscape architectural plans and specifications. The submitted plans must include a site plan, architectural elevations and sections; renderings depicting the building design including elevations and architectural details of proposed buildings, exterior materials and colors, and plans and elevations of all landscape, landscape and signs, all of which shall demonstrate that the proposed design is in compliance with all the requirements of this I-20 Corridor Overlay District and the underlying zoning classification.
- (b) Fees. The Conceptual Design Package shall be accompanied by an application and payment of a fee in an amount determined by the DeKalb County Board of Commissioners.

Section 27-729.23. Conceptual plan package review.

- (a) The Conceptual Plan Package shall be composed of the following:
 - (1) A narrative addressing the proposed development explaining how it meets the purpose, intent, and standards of this chapter. The narrative shall include a tabulation of the approximate number of acres in each land use, the approximate number of dwelling units by type, the approximate gross residential density, the approximate commercial density, the approximate public space acreage, the anticipated number, type and size of recreational facilities and other public amenities; the legal mechanism for protecting and maintaining public space, as required in section 27-719.5(a)(1);
 - (2) A site location map showing the proposed development, abutting property, the relationship of the proposed development to surrounding and existing development, and transitional buffer zones, if required; and
 - (3) A multi-modal access plan meeting the requirements of section 27-729.16
- (b) The plan to be submitted in the conceptual plan package shall contain the following information:
 - (1) Ten (10) copies of a site plan drawn to a designated scale of not less than one inch equals one-hundred feet (1" = 100'), certified by a professional engineer or land surveyor licensed by the State of Georgia, presented on a sheet having a maximum size of 24"x36", and one 8 ½" reduction of the plan. If presented on more than one (1) sheet, match lines shall clearly indicate where the several sheets join. Such plan shall contain the following information:
 - (A) Boundaries of the entire property proposed to be included in the development, with bearings and distances of the perimeter property lines.
 - (B) Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.
 - (C) Location and approximate dimensions in length and width, for landscape strips and required transitional buffers, if any.
 - (D) Existing topography with a maximum contour interval of five (5) feet and a statement indicating whether it is an air survey or field run.
 - (E) Approximate delineation of any floodplain designated by the Federal Emergency Management Agency, United States Geological Survey, or DeKalb County.
 - (F) The delineation of any jurisdictional wetlands as defined by Section 404 of the Federal Clean Water Act.
 - (G) Approximate delineation of any significant historic or archaeological feature, grave, object or structure marking a place of burial if known, and a statement indicating how the proposed development will impact it.

- (H) A delineation of all existing structures and whether they will be retained or demolished.
- (I) General location, in conceptual form, of proposed uses, lots, buildings, building types and building entrances.
- (J) Height and setback of all buildings and structures.
- (K) Approximate areas and development density for each type of proposed use.
- (L) Location, size and number of all on-street and off-street parking spaces, including a shared parking analysis, if shared parking is proposed.
- (M) Identification of site access points and layout, width of right-of-way and paved sections of all internal streets.
- (N) Conceptual plans for drainage with approximate location and estimated size of all proposed storm water management facilities and a statement as to the type of facility proposed.
- (O) Development density and lot sizes for each type of use.
- (P) Areas to be held in joint ownership, common ownership or control.
- (Q) Location of proposed sidewalks and bicycle facilities trails recreation areas, parks, and other public or community uses, facilities, or structures on the site.
- (R) Conceptual layout of utilities and location of all existing or proposed utility easements having a width of twenty-five (25) feet or more.
- (S) Standard details of signs, sidewalks, streetlights, driveways, medians, curbs and gutters, landscaped areas, fencing, grating, street furniture, bicycle lanes, streets, alleys, and other public improvements demonstrating compliance with the design guidelines for the I-20 Corridor Area Overlay District.
- (T) Conceptual layout of building designs including elevations showing architectural details of proposed buildings, exterior materials, all of which shall demonstrate that the proposed design is in compliance with all of the requirements of the overlay district regulations
- (U) Seal and signature of professional preparing the site plan.

Section 27-729.24. Final design package review and approval process.

- (a) Upon receiving comments on the Conceptual Design package, the applicant will submit the Final Design Package for review and approval. The Final Design Package must include full architectural and landscape architectural plans and specifications. The submitted plans must include a site plan, architectural elevations and sections; renderings depicting the building design including elevations and architectural details of proposed

buildings, exterior materials and colors, and plans and elevations of all hardscape, landscape and signage, all of which shall demonstrate that the proposed design is in compliance with all requirements of this I-20 Corridor Overlay District and the underlying zoning classification. The Final Design Package must be signed and sealed by a professional engineer/architect. The Final Design Package must contain all plans, elevations, sections and specifications necessary for obtaining development and building permits. The applicant may submit the Final Design Package simultaneously with the submission for permitting.

- (b) Review. The director of planning shall review each application for compliance with all requirements of the I-20 Corridor Overlay District and the underlying zoning classification. Where the director determines that said plans comply with the requirements of the I-20 Corridor Overlay District, a Certificate of Compliance shall be issued in the form of the director or the director's designee signing the plans and drawings after which the applicant shall then apply for land disturbance, building or signs permits. Where the director determines that said plans do not comply with the requirements of this chapter, then the director shall notify the applicant in writing stating the manner in which said applicant fails to comply with such requirements. All applications shall be considered and decided by the director of planning within thirty (30) days of receipt of a complete application. Any appeal of the director of planning's decision in this regard shall be to the zoning board of appeals pursuant to Section 27-912. Any appeal of the director of planning's decision in this regard shall be to the zoning board of appeals pursuant to Section 27-912.

Sec. 27-729.25 Final approval of plans.

Prior to issuance of any development or building permit, the Conceptual Design Package and Final Design Package shall be submitted to and approved by the Planning and Development Director after consultation with the District Commissioner(s) and Super District Commissioner(s), consistent with the I-20 Corridor Overlay District requirements.

By enacting the I-20 Overlay, the BOC authorizes the Planning and Development Department Director to approve the proposed development that provides for unique site features and innovative design in concert with the Design Guidelines and all related requirements of this ordinance.

PART 2. 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 3. EFFECTIVE DATE

This ordinance shall become effective within thirty days of the date of adoption by the Board of Commissioners and approval by the Chief Executive Officer.

ADOPTED by the DeKalb County Board of Commissioners, this _____ day of _____ 2007.

BURRELL ELLIS
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County, this ____ day of December, 2007

VERNON JONES
Chief Executive Officer
DeKalb County, Georgia

ATTEST

MICHAEL J. BELL
Ex-Officio Clerk
Board of Commissioners and
Chief Executive Officer
DeKalb County, Georgia

APPROVED AS TO FORM;

