DEKALB COUNTY

BOARD OF COMMISSIONERS

ZONING AGENDA / MINUTES

MEETING DATE: September 9, 2008

ITEM NO.

HEARING TYPE	ACTION TYPE
PUBLIC HEARING	ORDINANCE

SUBJECT**: Text Amendment –** Scottdale Overlay District

COMMISSION DISTRICTS: 2, 4 & 7

DEPARTMENT: Planning	PUBLIC HEARING: YES x NO
ATTACHMENT: ✓ YES ☐ No PAGES: 78	INFORMATION CONTACT: Patrick Ejike/Kevin Hunter PHONE NUMBER: (404) 371-2155

Deferred from 3/25/08, 5/20/08, 6/24/08 & 8/26/08 for decision only.

PURPOSE:
TA–08-14454
Application of DeKalb County Board of Commissioners **to amend the text of the Zoning Ordinance Chapter 27, to create the Scottdale Overlay District,** an associated boundary map, the standards for same and for other purposes.

Subject Property: 18-046 & 18-047

REASON FOR REQUEST:

The Board of Commissioners desires to protect the Scottdale Area in DeKalb County from encroachment of incompatible uses and structures, and seeks to ensure compatibility of the heights of structures within the Scottdale Community with general redevelopment which occurs around new mixed use developments. The Scottdale Area Revitalization Plan was completed by consultants retained by the DeKalb County Department of Community Development and accepted by the Scottdale Community Stakeholders and the DeKalb County Government. The text amendment will stimulate growth and development by allowing compatible uses in the Scottdale Community, and adjacent residential areas. The ordinance regulations will create a positive real estate investment climate which will stimulate economic development and job creation. Enhancement of this legislation will create bonuses for good design, signage, landscaping and the relocation of parking to attract new business and development. This ordinance will encourage existing property owners to upgrade and reinvest in their properties. Legislation will encourage site assemblage and redevelopment of underutilized and vacant parcels and will over time eliminate uses that are intrusive. The Scottdale Area Compatible Use Overlay District will also encourage mixed use developments with more residential, office and Neighborhood, retail uses, and will allow for the reuse of previously developed parcels that have become obsolete. This ordinance will reduce the size and number of signs to help alleviate clutter and unsafe conditions for both motorists and pedestrians.

RECOMMENDATION(S):

PLANNING DEPARTMENT:

DEFERRAL. The Scottsdale Compatible Use Overlay District provides the regulations necessary to promote increased mixed use development. The intent of the ordinance is to promote quality design and increased opportunities for office, commercial, employment and residential developments. Substantial changes have been made to the document, which require review by the Planning Commission. The text amendment needs to be deferred to allow for a meeting between the Commissioners and the community. Therefore, it is the recommendation of the Planning and Development Department that this text amendment be "Deferred".

PLANNING COMMISSION:
Full cycle deferral.

COMMUNITY COUNCIL:
Deferral.

ACTION: H3

MOTION was made by Commissioner Ellis, seconded by Commissioner Rader, and passed 5-0-0-2, to defer to the Planning Commission on October 8, 2008 and back to the Board on October 14, 2008, for a Public Hearing, the Text Amendment – Scottdale Overlay District. Commissioner May was out of the room and not voting and Commissioner Stokes was absent and not voting.

ADOPTED: SEP 0 9 2008
(DATE)

Kathie Gannon
PRESIDING OFFICER
DEKALB COUNTY BOARD OF COMMISSIONERS

CERTIFIED: SEP 0 9 2008
(DATE)

Barbara St. Ana
~~CLERK~~, Chief Deputy Clerk
DEKALB COUNTY BOARD
OF COMMISSIONERS

FOR USE BY CHIEF EXECUTIVE OFFICER ONLY

APPROVED: SEP 2 2 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; decision only.

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

The Honorable Vernon Jones
Cheif Executive Officer

DeKalb County Planning & Development Department

330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030
404/371-2155 or 404/371-2813(Fax)

Patrick Ejike
Director

TEXT AMENDMENT ANALYSIS

AGENDA NO: D-10 ZONING CASE NO: TA-08-14454 MEETING DATE: May 20, 2008

APPLICANT: Dekalb County Board OF COMMISSIONERS

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SECTIONS OF ZONING ORDINANCE AFFECTED BY AMENDMENTS:

Chapter 27 of the Code of DeKalb County.

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REASON OF REQUEST:

The Board of Commissioners desires to protect the Scottdale Area in DeKalb County from encroachment of incompatible uses and structures, and seeks to ensure compatibility of the heights of structures within the Scottdale Community with general redevelopment which occurs around new mixed use developments. The Scottdale Area Revitalization Plan was completed by consultants retained by the DeKalb County Department of Community Development and accepted by the Scottdale Community Stakeholders and the DeKalb County Government. The text amendment will stimulate growth and development by allowing compatible uses in the Scottdale Community, and adjacent residential areas. The ordinance regulations will create a positive real estate investment climate which will stimulate economic development and job creation. Enhancement of this legislation will create bonuses for good design, signage, landscaping and the relocation of parking to attract new business and development. This ordinance will encourage existing property owners to upgrade and reinvest in their properties. Legislation will encourage site assemblage and redevelopment of underutilized and vacant parcels and will over time eliminate uses that are intrusive. The Scottdale Area Compatible Use Overlay District will also encourage mixed use developments with more residential, office and neighborhood retail uses, and will allow for the reuse of previously developed parcels that have become obsolete. This ordinance will reduce the size and number of signs to help alleviate clutter and unsafe conditions for both motorists and pedestrians.

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RECOMMENDATION(S):

PLANNING DEPARTMENT:

DEFERRAL The Scottdale Compatible Use Overlay District provides the regulations necessary to promote increased mixed use development. The intent of the ordinance is to promote quality design and increased opportunities for office, commercial, and residential developments. The proposed text amendments requires additional development standards so that commercial developments can take place in areas that are compatible with the surrounding uses and mitigates their impacts on adjoining properties. While considerable efforts were made to address all zoning and land use issues expressed by the community, it appears that there are other issues that need to be resolved. Therefore, it is the recommendation of the Planning and

Development Department that this text amendment be "Deferred Full Cycle".

PLANNING COMMISSION:

FULL CYCLE DEFERRAL V. Elisa moved and G. Cornell seconded for a full cycle deferral. The motion passed 7-1-0 for a full cycle deferral of this application. T. Snipes opposed.

COMMUNITY COUNCIL:

Deferral: CC 4 vote a recommendation of deferral(7-0-0)

Deferral: CC 2 vote a recommendation of deferral(12-0-0)

Approval: CC 4 vote a recommendation of approval(8-0-0)

Deferral: CC 2 vote a recommendation of deferral(10-0-0)

June 10, 2008

AN ORDINANCE

AN ORDINANCE TO AMEND THE CODE OF DEKALB COUNTY, GEORGIA, CHAPTER 27, ARTICLE III,PERTAINING TO THE SCOTTDALE AREA COMPATIBLE USE OVERLAY DISTRICT, AND FOR OTHER PURPOSES.

WHEREAS, the board of commissioners has determined that there exists a need to amend the Code of Ordinances governing zoning in order to create a zoning overlay district for the Scottdale Community; and

WHEREAS, the board of commissioners desires to protect the Scottdale Area in DeKalb County from encroachment of incompatible uses and structures, and seeks to ensure compatibility of the heights of structures within the Scottdale Community with general redevelopment which occurs around new mixed use developments; and

WHEREAS, the Scottdale Area Revitalization Plan was completed by consultants retained by the DeKalb County Department of Community Development and accepted by the Scottdale Community Stakeholders and the DeKalb County Government; and

WHEREAS, the board of commissioners desires to stimulate growth and development by allowing compatible uses in the Scottdale Community, and adjacent residential areas; and

WHEREAS, the Scottdale Area Compatible Use Overlay District regulations will create a positive real estate investment climate which will stimulate economic development and job creation; and

WHEREAS, the Scottdale Compatible Use Overlay District will encourage good design, signage, landscaping and the relocation of parking to attract new business and development; and

WHEREAS, the Scottdale Area Compatible Use Overlay District regulations will encourage existing property owners to upgrade and reinvest in their properties; and

WHEREAS, the Scottdale Area Compatible Use Overlay District will encourage site assemblage and redevelopment of underutilized and vacant parcels and will over time eliminate uses that are intrusive; and

WHEREAS, the Scottdale Area Compatible Use Overlay District will encourage mixed use developments with more residential, office and neighborhood retail uses, and will allow for the reuse of previously developed parcels that have become obsolete; and

WHEREAS, the Scottdale Area Compatible Use Overlay District will reduce the size and number of signs to help alleviate clutter and unsafe conditions for both motorists and pedestrians; and

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

PART I: ENACTMENT

Chapter 27, Article III, of the Code of DeKalb County, Georgia, is hereby amended as follows:

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

Motel in the Scottdale Overlay District means hotel.

Sec. 27-730.3.1. 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 Scottdale Area Compatible Use Overlay District (hereinafter referred to as the "Scottdale Overlay District").

Sec. 27-730.3.2. Applicability of regulations.

This division applies to each application for a permit for the development, use, alteration, or modification of any structure where the subject property is in whole or in part contained within the boundaries of the Scottdale Overlay District. The procedures, standards, and criteria herein apply only to that portion of the subject property within the boundaries of the Scottdale Overlay District. Permits

for repairs, interior alterations or tenant build out improvements that do not alter the exterior appearance of the structure shall be exempt from the requirements of this division. The planning director or designee shall determine the applicability of such regulations on a case by case basis.

Sec. 27-730.3.3. Statement of purpose and intent.