APPROVED AS TO SUBSTANCE

WILLIAM LINKOUS
County Attorney
DeKalb County, Georgia

PATRICK EJIKE
Director of Planning & Development
DeKalb County, Georgia



Overlay District along I-20 with focus on

Panola Area

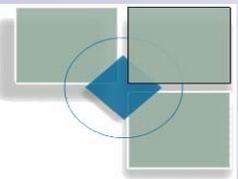
Wesley Chapel Area

Snapfinger Woods Area

I-20 / I-285 Area

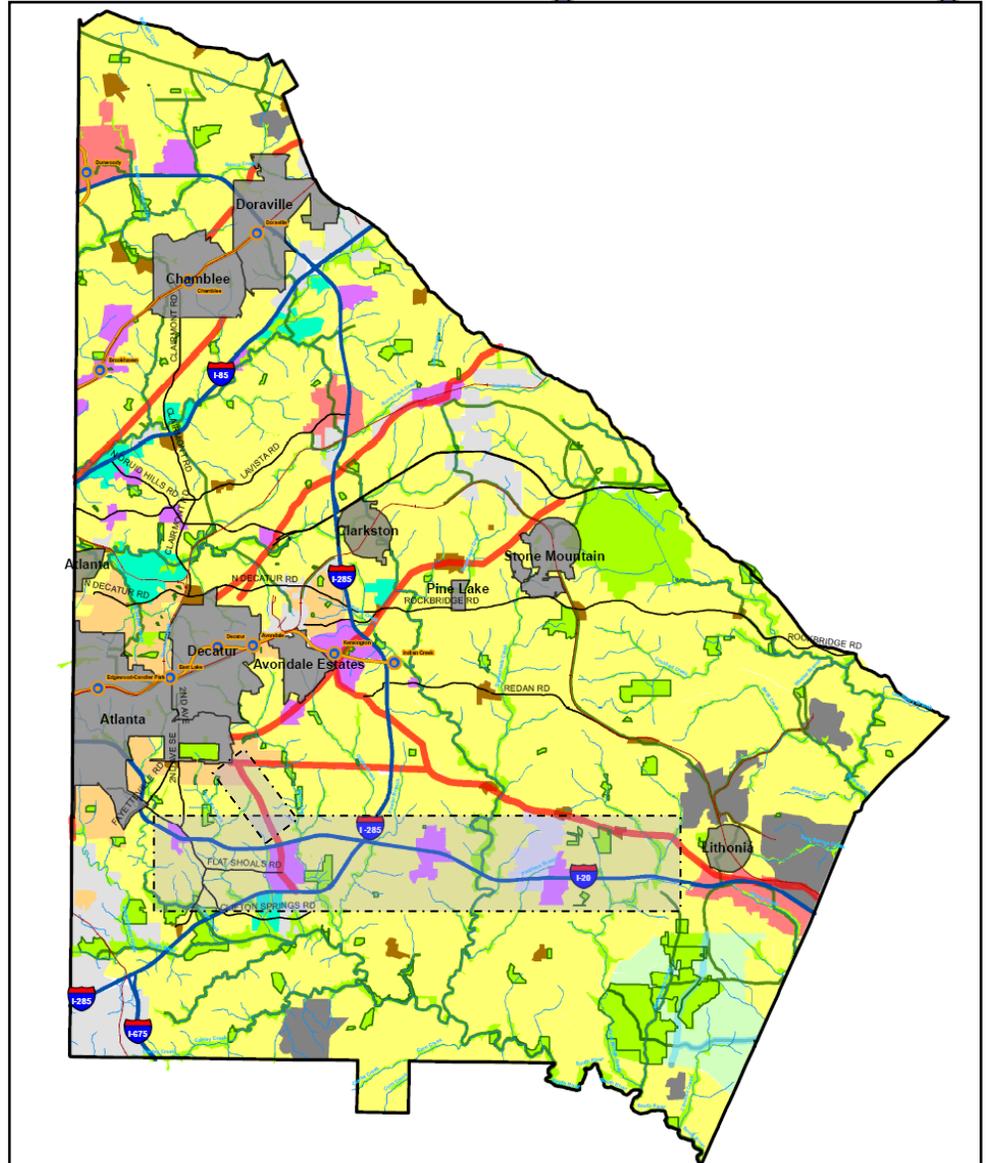
Candler Area

Gresham Area

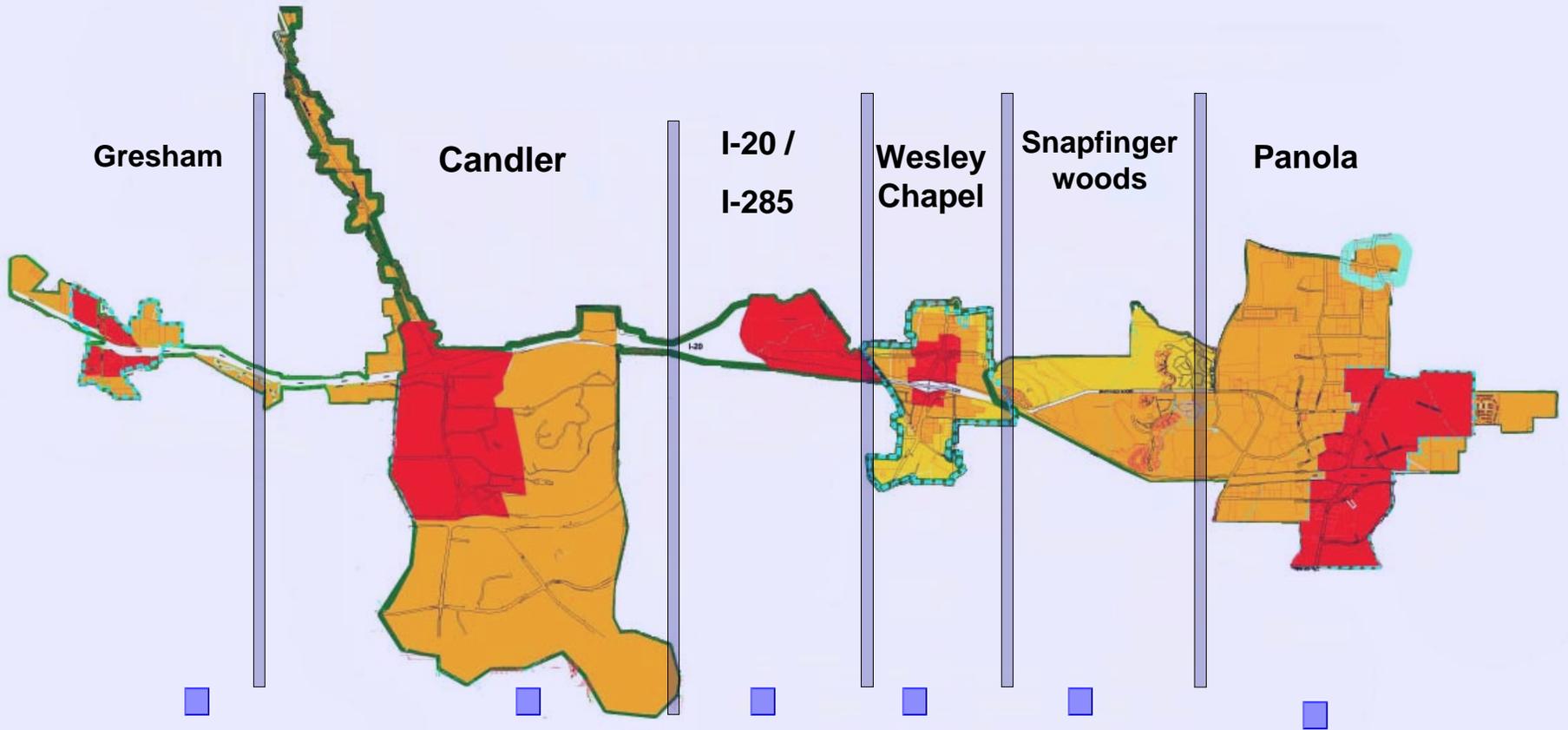


Future Development Map

I-20 Overlay & Town Center Character Area Examples



I-20 Overlay District Showing Tiers



— Overlay Boundary



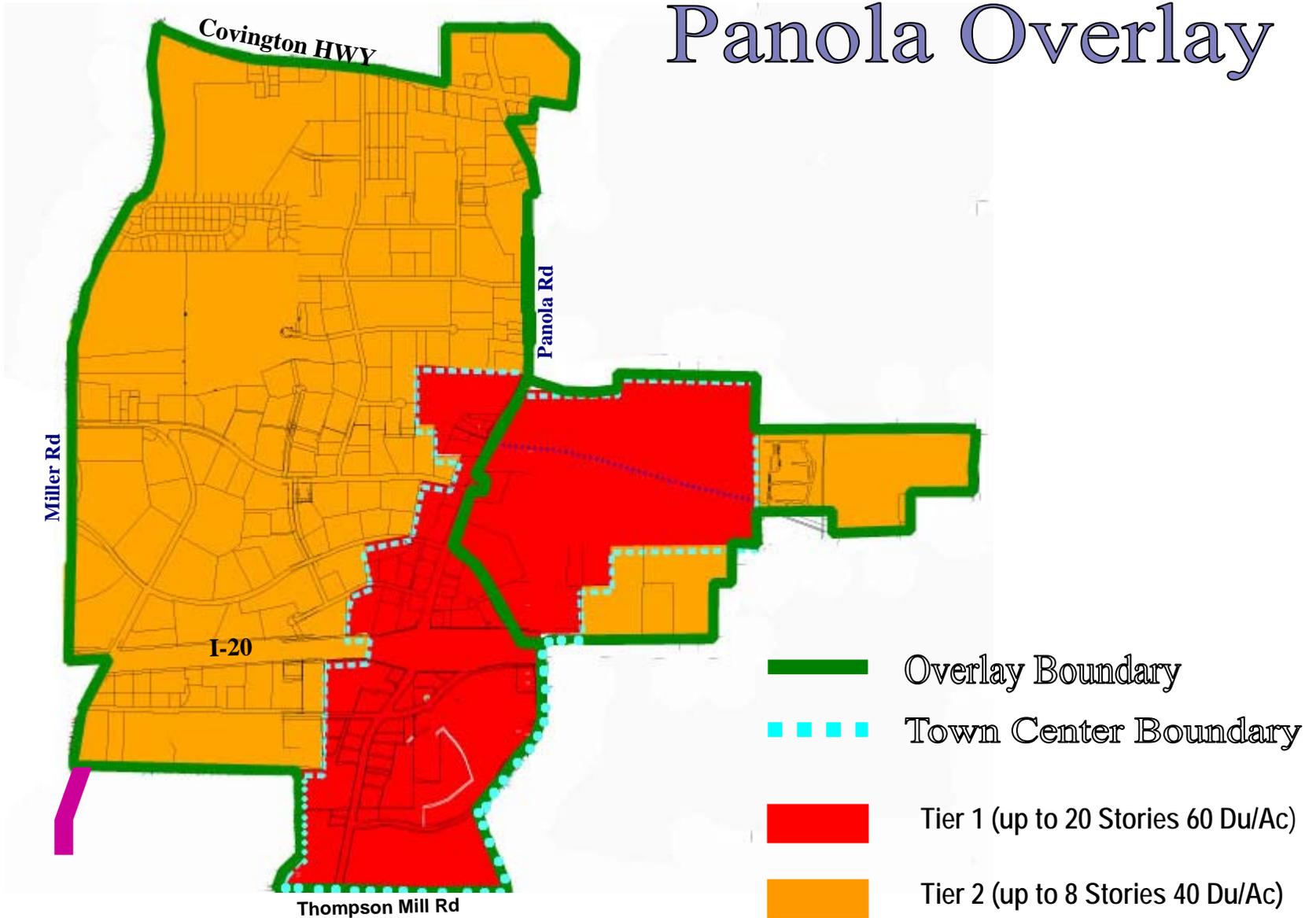
--- Town Center Boundary

■ Tier 1 (up to 20 Stories 60 Du/Ac)

■ Tier 2 (up to 8 Stories 40 Du/Ac)

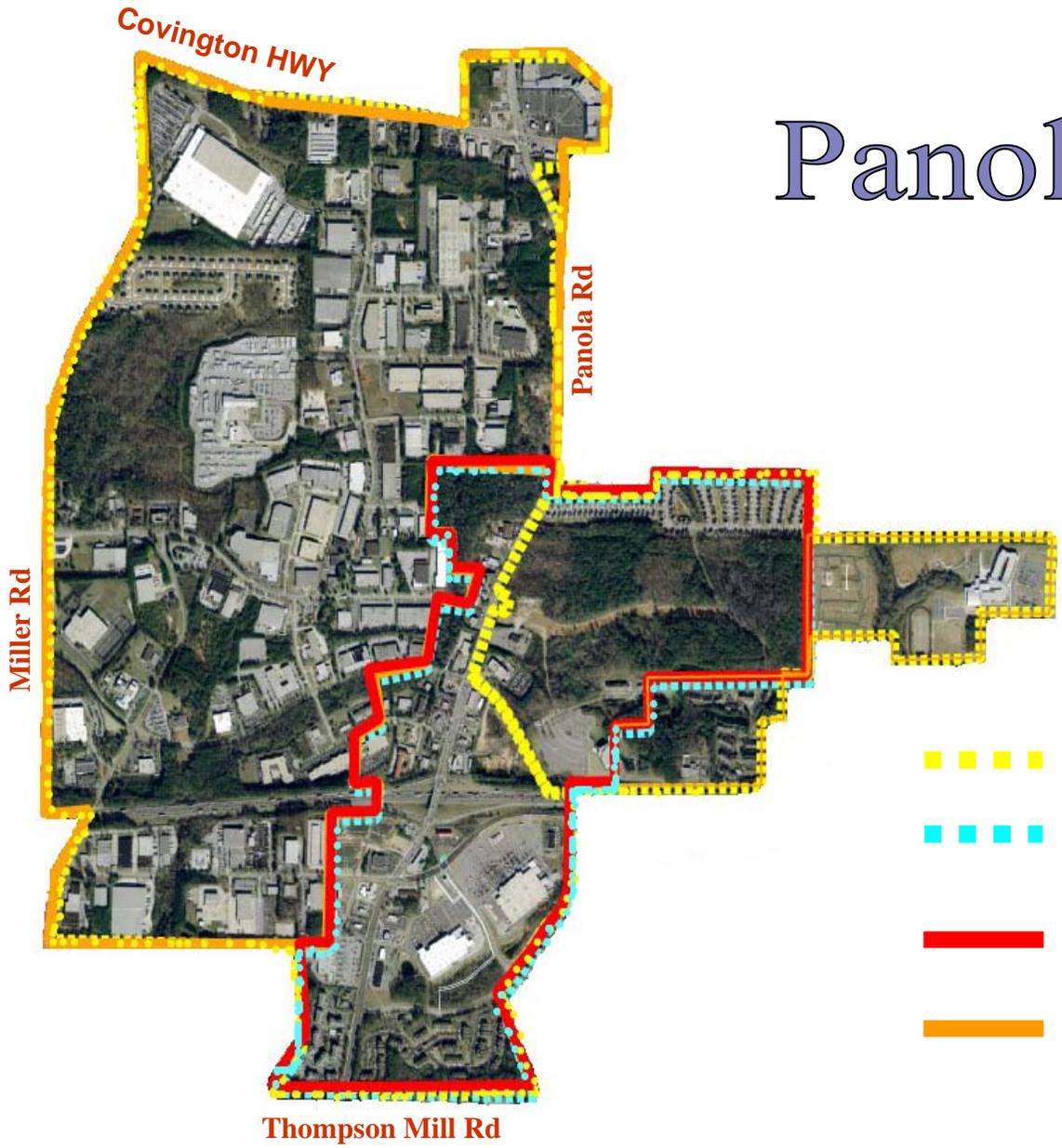
■ Tier 3 (up to 4 Stories 40 Du/Ac)

Panola Overlay





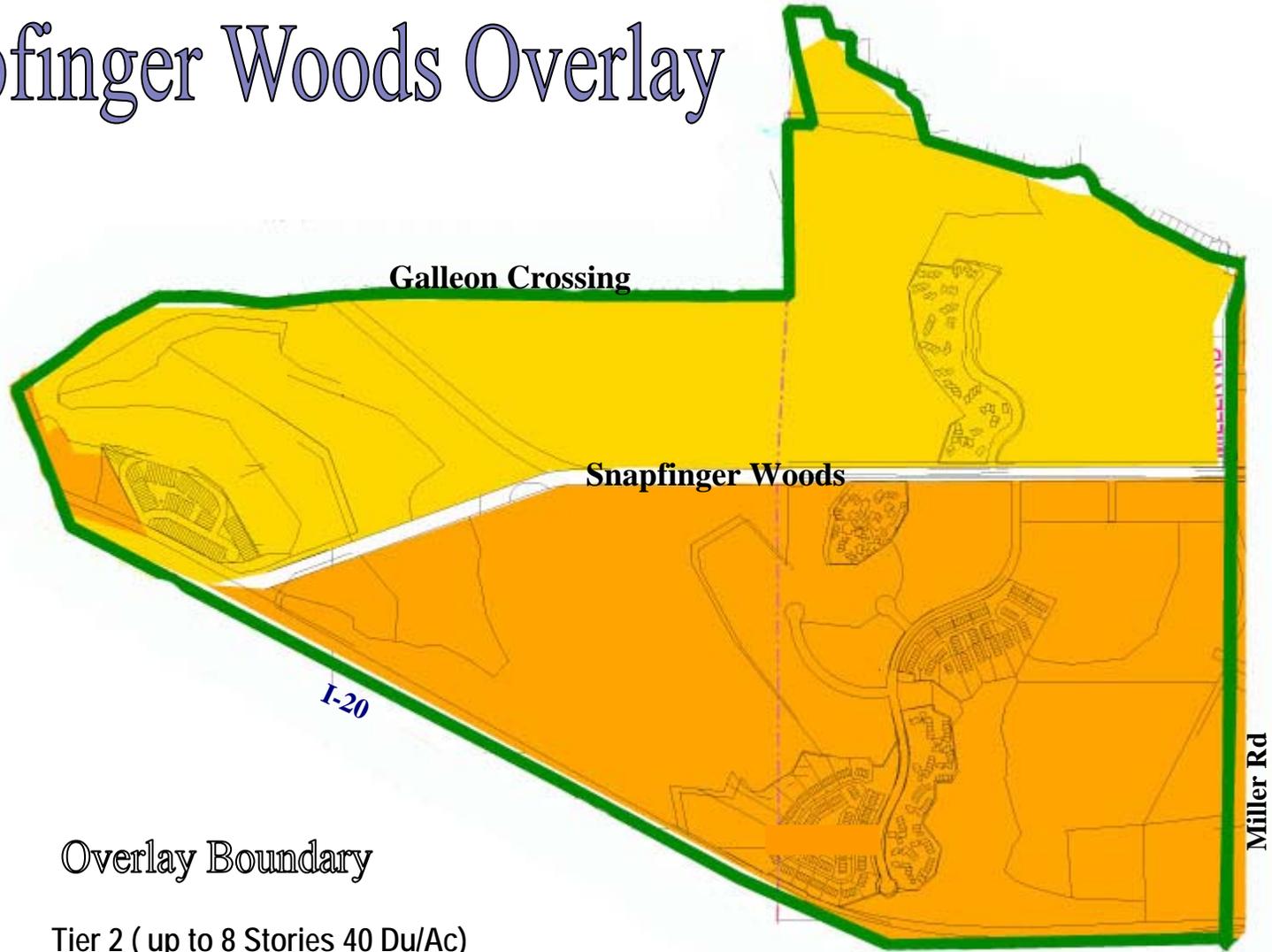
Panola Overlay



- ■ ■ ■ Overlay Boundary
- ■ ■ ■ Town Center Boundary
- Tier 1 (up to 20 Stories 60 Du/Ac)
- Tier 2 (up to 8 Stories 40 Du/Ac)