The purpose and intent of the board of commissioners in establishing the Scottdale Overlay District is as follows:

(a) To preserve, protect and enhance the existing character of the Scottdale Community;

(b) To encourage new development that is appropriate to the existing character of the Scottdale Community;

(c) To enhance the long term economic viability of this portion of DeKalb County by encouraging new commercial and residential developments that increase the tax base and provide jobs to the citizens of DeKalb County;

(d) To implement the policies and objectives of the DeKalb County Comprehensive Plan 2005--2025 and the policies and objectives of the Design Guidelines for the Scottdale Area Compatible Use Overlay District;

(e) To encourage mixed-use developments along appropriate corridors which have sufficient access and infrastructure to support such developments; and

(f) 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.

Sec. 27-730.3.4. Maps and boundaries.

(a) *Boundaries:* The boundaries and tiers of the Scottdale Overlay District shall be established by a zoning map amendment adopted pursuant to this chapter which amendment shall be incorporated herein and made a part of Chapter 27 of the Code of DeKalb County.

(b) *Tiers:* The Scottdale Overlay District shall be divided into four (4) tiers:

(1) Tier I: The Scottdale East Ponce de Leon Avenue/North Decatur Road Corridor;
(2) Tier II: Central Scottdale/Eskimo Heights;
(3) Tier III: Scottdale Mill Village; and
(4) Tier IV: Scottdale Perimeter.

(c) The planning director or designee shall be the final authority to determine whether any property is located within the boundaries of the Scottdale Overlay District or any of its Tiers based upon the adopted zoning map.

Sec. 27-730.3.5. Tier I: Scottdale East Ponce de Leon Avenue/North Decatur Road Corridor.

(a) *Principal uses and structures.* All properties located within Tier I of the Scottdale Overlay District shall be governed by all of the requirements of the underlying zoning district regulations. In addition, the following principal uses of land and structures shall also be authorized within Tier I:

(1) All uses authorized in the NS (Neighborhood Shopping), C-1 (Local Commercial) and C-2 (General Commercial) Districts, except those listed in (b), below.
(2) All uses authorized in the O-I (Office-Institution) District, except those listed in (b), below.
(3) All uses authorized in the O-D (Office-Distribution) District, except those listed in (b), below.
(4) All uses authorized in the RM-HD (Multifamily Residential) District, except those listed in (b), below.
(5) Specific uses complimenting/related to the manufacture, storage, distribution, wholesale, or retail trade of fresh and processed foods, except those listed in (b), below.
(6) Research and training facilities associated with the manufacture, storage, distribution, wholesale, or retail trade of fresh and processed foods with associated lodging, except those listed in (b), below.
(7) Facilities engaged in cottage industries, art studies, crafts and other related artisan activities, except those listed in (b), below.
(8) Any combination of the above listed uses shall be authorized in a mixed-use development, except those listed in (b), below.

(b) The following principal uses of land and structures shall be prohibited within Tier I:

(1) Detached single-family residences.
(2) Apartments, except within a mixed-use development.
(3) Adult entertainment establishment.
(4) Adult service facility.
(5) Automobile and truck sales.
(6) Parking lots as a primary use.
(7) Automobile repair and paint shop.
(8) Automobile upholstery shop.
(9) Automobile wash service.
(10) Automobile, truck and trailer lease and rentals.
(11) Boat sales.
(12) Breeding kennels.
(13) Cemetery, columbarium, or mausoleum.
(14) Check cashing establishment.
(15) Drive-in theater.
(16) Extended stay hotel.
(17) Fraternity house, sorority house and residence hall.
(18) Fuel dealers, manufacturers and wholesalers.
(19) Gift, novelty or souvenir store selling adult novelties.
(20) Go-cart and motorcycle or other motorized concession.
(21) Golf driving range or batting cage facility.
(22) Heavy construction contractor with outside storage areas.
(23) Heavy repair service and trade shop.
(24) Hospital.
(25) Motel.
(26) Outdoor equipment and materials storage.
(27) Pawn shop.
(28) Radio and television broadcasting station with outdoor tower.
(29) Shelter for homeless persons.
(30) Storage yard for damaged or confiscated automobiles.
(31) Tire retreading and recapping.
(32) Trailer salesroom and sales lot.

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

(1) Accessory uses and structures incidental to any authorized use.
(2) Parking lots and parking decks which are accessory to any authorized use.
(3) Clubhouse, 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.

(d) *The Scottdale Neighborhood Center.* The Scottdale Neighborhood Center shall be established within Tier I. The boundaries of said Scottdale Neighborhood Center shall be established by a zoning map amendment adopted pursuant to this chapter which amendment shall be incorporated herein and made a part of this chapter 27.

(e) *Building Setbacks.* The following requirements shall apply to all structures within Tier I:

(1) Outside Neighborhood Center:

(A) Front yard setback: Shall be a minimum of zero (0) feet and no more than twenty-five (25) feet.

(B) Minimum interior side yard setback: Shall be a minimum of zero (0) feet. However, 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 any two (2) buildings and structures when one (1) of them is greater than two (2) stories in height.

(C) Minimum rear yard setback: Fifteen (15) feet.

(2) Within Neighborhood Center:

(A) Front yard setback: Shall be a minimum of zero (0) feet and a maximum of fifteen (15) feet.

(B) Minimum side yard setback: Shall be zero (0) feet; There shall be a minimum of twenty (20) feet between buildings.

(B) Minimum rear yard setback: Fifteen (15) feet.

(f) *Height of buildings and structures.* No building or structure within Tier I shall exceed fifty (50) feet in height, except for architectural projections which may include parapets, skylights and roof access enclosures. Buildings and structures within the Neighborhood Center shall not exceed seventy (70) feet in height except for architectural projections which may include parapets, skylights and roof access enclosures.

(g) *Architectural guidelines.* Architectural design of all buildings and structures within Tier I shall comply with the following guidelines.

(1) Each building elevation shall be constructed of brick, stone, stucco, steel, glass, wood or any combination thereof.

(2) Roofing materials shall consist of standing metal seam, tile, slate, stone, or architectural-style shingles.

(3) Walls visible from roadways or parking areas shall incorporate changes in building material/color or varying design details such as trellises, false windows, landscaping, or storefronts every one hundred fifty (150) linear feet.

(h) Redevelopment:

(1) Redeveloped buildings or structures shall be permitted to maintain existing building materials and character, subject to review and approval of the planning director or designee. The director shall inform the president of the Scottdale Community Alliance of such proposed redevelopment in writing at least ten (10) business days before any such approval may be given.

(i) *Parking.* Surface parking shall be located to the rear or the side of buildings, whether in a surface lot or parking deck. Shared parking is encouraged and may result in permitted reductions of off-street parking requirements. Parking facilities within a 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. Applicants shall make an application to the director of planning and development for authorization for shared parking. Applicants shall include proof of a written formal shared-parking agreement between the applicant and all affected property owners. Shared parking arrangements may be approved by the director of planning and development upon determination that the above stated off-street parking requirements for each use are met during said use's operational hours. Required parking for residential units shall be prohibited from being shared.

Sec. 27-730.3.6. Tier II: Central Scottdale/Eskimo Heights.

(a) *Principal uses and structures.* The following principal uses of land and structures shall be authorized within Tier II:

(1) Detached single-family residences.

(b) *Accessory uses and structures.* Accessory uses, buildings and structures shall be located within the rear yard. Accessory buildings and structures shall not exceed twenty (20) feet in height or the height of the principal structure, whichever is less, and shall

comply with the requirements of Section 27-731. The following accessory uses of land and structures shall be authorized in Tier II:

(1) Accessory uses and structures incidental to any authorized principal use, including the following and similar uses:

(A) Garages for parking of automobiles.
(B) Storage buildings.
(C) Swimming pools.
(D) Tennis courts and other play and recreation areas.

(2) Signs, in accordance with the provisions of chapter 21 and this chapter.

(c) *Special permits.* The following uses and structures shall be authorized only by permits of the type indicated:

(1) Special administrative permit as required in Code Section 27-751:

(A) Home occupation involving no customer contact and no employee other than a person residing on the premises.

(2) Special exception permit from the zoning board of appeals:

(A) Utility structure necessary for the transmission or distribution of service.

(3) Special land use permit from the board of commissioners:

(A) Adult day care facility.
(B) Child day care facility.
(C) Convent or monastery.
(D) Home occupation involving any customer contact.
(E) Home stay bed and breakfast residence.
(F) Neighborhood recreation club.
(G) Personal care home, family.
(H) Personal care home, registered.
(I) Place of worship.

(d) *Minimum lot area.* Lots within Tier II shall be no less than five thousand (5,000) square feet in area.

(e) *Minimum lot width.* Lots within Tier II shall be no less than fifty (50) feet in width.

(f) *Building setbacks.* The following requirements shall apply to all structures within Tier II:

(1) Minimum front yard setback: When a lot (or lots) is (are) located within a block where sixty (60) percent or more of the lots within said block have been developed, and where there are existing buildings fronting on the same street and within the same zoning district within seventy-five (75) feet of the side lot lines of such vacant lot (or lots), then setback averaging shall be required. The minimum required building setback line for said vacant lot (or lots) shall be determined by averaging the existing building setbacks of buildings within seventy-five (75) feet of the side lot lines of such vacant lot (or lots). The minimum setback for additions to existing structures may be the average of the existing set backs. Otherwise, the minimum front yard setback requirement shall be thirty (30) feet.

(2) Minimum side yard setback: Seven and one-half (7.5) feet.

(3) Minimum rear yard setback: Thirty (30) feet.

(g) *Height of buildings and structures.* No building or structure within Tier II shall exceed twenty-eight (28) feet in height, except when located on an individual nonconforming lot of record. Buildings and structures on an individual nonconforming lot of record shall not exceed thirty-two (32) feet in height.

(h) *Floor area of dwelling.* The floor area of each dwelling shall be no less than one thousand (1,000) square feet of heated floor area.

(i) *Architectural guidelines.* Architectural design of all buildings and structures within Tier II shall comply with the following guidelines:

(1) Detached residential guidelines:

(A) Each building elevation shall be constructed of brick, stone, stucco, wood, wood shake, cement fiberboard siding, or any combination thereof.

(B) Roofing materials for pitched or hip roofs shall consist of metal standing seam, tile, slate, stone, wood shake or architectural-style shingles.