Snapfinger Woods Overlay



Overlay Boundary



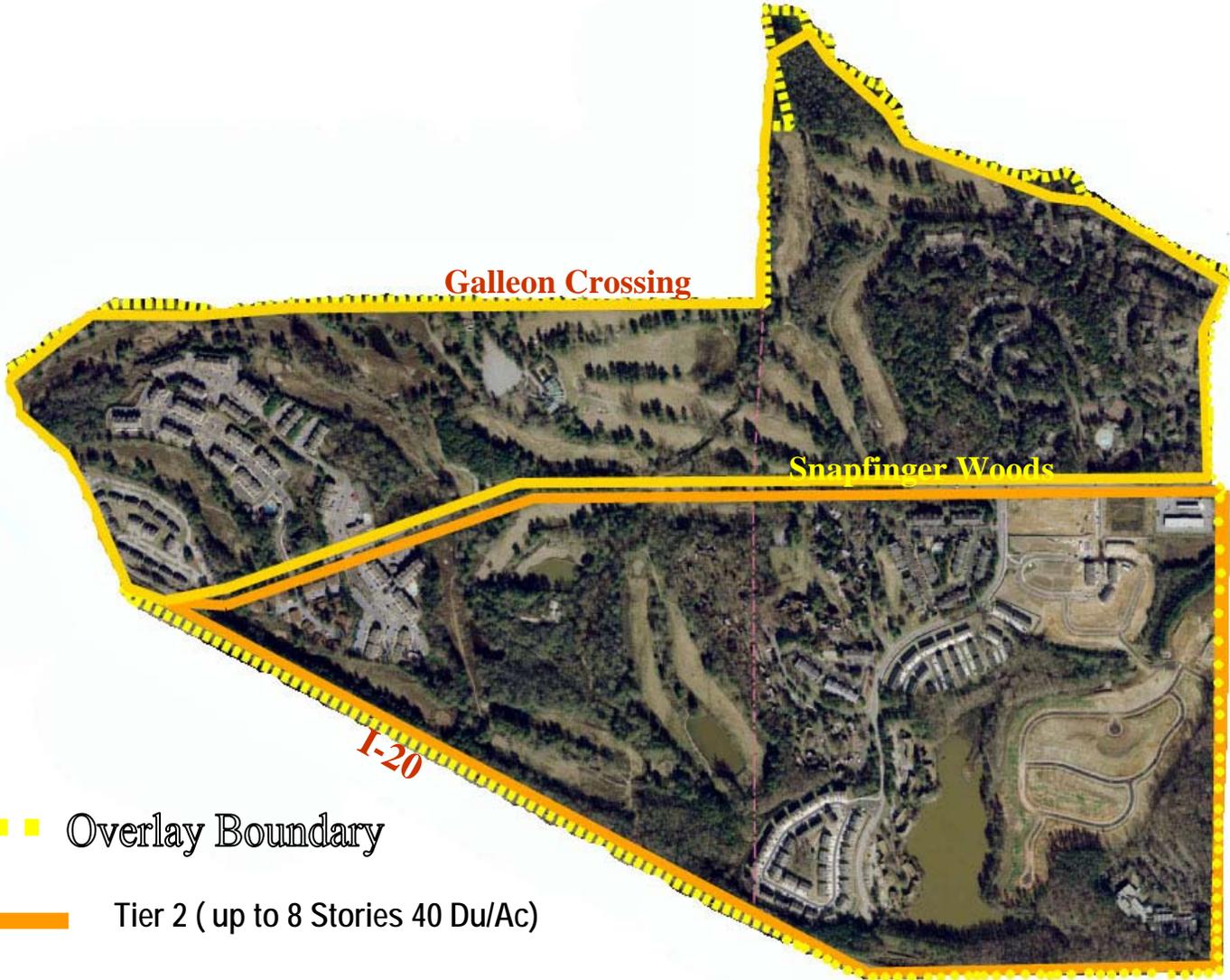
Tier 2 (up to 8 Stories 40 Du/Ac)



Tier 3 (up to 4 Stories 40 Du/Ac)

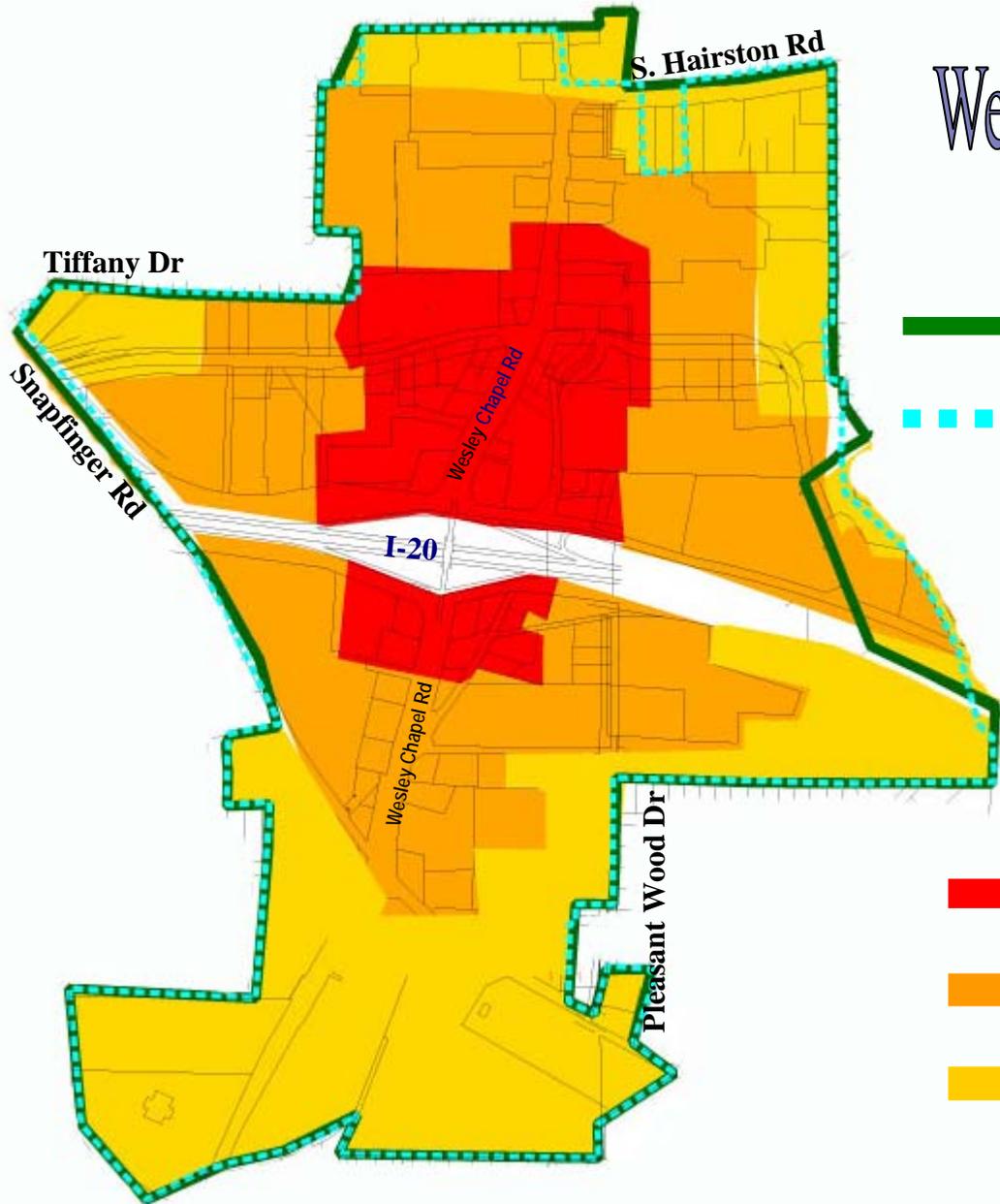


Snapfinger Woods Overlay



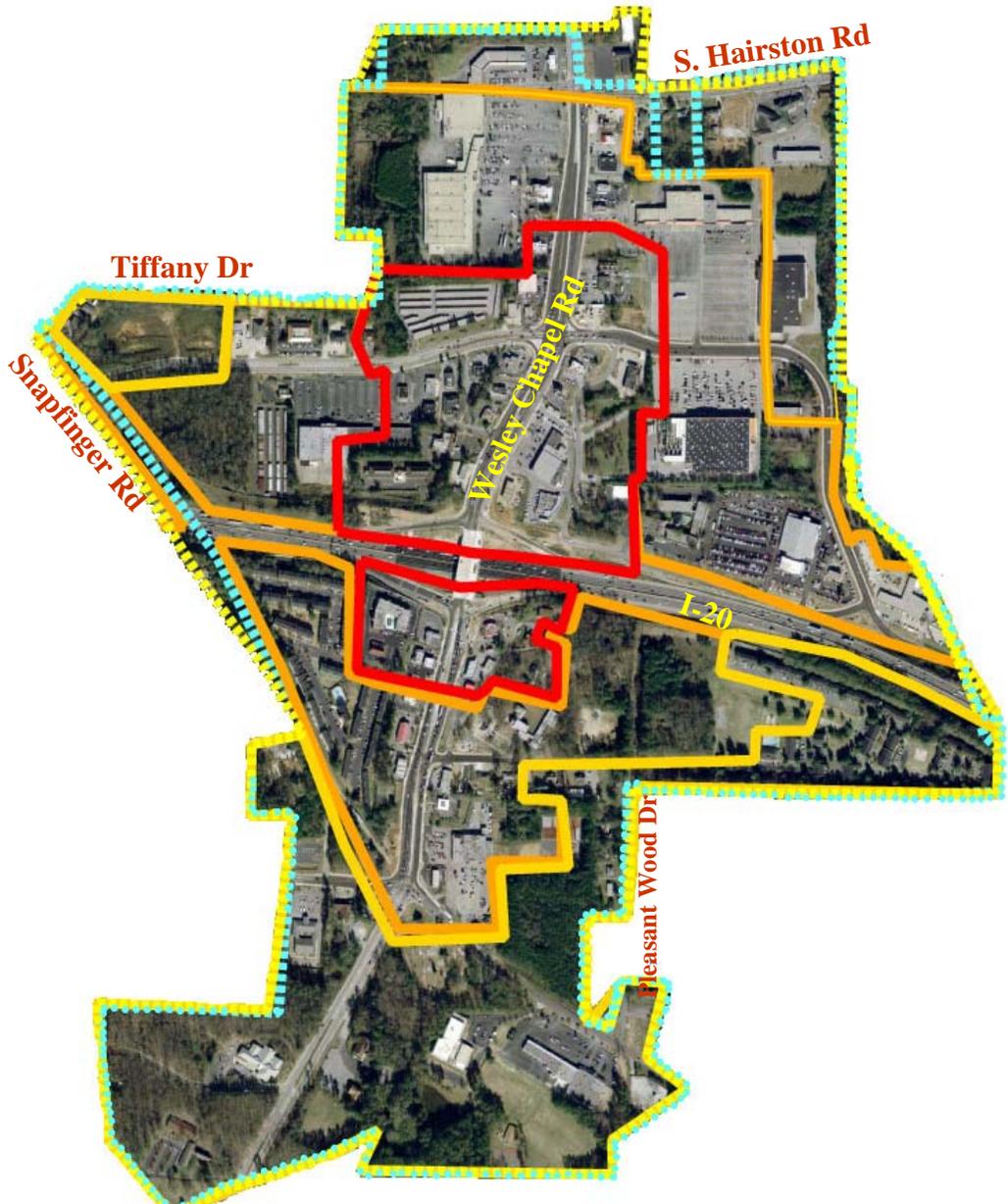
- ■ ■ ■ Overlay Boundary
- Tier 2 (up to 8 Stories 40 Du/Ac)
- Tier 3 (up to 4 Stories 40 Du/Ac)

Wesley Chapel Overlay



- Overlay Boundary
- - - Town Center Boundary

- Tier 1 (up to 20 Stories 60 Du/Ac)
- Tier 2 (up to 8 Stories 40 Du/Ac)
- Tier 3 (Up to 4 Stories 40 Du/Ac)

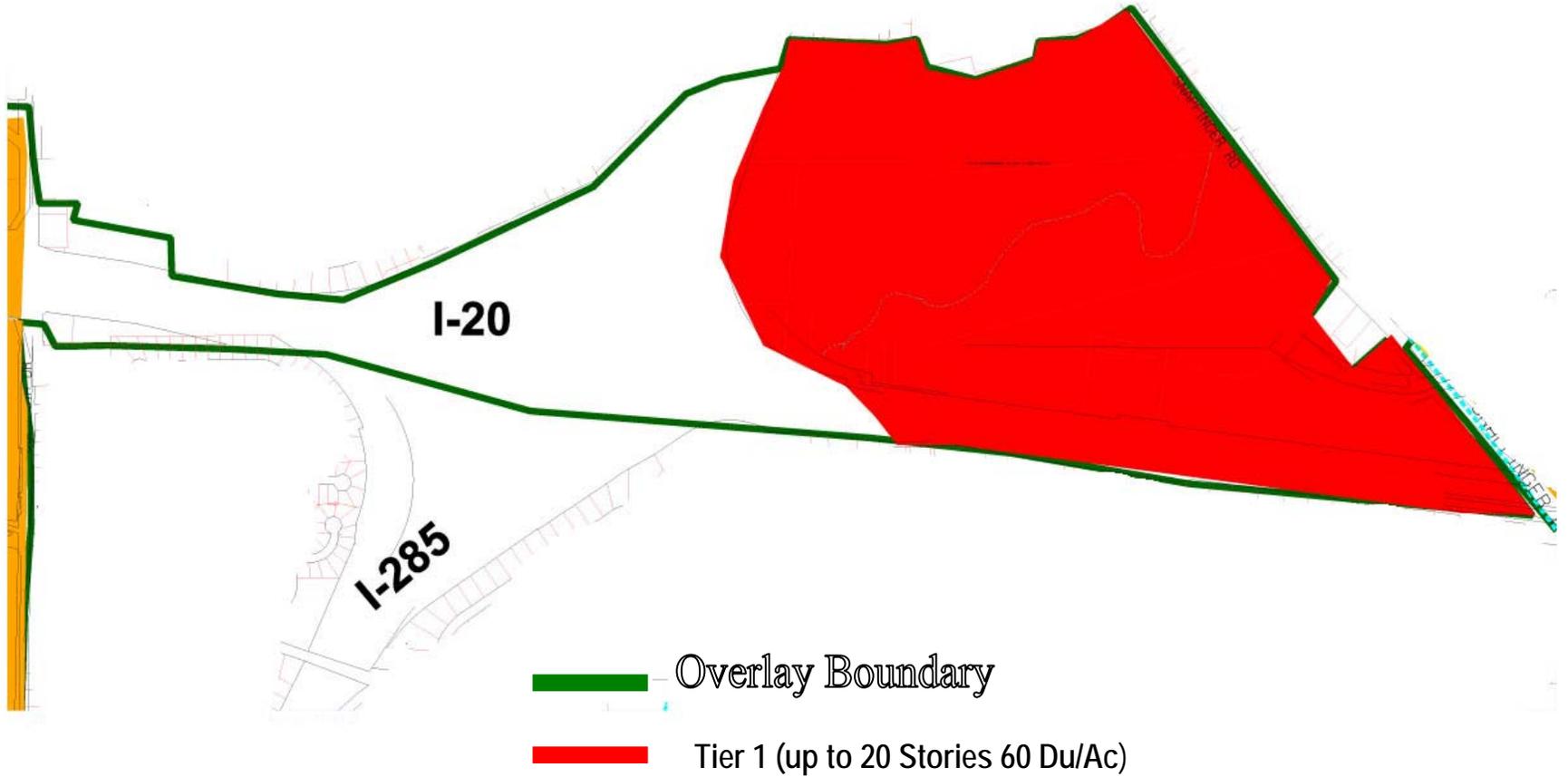


Wesley Chapel Overlay

- ■ ■ ■ Overlay Boundary
- ■ ■ ■ Town Center Boundary
- Tier 1 (up to 20 Stories 60 Du/Ac)
- Tier 2 (up to 8 Stories 40 Du/Ac)
- Tier 3 (Up to 4 Stories 40 Du/Ac)



I-20 / I-285 Overlay



I-20 / I-285 Overlay

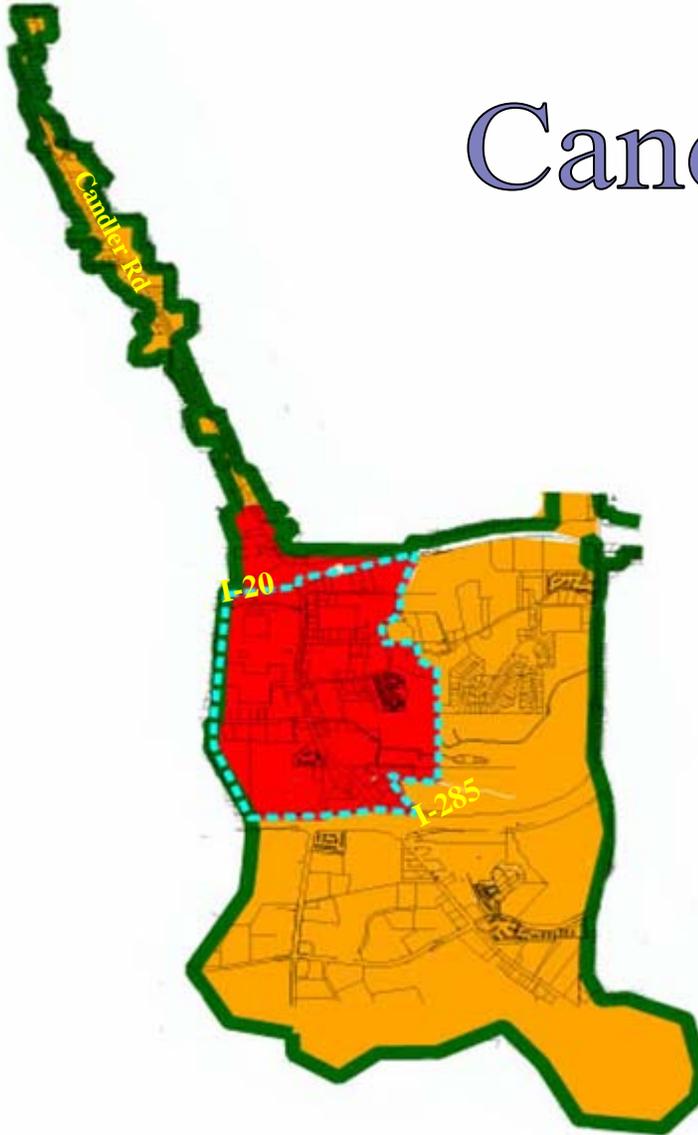


■ ■ ■ ■ Overlay Boundary

■ Tier 1 (up to 20 Stories 60 Du/Ac)

Memorial Dr

Candler Overlay

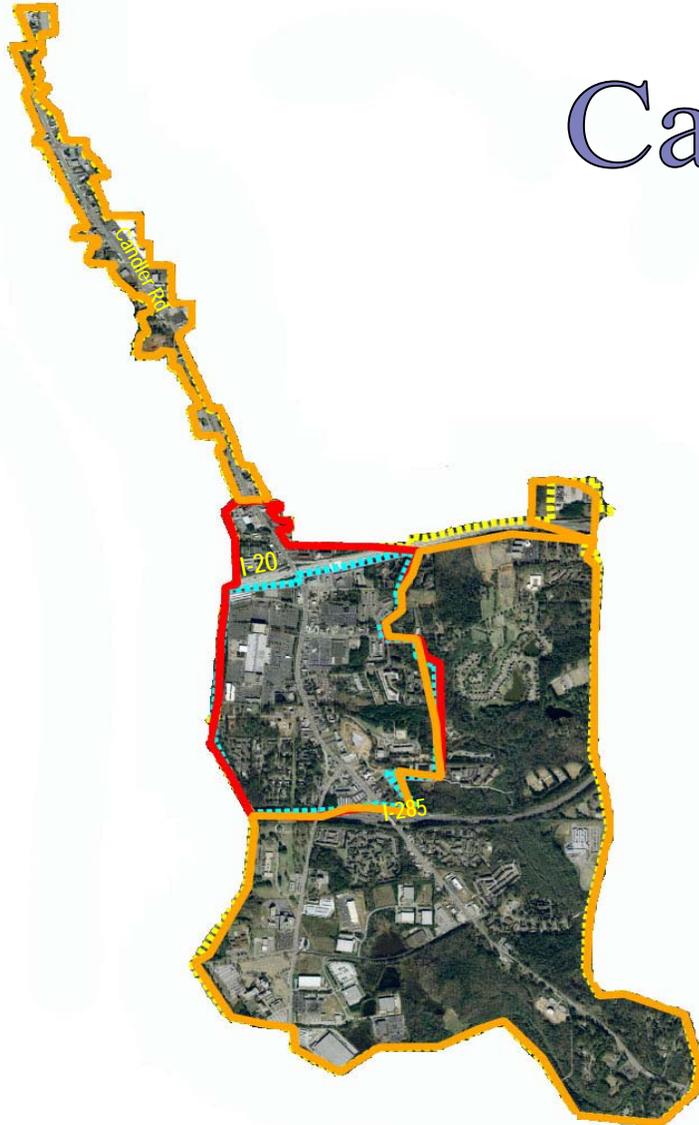


-  Overlay Boundary
-  Town Center Boundary
-  Tier 1 (up to 20 Stories 60 Du/Ac)
-  Tier 2 (up to 8 Stories 40 Du/Ac)



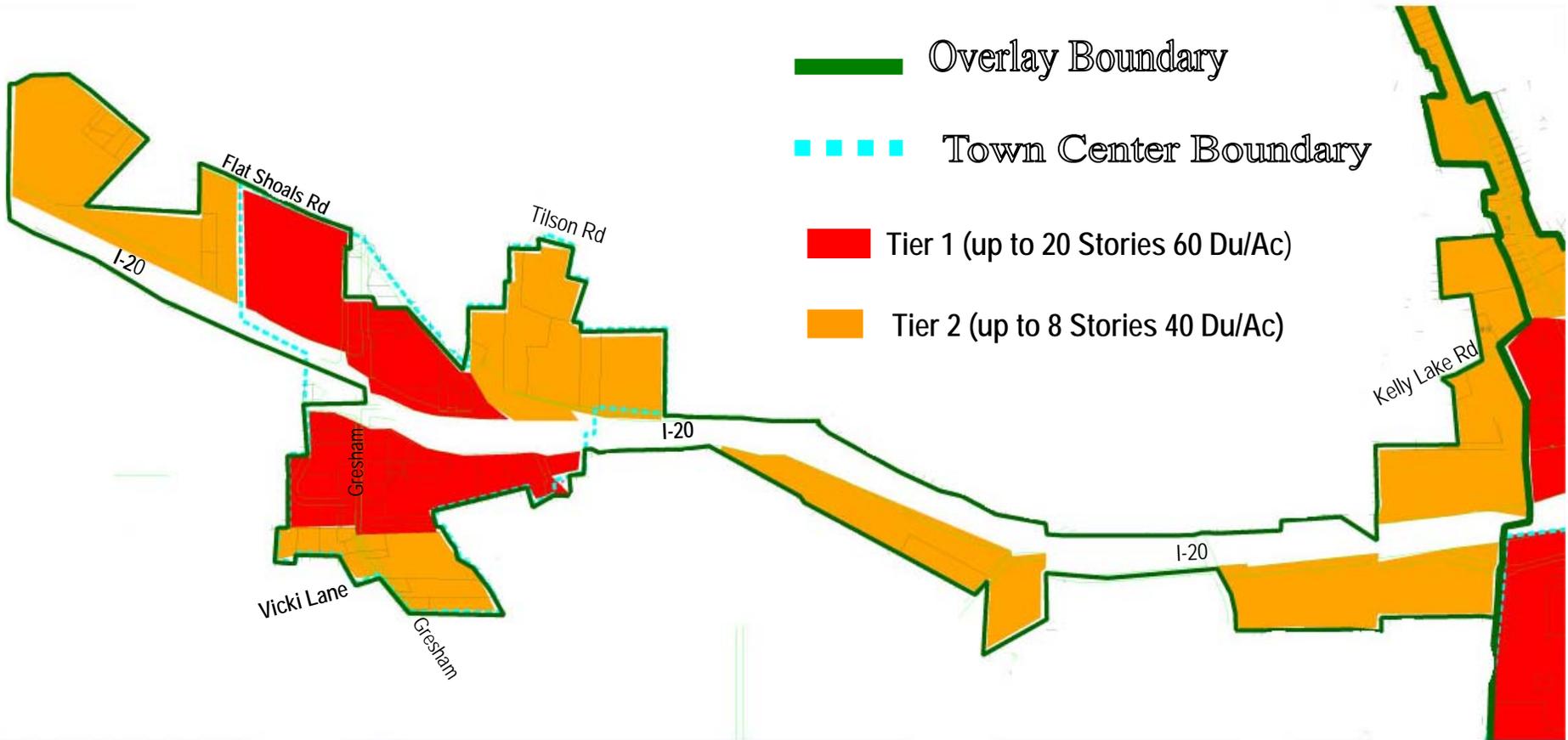
Memorial Dr.