(j) *Parking.* Off-street parking requirements for uses and structures authorized and permitted in Tier II are as follows:

(1) Detached single-family dwelling: Two (2) spaces.

Sec. 27-730.3.7. Tier III: Scottdale Mill Village.

(a) *Principal uses and structures.* The following principal uses of land and structures shall be authorized within Tier III:

(1) Detached single-family residences.

(b) *Accessory uses and structures.* Accessory uses, buildings and structures shall be located within the rear yard. Accessory buildings and structures shall not exceed twenty (20) feet in height or the height of the principal structure, whichever is less, and shall comply with the requirements of Section 27-731. The following accessory uses of land and structures shall be authorized in Tier III:

(1) Accessory uses and structures incidental to any authorized principal use, including the following and similar uses:

(A) Garages for parking of automobiles.
(B) Storage buildings.
(C) Swimming pools.
(D) Tennis courts and other play and recreation areas.

(2) Signs, in accordance with the provisions of chapter 21 and this chapter.

(c) *Special permits.* The following uses and structures shall be authorized only by permits of the type indicated:

(1) Special administrative permit from director of public works:

(A) Home occupation involving no customer contact and no employee other than a person residing on the premises.

(2) Special exception permit from the zoning board of appeals:

(A) Utility structure necessary for the transmission or distribution of service.

(3) Special land use permit from the board of commissioners:

(A) Adult day care facility.
(B) Child day care facility.

(C) Convent or monastery.
(D) Home occupation involving any customer contact.
(E) Home stay bed and breakfast residence.
(F) Neighborhood recreation club.
(G) Personal care home, family.
(H) Personal care home, registered.
(I) Place of worship.

(d) *Minimum lot area.* Lots within Tier III shall be no less than seven thousand five hundred (7,500) square feet in area.

(e) *Minimum lot width.* Lots within Tier III shall be no less than seventy (70) feet in width.

(f) *Buildings setbacks.* The following requirements shall apply to all structures within Tier III:

(1) Minimum front yard setback: When a lot (or lots) is (are) located within a block where sixty (60) percent or more of the lots within said block have been developed, and where there are existing buildings fronting on the same street and within the same zoning district within seventy-five (75) feet of the side lot lines of such vacant lot (or lots), then setback averaging shall be required. The minimum required building setback line for said vacant lot (or lots) shall be determined by averaging the existing building setbacks of buildings within seventy-five (75) feet of the side lot lines of such vacant lot (or lots). Otherwise, the minimum front yard setback shall be thirty-five (35) feet.
(2) Minimum side yard setback: Seven and one-half (7.5) feet.
(3) Minimum rear yard setback: Forty (40) feet.

(g) *Height of buildings and structures.* No building or structure within Tier III shall exceed twenty-eight (28) feet in height.

(h) *Floor area of dwelling.* The floor area of each dwelling shall be no less than six-hundred-fifty (650) square feet of heated floor area.

(i) *Architectural guidelines.* Architectural design of all buildings and structures within Tier III shall comply with the following guidelines:

(1) Detached residential guidelines:

(A) The scale, size and character of new construction shall be consistent with the historically established

pattern of the Scottdale Mill Village as described in the "DeKalb County Historic District Nomination Scottdale Mill Village."

(B) Each building elevation shall be constructed of wood or cement fiberboard lap siding. Chimneys shall be constructed of brick. Other materials, such as vinyl or aluminum siding, may be repaired or replaced in kind on structures that are currently constructed of such materials.

(C) Foundations of principal structures shall be constructed of brick, stone or concrete covered with stucco.

(D) Roofing materials shall consist of asphalt or composition shingles. Roofs on existing structures shall maintain the original roof form and pitch. Roofs on newly constructed homes shall be gable roofs with a minimum pitch of 6/12.

(E) Covered front porches shall be required. Front porches may be screened, but shall not be enclosed.

(F) Additions to existing houses shall not be permitted on the front of the houses.

(j) *Parking.* Off-street parking requirements for uses and structures authorized and permitted in Tier III are as follows:

(1) Detached single-family dwelling: Two (2) spaces.

(k) *Transitional zone.* A transitional zone shall be established extending one hundred (100) feet outward from any boundary of Tier III. The transitional zone shall consist of public rights-of-way, easements, alleys, and parcels that are immediately adjacent to Tier III. Within the transitional zone, mixed use developments complementary to the character of the Mill Village, the Mill, the DeKalb Farmers Market, and artisan activities shall be permitted. The properties that lie within the transition zone shall be governed by the principal uses and structures of Tier I. In addition, the transitional zone shall include single family detached residential uses.

(1) Buildings and structures within the transitional zone shall not exceed thirty (30) feet in height except for the normal architectural projections which may include roof parapets, skylights, or access enclosures.

(2) New buildings and structures to be constructed on parcels that are immediately adjacent to or across a street from any Tier III property shall have a front and side yard setback

that is equivalent to the setback of those properties within Tier III.

(3) Buildings and structures within the transitional zone shall have architectural character and design details that are complimentary to the Scottdale Mill Village.

(4) Buildings and structures must be constructed of either brick, stone, stucco, steel, glass, wood or any combination thereof.

(5) All parking areas are to be located in the rear of or on the side of all new buildings. Where parking areas are visible from roadways and sidewalks, a fifteen (15) foot landscape screen shall be established.

(6) Shared parking is encouraged and may be authorized by the director of planning or designee.

Sec. 27-730.3.8. Tier IV: Scottdale Perimeter.

(a) *Principal uses and structures.* The following principal uses of land and structures shall be authorized within Tier IV:

(1) Rockbridge & Old Rockbridge Road: Detached single-family residences.

(2) Lantern Ridge: Attached single-family residences shall be permitted on properties having a minimum of one hundred (100) feet of frontage.

(3) Lantern Ridge: Fee-simple multi-family residences shall be permitted on properties having a minimum of one hundred (100) feet of frontage.

(b) *Accessory uses and structures.* Accessory uses, buildings and structures shall be located within the rear yard. Accessory buildings and structures shall not exceed twenty (20) feet in height or the height of the principal structure, whichever is less, and shall comply with the requirements of Section 27-731. The following accessory uses of land and structures shall be authorized in Tier IV:

(1) Accessory uses and structures incidental to any authorized principal use, including the following and similar uses:

(A) Garages for parking of automobiles.
(B) Storage buildings.
(C) Swimming pools.
(D) Tennis courts and other play and recreation areas.

(2) Signs, in accordance with the provisions of chapter 21 and this chapter.

(c) *Special permits.* The following uses and structures shall be authorized only by permits of the type indicated:

(1) Special administrative permit from the director of public works:

(A) Home occupation involving no customer contact and no employee other than a person residing on the premises.

(2) Special exception permit from the zoning board of appeals:

(A) Utility structure necessary for the transmission or distribution of service.

(3) Special land use permit from the board of commissioners:

(A) Adult day care facility.
(B) Child day care facility.
(C) Convent or monastery.
(D) Home occupation involving any customer contact.
(E) Home stay bed and breakfast residence.
(F) Neighborhood recreation club.
(G) Place of worship.
(H) Personal care home, family.
(I) Personal care home, registered.
(J) Private elementary, middle and high school.

(d) *Minimum lot area.* Lots within Tier IV developed for detached single-family residences shall be no less than seven thousand five hundred (7,500) square feet in area.

(e) *Minimum lot width.*

(1) Single-family detached residences: Lots shall be no less than sixty-five (65) feet in width as measured along the road frontage.
(2) Single-family attached residences: Lots shall be no less than one hundred (100) feet in width as measured along the road frontage.

(f) *Building Setbacks.* The following requirements shall apply to all structures within Tier IV:

(1) Single-family detached residences:

(A) Minimum front yard setback: When a lot (or lots) is (are) located within a block where sixty (60) percent or more of the lots within said block have been developed, and where there are existing buildings fronting on the same street and within the same zoning district within seventy-five (75) feet of the side lot lines of such vacant lot (or lots), then setback averaging shall be required. The minimum required building setback line for said vacant lot (or lots) shall be determined by averaging the existing building setbacks of buildings within seventy-five (75) feet of the side lot lines of such vacant lot (or lots). The minimum setback for additions to existing structures may be the average of the existing setbacks. Otherwise, the minimum front yard setback shall be as follows:

(i) From major thoroughfares: Forty-five (45) feet.
(ii) From minor thoroughfares: Thirty-five (35) feet.
(iii) From collector streets: Thirty (30) feet.
(iv) From other streets: Thirty (30) feet.

(B) Minimum side yard setback: Seven and one-half (7.5) feet.
(C) Minimum rear yard setback: Forty (40) feet.

(2) Single family attached residences:

(A) Minimum front yard setback: Five (5) feet, except that where a garage door faces the street, the façade of said garage shall be set back no less than twenty (20) feet from the sidewalk.
(B) Minimum interior side yard setback: Fifteen (15) feet.
(C) Minimum rear yard setback: Thirty (30) feet.

(g) *Height of buildings and structures.* No building or structure within Tier IV shall exceed thirty-five (35) feet in height.

(h) *Floor area of dwelling.* The floor area of each dwelling shall be no less than one thousand two hundred (1,200) square feet of heated floor area.

(i) *Architectural guidelines.* Architectural design of all buildings and structures within Tier IV shall comply with the following guidelines:

(1) Detached residential guidelines:

(A) Each building elevation shall be constructed of brick, stone, stucco, wood, wood shake, cement fiberboard siding, or any combination thereof.

(B) Roofing materials for pitched or hip roofs shall consist of metal standing seam, tile, slate, stone, wood shake or architectural-style shingles.

(j) *Parking.* Off-street parking requirements for uses and structures authorized and permitted in Tier IV are as follows:

(1) Detached single-family dwelling: Two (2) spaces.
(2) Attached single-family dwelling: Two (2) spaces.
(3) Condominiums: One and seventy-five one-hundredths (1.75) spaces per dwelling unit.