Candler Overlay



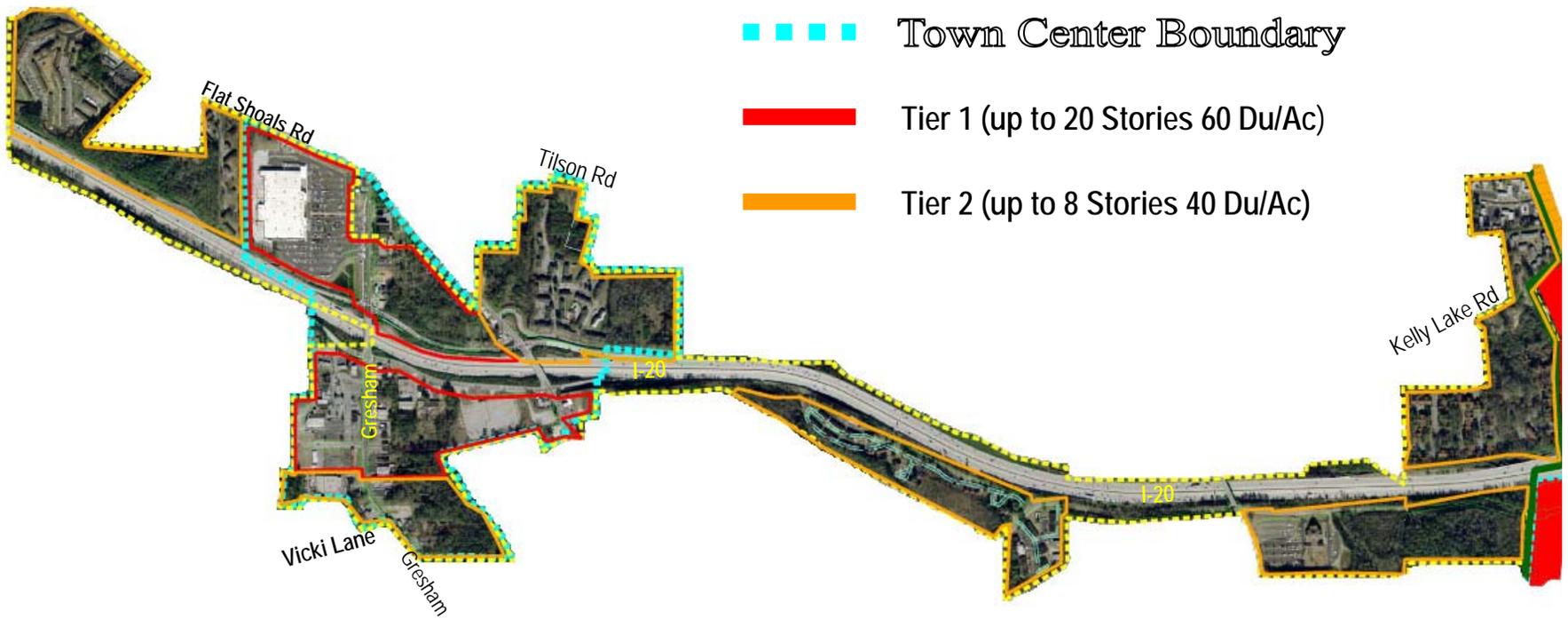
- ■ ■ ■ Overlay Boundary
- ■ ■ ■ Town Center Boundary
- Tier 1 (up to 20 Stories 60 Du/Ac)
- Tier 2 (up to 8 Stories 40 Du/Ac)

Gresham Overlay



Gresham Overlay

- ■ ■ ■ Overlay Boundary
- ■ ■ ■ Town Center Boundary
- Tier 1 (up to 20 Stories 60 Du/Ac)
- Tier 2 (up to 8 Stories 40 Du/Ac)

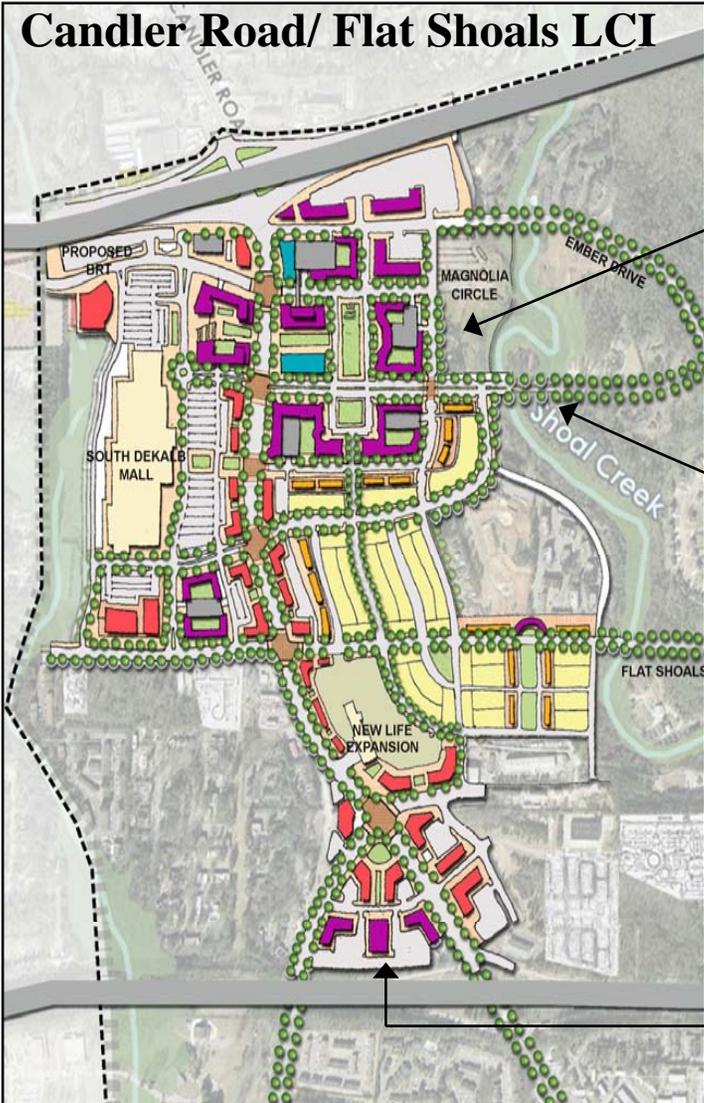


Gresham Road Town Center Future Development



Candler Road Town Center Future Development

Candler Road/ Flat Shoals LCI



Wesley Chapel Town Center Future Development



Add additional uses, such as retail, to create a vibrant street



Panola Town Center Future Development



Reduce lane width for sidewalks, add crosswalks, add street trees and lamps



Snarfinger Woods Overlay Development



I-20 / I-285 Overlay Development



Development Tiers & Opportunities

Tiers	Intent	Density	Height	Density Bonus
1	High intensity mixed-use	60 du/ac	Up to 20 stories	25%
2	Medium intensity mixed-use	40 du/ac	Up to 8 stories	25%
3	Low intensity mixed-use	40 du/ac	Up to 4 stories	25%

Mega Corridor Designation & Supporting Data

✧ I-20 Designated **Mega Corridor** by ARC

(Atlanta Regional Commission)

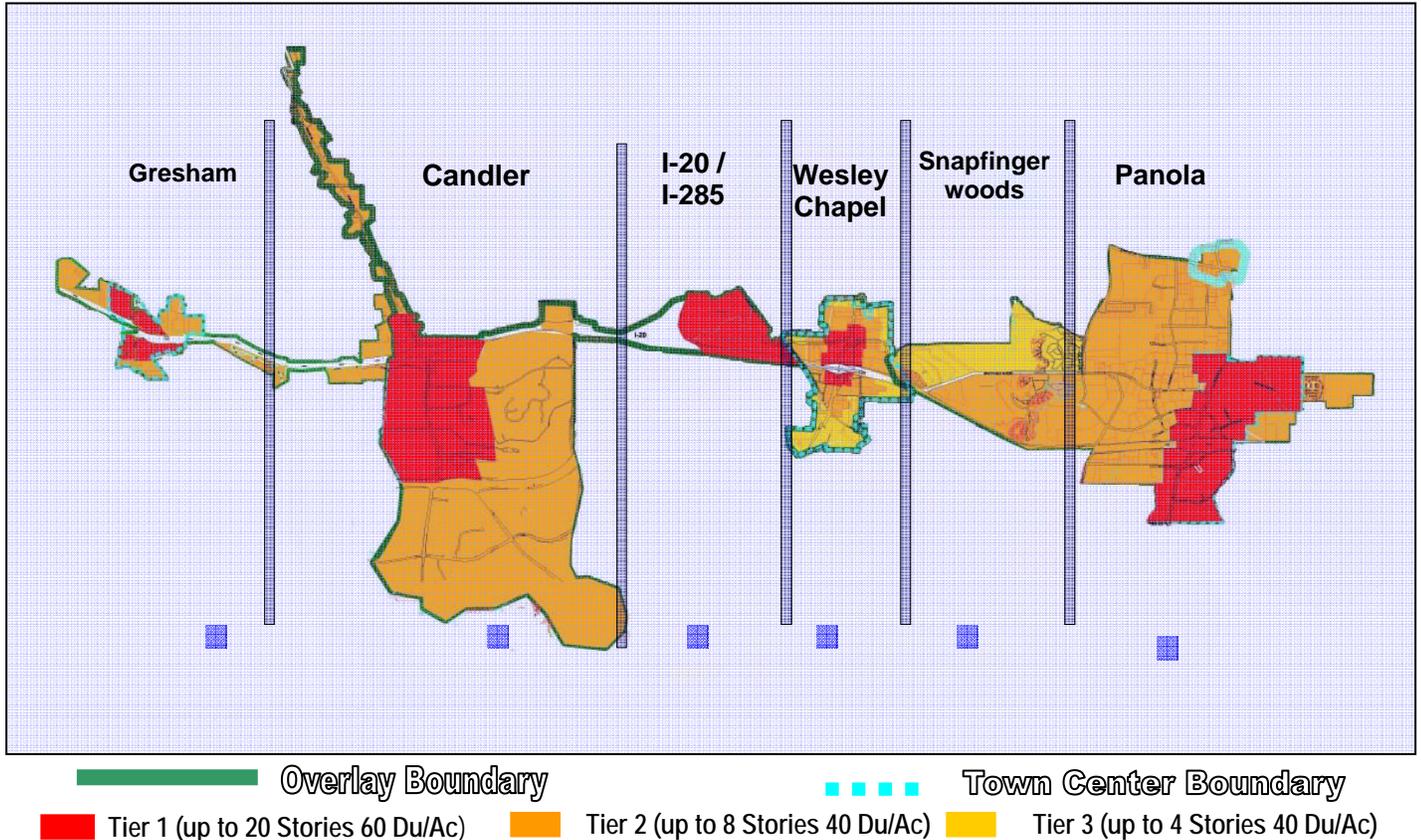
✧ High Intensity Development

(mixed use, high rise residential and office towers)

✧ Annual Average Daily Traffic = **729,732**

GDOT (Georgia Department of Transportation)

Design Guidelines for the Interstate 20 Corridor Compatible Use Overlay District



November 2007

Table of Contents

	<u>Page Number</u>
I. Purpose and Authority.....	3
II. Design Guidelines.....	3
A. Streets.....	3
B. Medians.....	6
C. On-street Parking.....	7
D. Outdoor Lighting.....	7
E. Street furniture.....	8
F. Transit Stops.....	10
G. Bicycle Lanes and Bicycle Racks.....	11
H. Sidewalks and Pedestrian Ways.....	11
I. Crosswalks.....	11
J. On-street Parking.....	12
K. Off-Street Parking Lots.....	12
L. Landscaping.....	15
M. Signage and Graphics.....	16
N. Architectural Design of Buildings and Facades.....	22