(k) *Sidewalks.* Sidewalks shall be provided along both sides of the right-of-way of all public streets in accordance with Section 27-730.3.12.

Sec. 27-730.3.9. Reestablishment of street grid.

Within the Scottdale Overlay District, the existing street grid shall be continued or re-established where site conditions allow. In no case shall new roads alter the established street grid. Cul-de-sacs are prohibited in all new developments.

Sec. 27-730.3.10. Measurement of building height.

Within the Scottdale Overlay District building height shall be measured by the following methods:

(a) For undeveloped lots: From the average existing grade as measured along the building setback line to the midpoint of the highest roof structure; or
(b) For developed lots: From the threshold of the main entrance of an existing dwelling to the midpoint of the highest roof structure. In

the case of an infill building that would require alteration or demolition of the original threshold; the original elevation thereof shall be measured and certified by a licensed surveyor or professional engineer. The certified elevation shall be submitted as a part of the application for any demolition or building permit.

Sec. 27-730.3.11. Landscaping requirements.

The following landscaping regulations shall apply to all uses within the Scottdale Overlay District where landscape strips or screening is deemed necessary and appropriate by the planning director or designee:

(a) *Landscape strips.* Any landscape strip shown as part of the final design package shall be not less than five (5) feet in width and shall be provided along all side and rear property lines and on both sides of all public streets. 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 (3.5) inches in caliper, selected from the list of street trees species identified in Section 27.730.3.12(b) and the Design Guidelines for the Scottdale Overlay District dated May 2008, a copy of which shall be maintained by the planning director and available for public inspection, and planted not less than thirty (30) 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 Scottdale Area 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) *Street trees.* Newly planted trees shall conform to the Design Guidelines for the Scottdale Overlay District. 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.

(d) *Street tree planting.* Street trees of a caliper of not less than three (3) inches shall be planted no less than thirty (30) feet on center along all properties within the district having frontage on a public street. Trees of the following types shall be used:

a. Crape Myrtle, Standard Trunk.
b. Dogwood (Cornus Florida).
c. October Glory Red Maple.
d. Sunset Maple.
e. Nuttal Oak (Quercus Nattalli).

f. Shumard Oak (Quercus Shumardii)
g. Willow Oak (Quercus Phellos).
h. Zelkova Serrata.
i. Ginkgo (Ginkgo Biloba).
j. Trident Maple (Acer Buergeranum).
k. Allee Lacebark Elm (Ulmus Parvifolia Emer II).
l. Other varieties are subject to the review and approval of the county arborist and the planning director or designee.

(e) *Maintenance of trees and ground cover.* All street trees and other trees and all ground cover required by this chapter or by chapter 14 shall be maintained in a healthy condition, and any trees or ground cover which die shall be replaced within the earliest possible planting season.

(f) *Parking lot landscaping requirements.* All parking lots within the Scottdale Overlay District shall be landscaped pursuant to the requirements of Section 27-753.

Sec. 27-730.3.12. Sidewalks and curb cuts.

(a) *Sidewalk requirement.* There shall be a public sidewalk constructed along all public street frontages contiguous to all properties within Tiers I, II, and IV of the Scottdale Overlay District. The sidewalk shall be located five (5) feet from the curb and shall be fifteen (15) feet in width within Tier I. Within Tiers II and IV new sidewalks shall match existing sidewalk patterns. In places where sidewalks are not present, new sidewalks shall be established. The new sidewalks shall be located four (4) feet from the curb and shall be five (5) feet in width. The zone adjacent to the curb shall be the street tree planting zone. In blocks where there are overhead utility lines, the planning director or designee may authorize exceptions to allow for a landscape plan that will not interfere with such utilities. All such conditions will be subject to review and approval by the planning director or designee in addition to the DeKalb County Arborist.

(b) *Curb cuts.* Curb cuts shall be a minimum of twenty-five (25) feet from any curb cut on an adjoining property, and shall not be permitted within one hundred (100) feet of the intersection of any two public streets. Curb cuts shall not exceed a width of eighteen (18) feet.

Sec. 27-730.3.13. Signs.

All lots in the Scottdale Overlay District shall comply with all requirements of chapter 21, subject to the following additional regulations:

(a) Signs shall be designed so as to be compatible with the Scottdale Overlay District Design Guidelines.

(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 Scottdale 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.

(f) For mixed use developments, 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.

(g) Wall signs shall be located on the primary building façade and within fifteen feet (15) of the public right of way.

(h) Window signs are prohibited.

(i) Banners are prohibited.

(j) Wall mounted signs shall be channel cut letters applied directly to the building façade. Raceways are not allowed. Flashing, animated, marquee, sound emitting, fluorescent, rotating or otherwise moving signs are prohibited.

(k) 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 twenty-four (24) inches in height.

(l) Sign lettering shall be of an opaque material.