APPENDICES

Plant List

List of Exhibits

Page Number

1- Boulevards, Avenues and Major Collectors5

2- Minor Collectors and Local Streets.....5

3- Medians.....6

4- Outdoor Lighting.....7

5- Street Furniture.....9

6- Transit Shelters.....10

7- Crosswalk Demarcation.....12

8 – Off-Street Parking Lots.....14

9 – Single Tenant Monument Sign.....18

10 – Ground-Mounted Monument Sign.....19

11 - Multi-Tenant Monument Sign.....20

12 – Single Tenant Building-Mounted Sign.....21

13 – Multi-Tenant Building-Mounted Sign..... 22

14- Front Yards..... .22

15 – Building Modulation.....22

16 – Architectural Delineation.....23

17- Building Facades and Fenestration.....24

Design Guidelines for the Interstate 20 Corridor Area Overlay District

I. Purpose and Authority

In order to protect the interests of property owners in the Interstate 20 Corridor Area Overlay District and to preserve the health, safety, and welfare of the citizens of DeKalb County, it is essential that development within the Interstate 20 Corridor 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 Interstate 20 Corridor 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 Interstate 20 Corridor 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 Interstate 20 Corridor 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 Interstate 20 Corridor 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 Interstate 20 Corridor 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, indicate 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

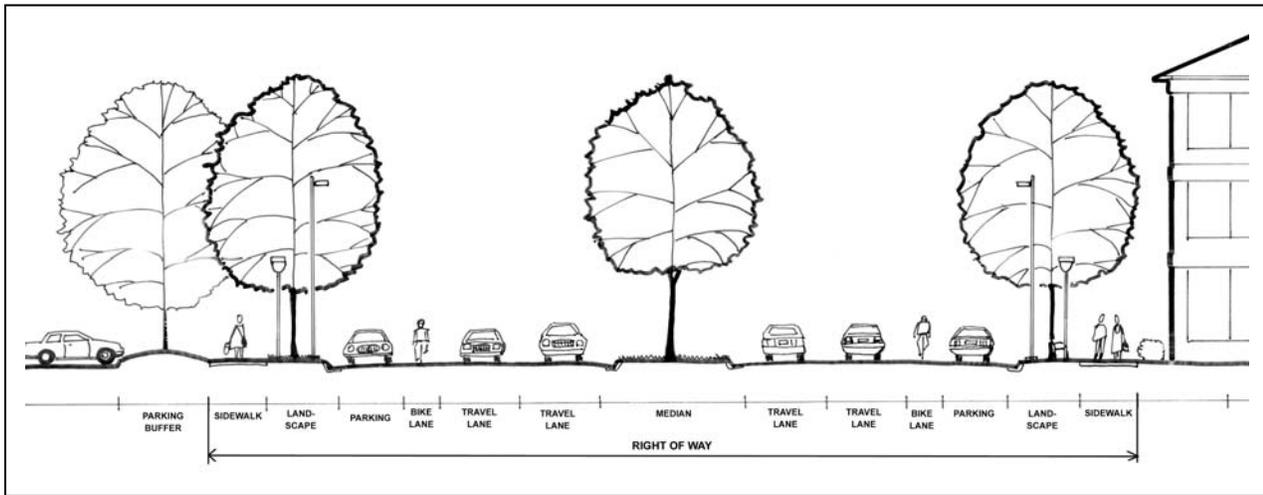
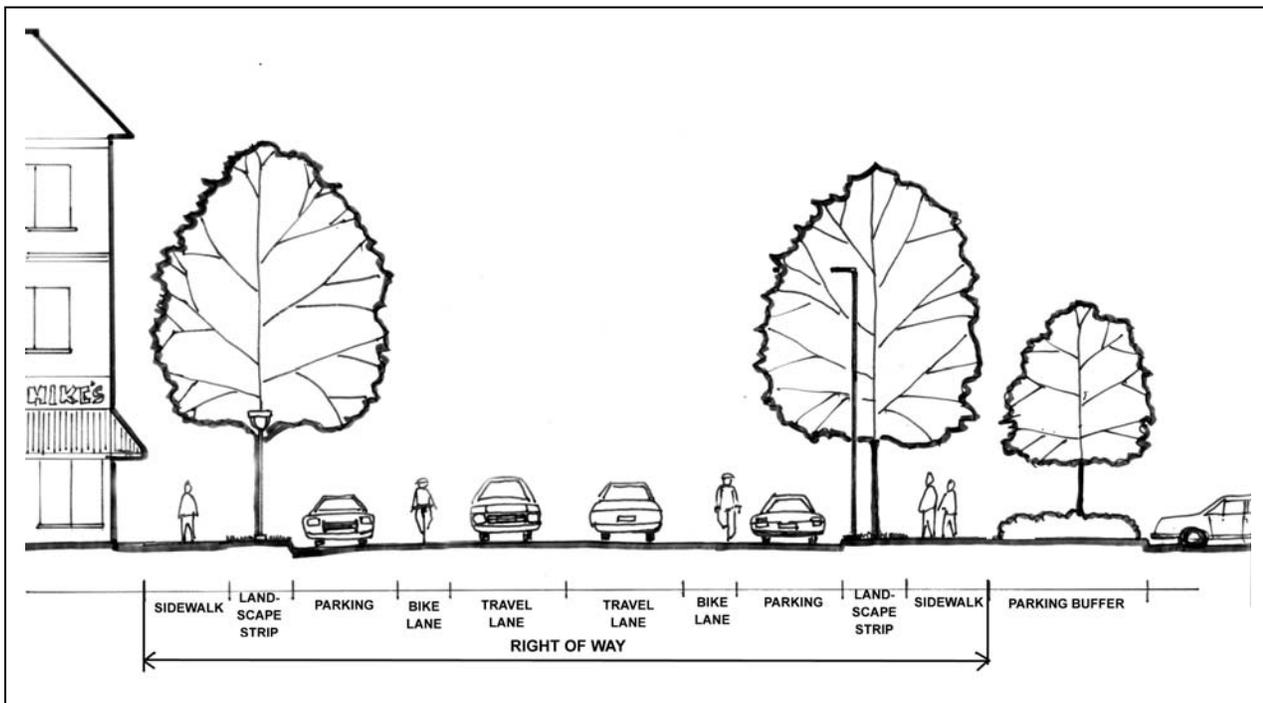


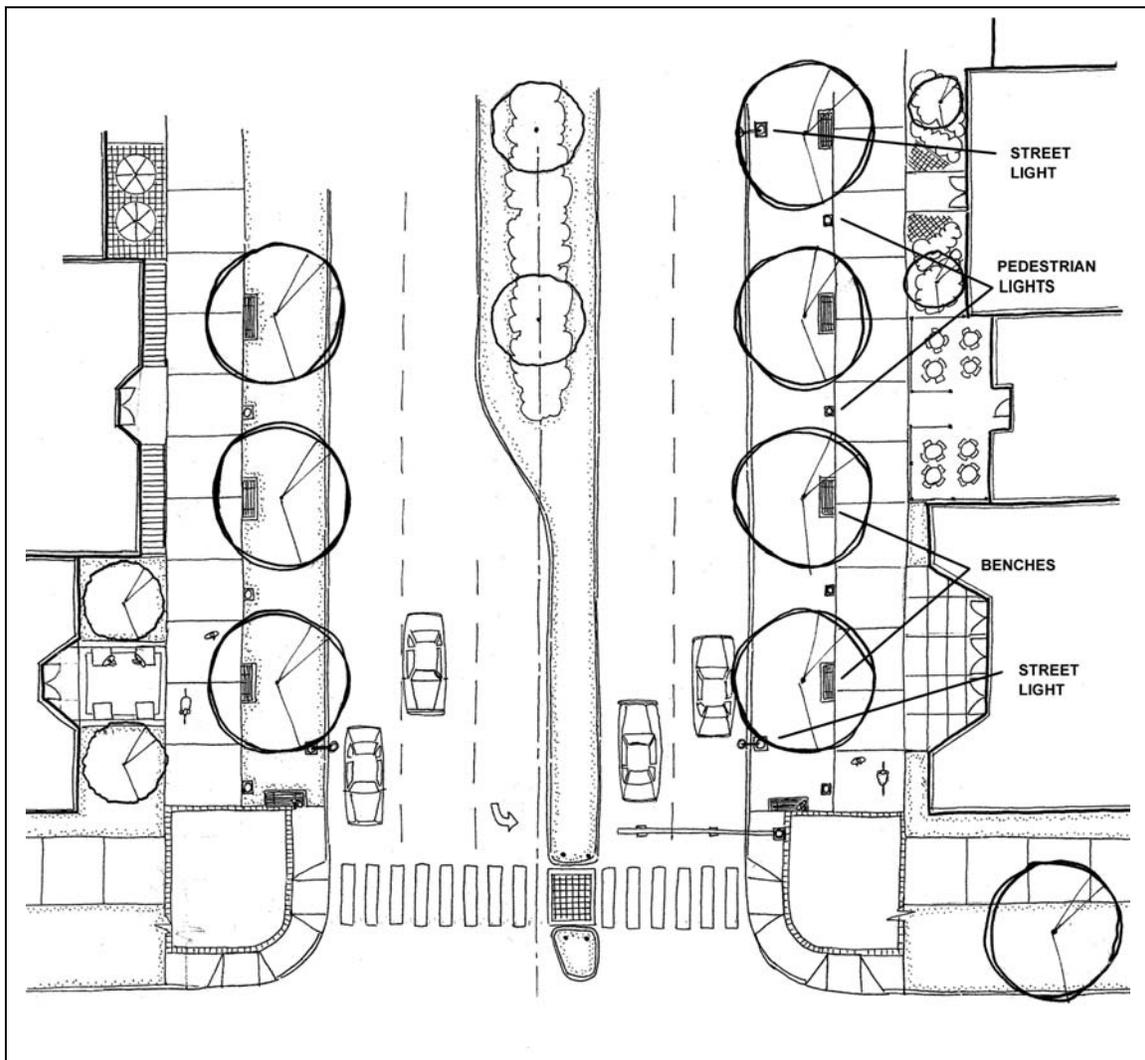
Exhibit 2: Minor Collector Streets and Local Streets



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. Shrubbbery 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

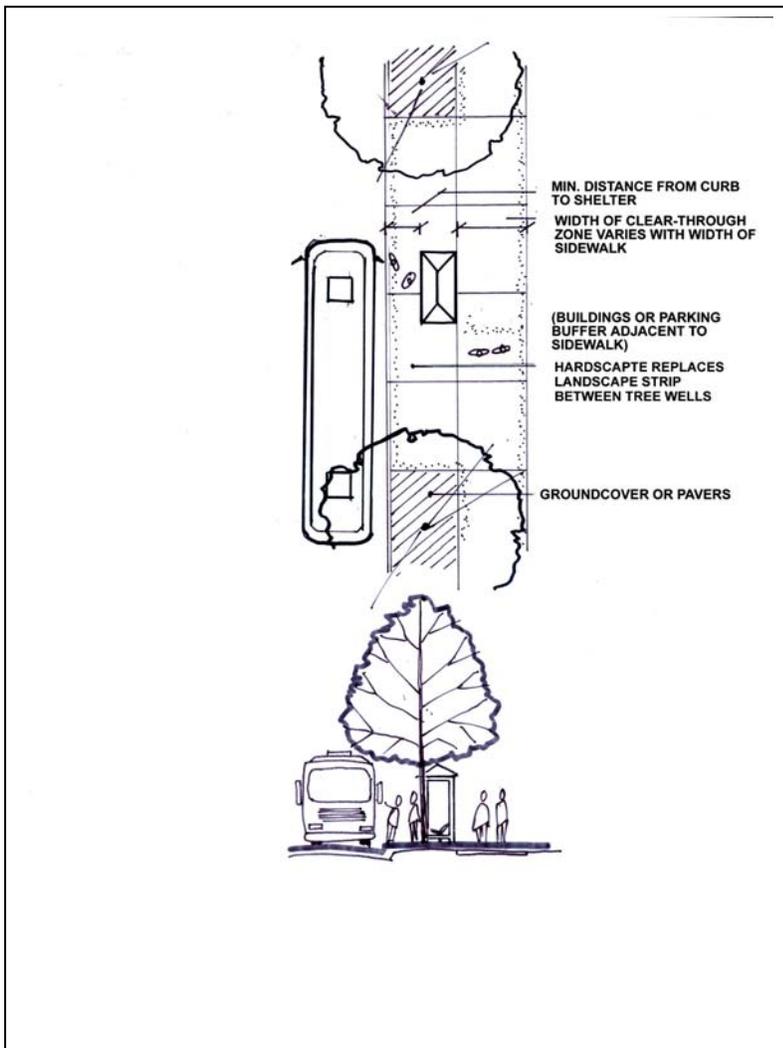


Left: Victor Stanley trash receptacle
Bethesda Series
Model #S-424, black

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 use 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 Interstate 20 Corridor Area 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.

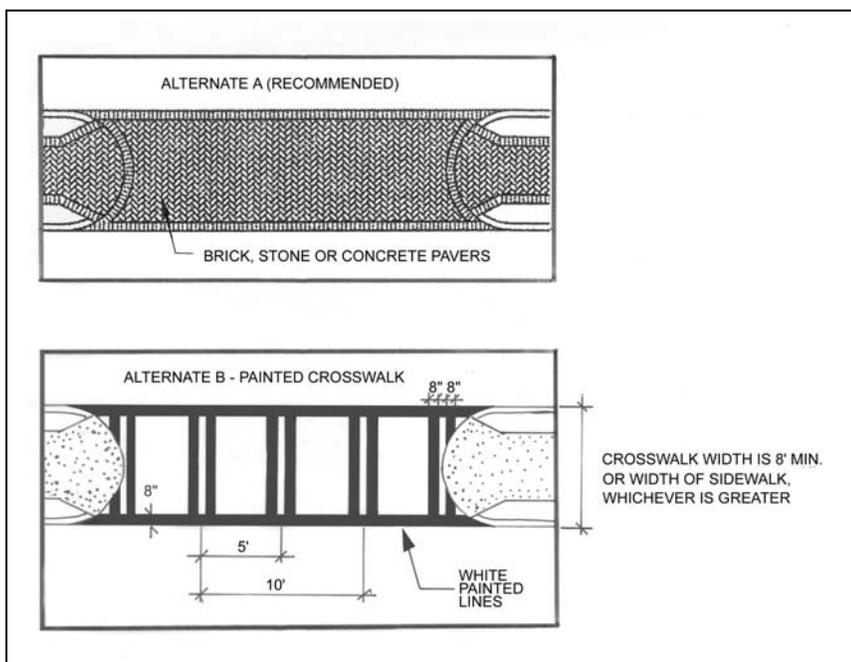
Sidewalks in the Overlay District shall be at least five feet wide and constructed of 4 inch thick poured in place concrete. Minimum slope for all sidewalks shall be two percent. Alternatively, sidewalks may be constructed with brick, stone, or similar durable paver materials to add aesthetic interest 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 safe, 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.

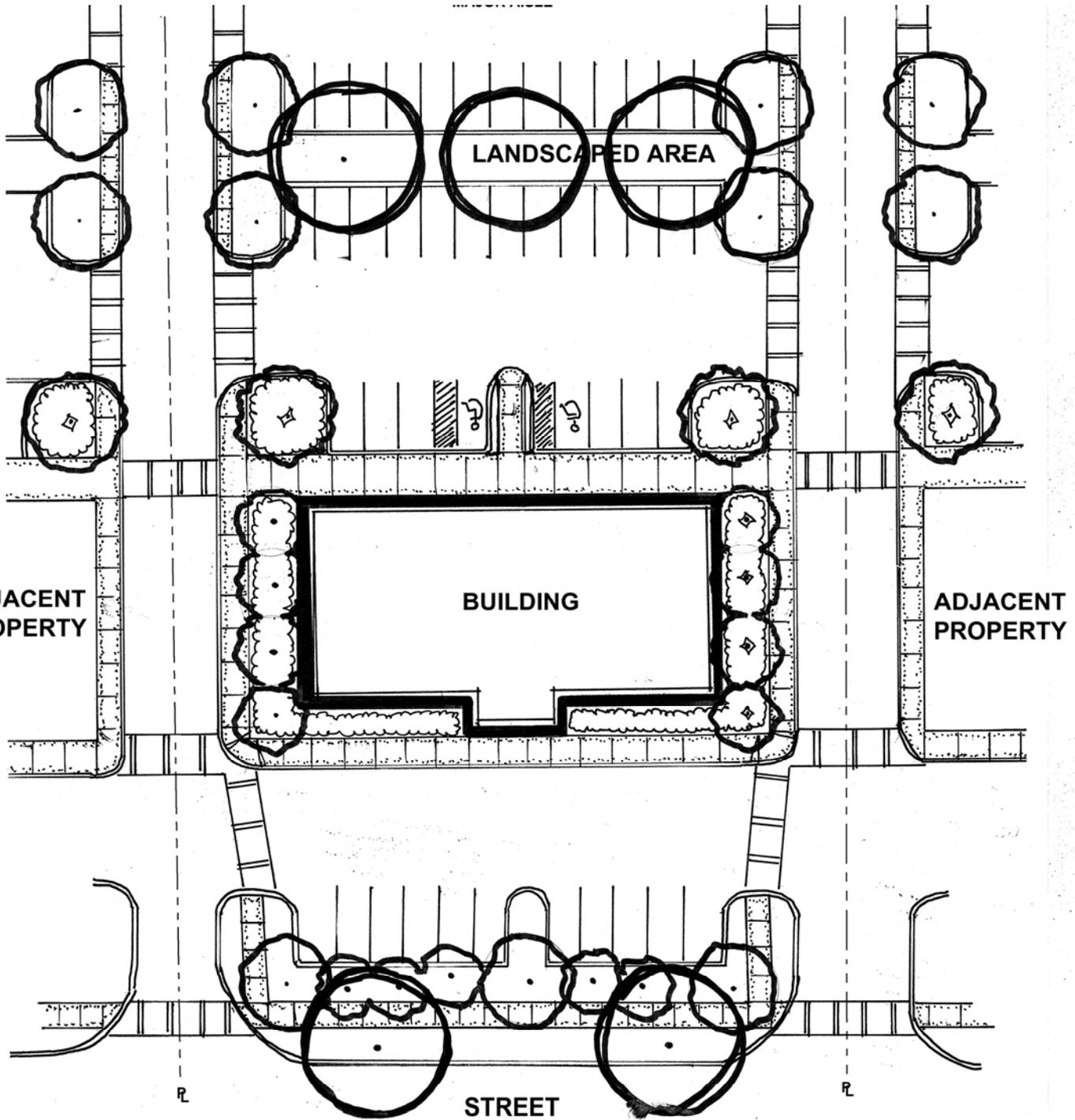
K. Off-Street Parking Lots

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 Interstate 20 Corridor 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 inter-parcel 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 accordance 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 Interstate 20 Corridor 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 Interstate 20 Corridor Area Overlay District;
 - 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 Interstate 20 Corridor 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 Interstate 20 Corridor 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 Interstate 20 Corridor 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:

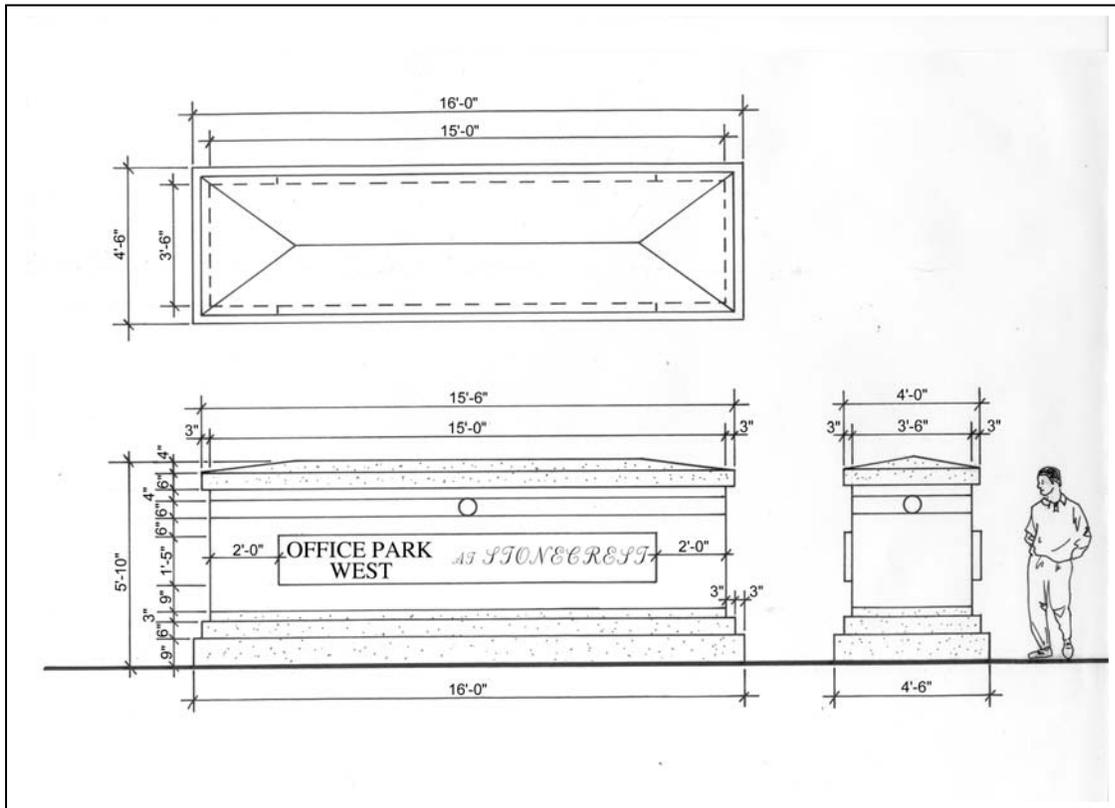
- Only one sign placard is allowed per sign face – maximum 10 square feet per face.
- Sign may not exceed eight feet in height.
- Sign may be single-faced or double-faced.
- Sign shall be externally front-lighted, using ground mounted flood lighting.

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:

<u>Building Size (Gross sq.ft.)</u>	<u>Copy Area</u>	<u>Letter Height</u>
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 10: Ground-Mounted Monument Sign



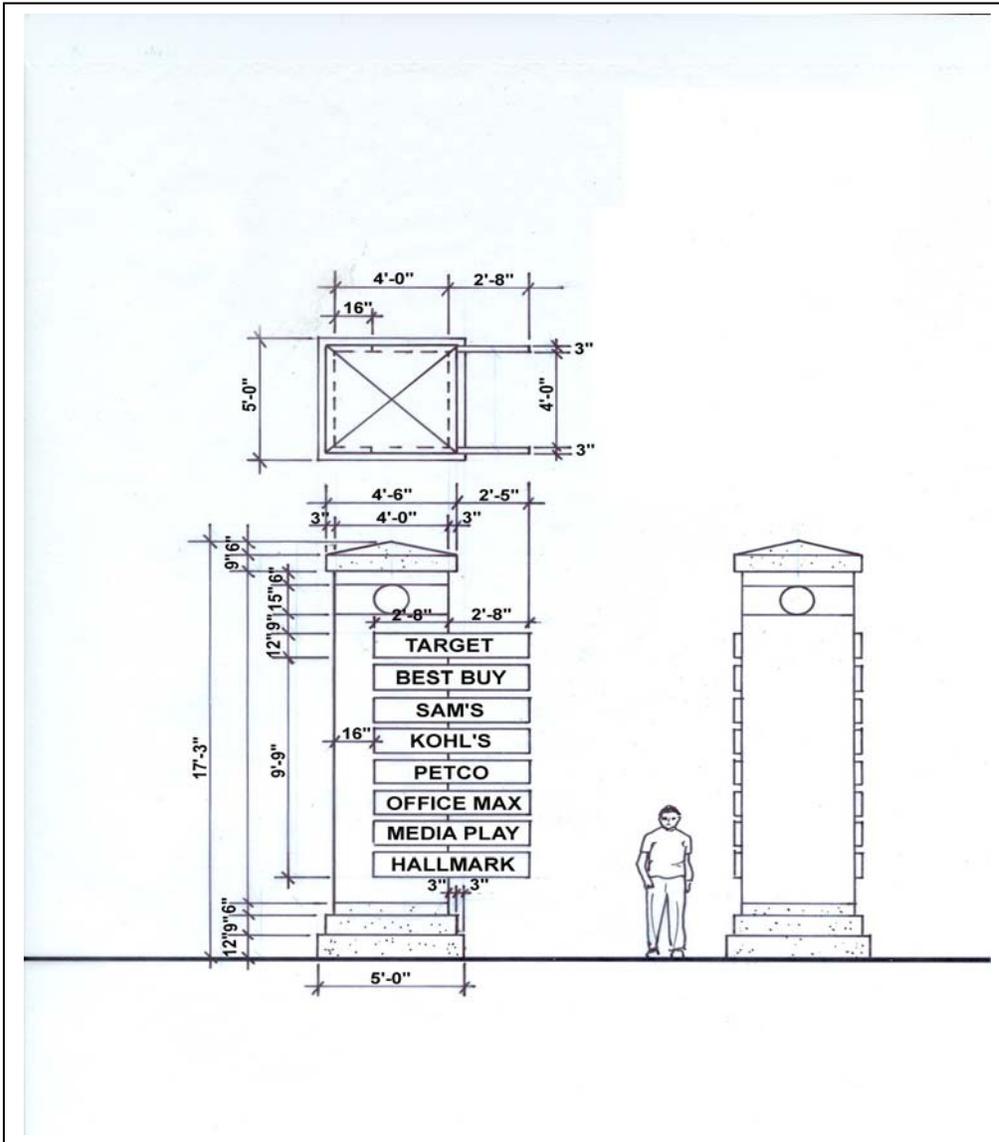
b. Multiple-Tenant Buildings and Parcels - The following sign standards apply to all parcels that have more than one non-residential tenant or occupant, including, but not limited to commercial, retail, services, office, office-distribution, wholesale, hotel, office, or financial tenants:

(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

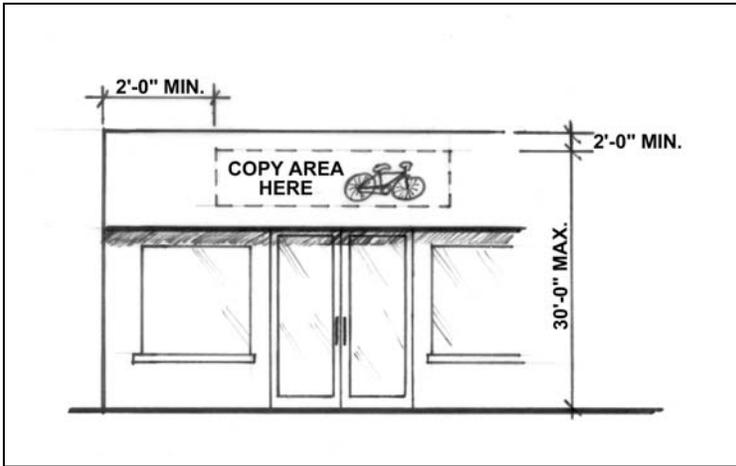
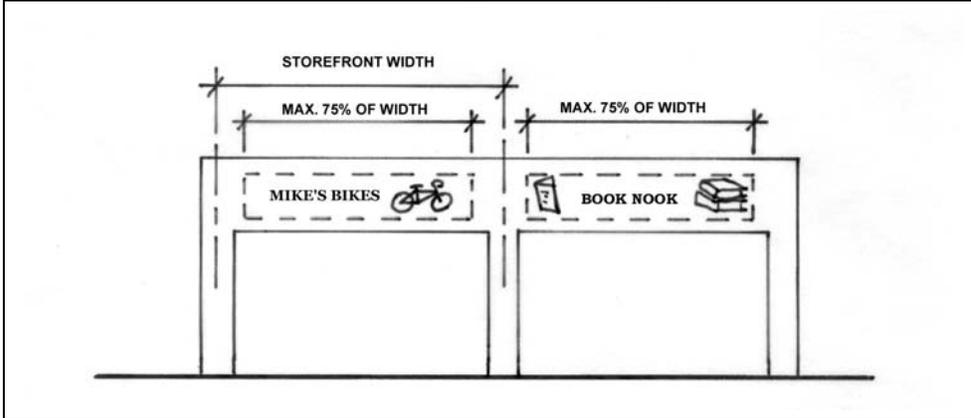


Exhibit 13 – Multi-Tenant Building-Mounted Sign



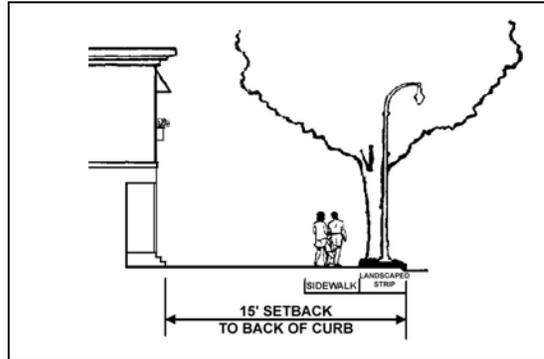
d. Signs on Residential Parcels - Nothing in this ordinance shall prohibit display of at least one sign on a residential property. However, signs on residential property other than multi-tenant residential buildings shall be limited to one sign per street frontage. No such sign shall exceed three feet 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

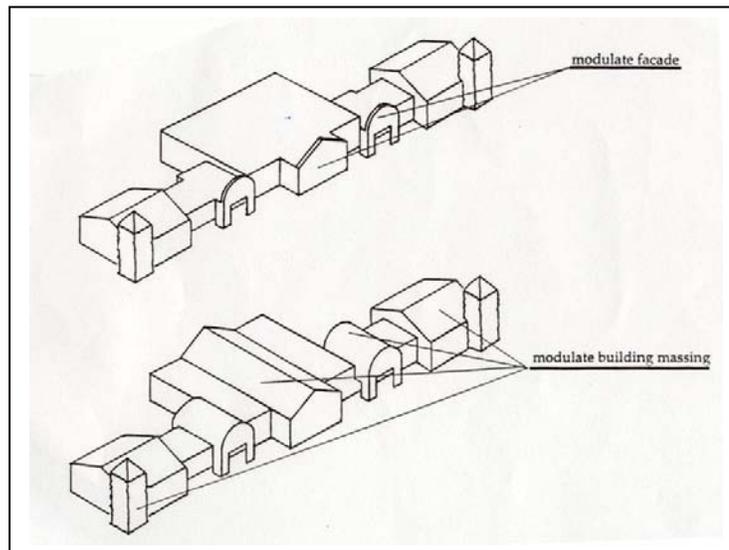
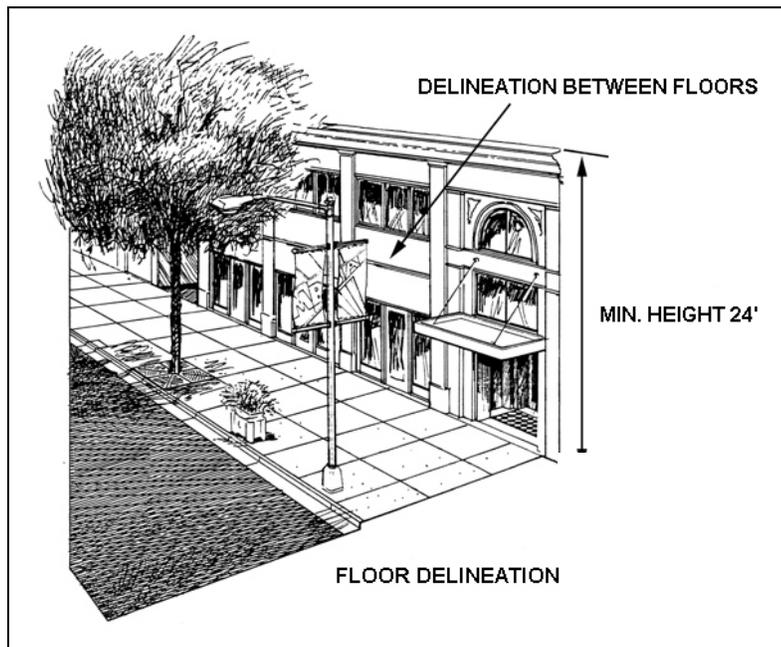
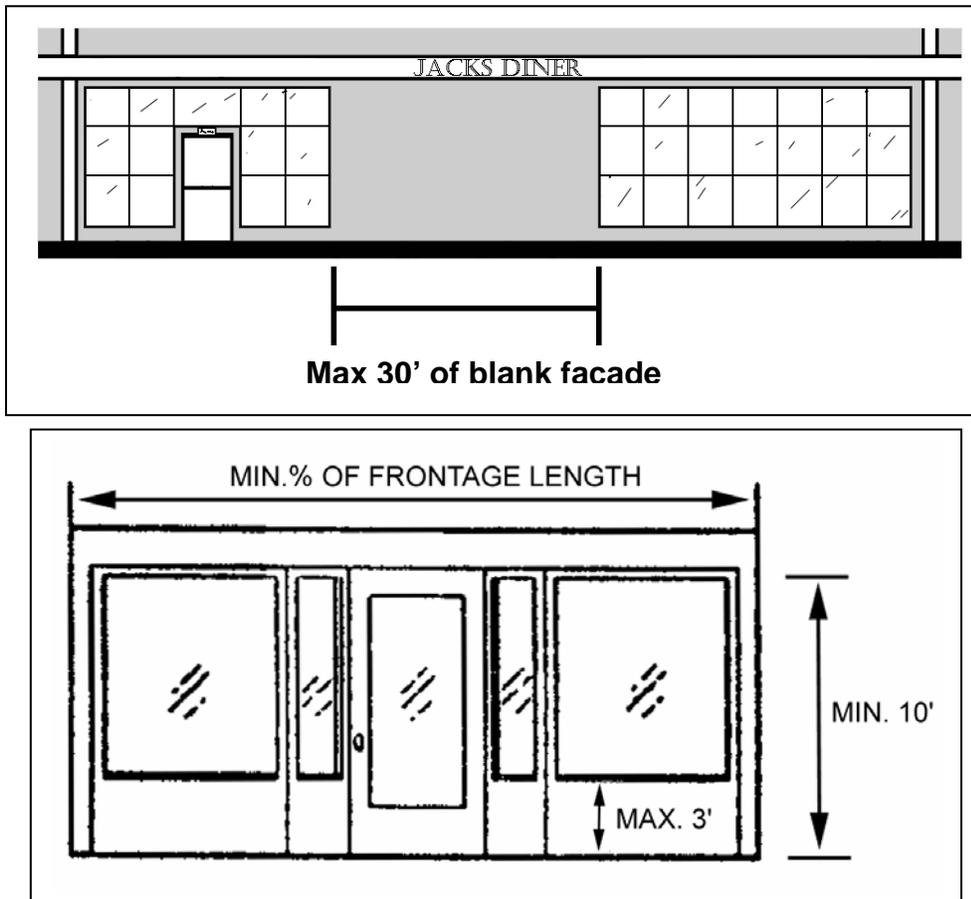


Exhibit 16: Architectural Delineation



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

APPENDICES

Plant List

<u>Name</u>	<u>Min. Size</u>	<u>Name</u>	<u>Min. Size</u>
Shade & Street Trees		Shrubs	
Willow Oak	3-3 ½" cal.	"Sherwood" Abelia	3 gal.
"Red Sunset" Maple	3-3 ½" cal.	Parson's Juniper	1 gal.
Sugar Maple	3-3 ½" cal.	"Carissa" Holly	3 gal.
Pin Oak	3-3 ½" cal.	"Helleri" Holly	3 gal.
Overcup Oak	3-3 ½" cal.	Needlepoint Holly	3 gal.
Nuttall Oak	3-3 ½" cal.	Dwarf Burford Holly	3 gal.
Japanese Zelkova	3-3 ½" cal.	Azalea (Kurume, Indica)	3 gal.
Lacebark Elm	3-3 ½" cal.	Nandina	3 gal.
		Wax Myrtle	3 gal.
Smaller Deciduous Trees		Dwarf Japanese Acuba	3 gal.
River Birch	10-12' ht.	Bearberry Cotoneaster	1 gal.
Japanese Maple	6-8' ht.	Dwarf Chinese Holly	3 gal.
Star Magnolia	6-8' ht.	Compacta Holly	3 gal.
Saucer Magnolia	6-8' ht.	"Anthony Waterer" Spirea	1 gal.
Trident Maple	10-12' ht.	Dwarf Pfitzer Juniper	1 gal.
Golden Raintree	10-12' ht.	Parsoni Juniper	1 gal.
		Zabel Laurel	3 gal.
Evergreen Trees		Otto Luyken Laurel	3 gal.
Tree Form Burford Holly	6-7' ht.	Redleaf Japanese Barberry	1 gal.
Virginia Pine	5-6' ht.	Flowering Quince	3 gal.
"East Palatka" Holly	10-12' ht.	Border Forsythia	3 gal.
Nellie R. Stevens Holly	10-12' ht.	Burning Bush	3 gal.
Emily Brunner Holly	10-12' ht.		
Loblolly Pine	5-6' ht.	Groundcover	
Southern Magnolia	10-12' ht.	"Big Blue" Liriope	4" pot
"Little Gem" Magnolia	10-12' ht.	English Ivy	4" pot
Tree Form Ligustrum	8-10' ht.	Pachysandra	4" pot
Foster Holly	10-12' ht.	Dwarf Nandina "Bartharbour"	1 gal.
Savannah Holly	10-12' ht.	Variegated Liriope	4" pot
Tree Form Waxmyrtle	6-7' ht.	Sargent's Juniper	1 gal.
Cryptomeria	10-12' ht.	Blue Rug Juniper	1 gal.
		Carolina Jessamine	1 gal.
Flowering Trees		Perennial/Seasonal Color	
Yoshino Cherry	7-8' ht.	Bright Yellow Daylily	1 gal.
Redbud	7-8' ht.	Pennisetum	1 gal.
Flowering Dogwood	7-8' ht.	Miscanthus	1 gal.
Kousa Dogwood	7-8' ht.		
Crape Myrtle	7-8' ht.		