(m) Multi-tenant developments. A Master Sign Plan shall be submitted to the planning director or designee for review and approval prior to issuance of any sign permit for any new development having multiple tenants. All owners, tenants, subtenants and purchasers of individual units within a multi-tenant development shall comply with the approved Master Sign Plan and the provisions of chapter 21. The Master Sign Plan shall include:

(1) General location of signs: The proposed location of any ground signs, entrance signs or directional signs on a lot shall be identified on the Master Sign Plan. The proposed locations for any projecting sign, wall sign, canopy sign, or window sign shall be clearly identified on renderings of the building elevation(s).

(2) Types of signs: The proposed types of signs (e.g., ground sign, projecting sign, individual channel letters, box mount, painted, electronic variable message signs, etc.) shall be identified in the Master Sign Plan.

(3) Materials: The proposed materials for all sign structures and sign surfaces shall be identified in the Master Sign Plan.

(4) Size and number of signs: The maximum number and maximum size of proposed signs; including maximum height, maximum width, and maximum square footage; should be identified in the Master Sign Plan.

(5) Style and color: The proposed style and color palette for all signs shall be identified in the Master Sign Plan. The style and color shall be consistent with the design details of the primary structure on the lot.

(6) Illumination: The type of illumination, if any, proposed for all signs shall be identified in the Master Sign Plan.

(7) Individual sign approval: Prior to the issuance of a sign permit for an individual sign, all proposed signs shall be reviewed for conformity with the Master Sign Plan and the provisions of chapter 21. No sign shall be erected, located, or placed on a property that has been developed for occupancy by multiple tenants which does not conform to the guidelines of the Master Sign Plan for said development.

(8) Amendment: A Master Sign Plan may be amended upon submission of a revised Master Sign Plan to the planning director or designee; and approval of planning director or designee.

Sec. 27-730.3.14. Variances and special exceptions.

Any request for a variance or special exception for property located in whole or in part within the boundaries of the Scottdale Overlay District shall be submitted by the applicant to the then current president of the Scottdale Community Alliance at least 10 business days prior to the first public hearing before the zoning board of appeals.

Sec. 27-730.3.15. Permits for uses.

Any use authorized by this division shall require that a development permit be issued before property improvements can be made in accordance with section 27-957 and a building permit required in accordance with the provisions of section 27-958. No permit shall be issued prior to the issuance of a certificate of compliance described in section 27-730.3.17.

Sec. 27-730.3.16. Design Guidelines for the Scottdale Area Compatible Use Overlay District.

The Scottdale Overlay District Design Guidelines dated May 2008 provides acceptable minimum standards to guide design and development within the Overlay District. The planning director or designee is authorized to create, administer, and amend Design Guidelines for the Scottdale Overlay District. These guidelines provide acceptable architectural design controls, landscaping, detail drawings, signage, fencing, lighting, street and site furniture, and grating criteria. These guidelines shall be used to promote proper design criteria and shall guide the planning director or designee in deciding whether a proposed design complies with the requirements of the Scottdale Overlay District.

Sec. 27-730.3.17. 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 to the District Commissioners and the director of planning or designee an application which shall include a conceptual plan package as defined by this chapter which shall demonstrate that the proposed design is in compliance with all of the requirements of this Scottdale Overlay District and the underlying zoning classification. The director of planning shall notify the president of the Scottdale Community Alliance of any application. Copies of all applications shall be mailed to the president of the Scottdale

Community Alliance by the planning director or designee at least ten (10) business days before any certificate of compliance is issued.

(b) *Fees.* Plans shall be accompanied by an application and payment of a fee in an amount to be determined by the board of commissioners.

(c) *Review.* The director of planning or designee shall review each application for compliance with all requirements of the Scottdale Overlay District and the underlying zoning classification. Where the director or designee determines that said plans comply with the requirements of the Scottdale Overlay District a certificate of compliance shall be issued in the form of the director or designee's signature on the plans and drawings after which the applicant shall then apply for land disturbance, building or signs permits. Where the director or designee determines that said plans do not comply with the requirements of this section, then the director or designee 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 or designee within thirty (30) days of receipt of a complete application. Any appeal of the decision in this regard shall be to the zoning board of appeals pursuant to section 27-912.

Sec. 27-730.3.18. 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; and a site location map showing the proposed development, abutting property, the relationship of the proposed development to surrounding natural features and existing development, and transitional buffer zones, if required.

(b) The plan to be submitted in the conceptual plan package shall contain the following information:

(1) Six (6) copies of a 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 twenty-four inches by thirty-six inches (24" × 36"), and one 8 1/2" × 11" 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 stormwater 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) Identification of site access points and layout, width of right-of-way and paved sections of all internal streets.

(R) Location of proposed sidewalks and bicycle facilities trails, recreation areas, parks, and other public or community uses, facilities, or structures on the site.

(S) Conceptual layout of utilities and location of all existing or proposed utility easements having a width of twenty-five (25) feet or more.

(T) 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 Scottdale Overlay District.

(U) Seal and signature of professional preparing the plan.

Section 27-730.3.19. 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 the following, demonstrating that the Final Design Package is in compliance with all requirements of the Scottdale Overlay District and the underlying zoning classification: 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. 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 permit application.

(b) *Review*. The director of planning or designee shall review each application for compliance with all requirements of the Scottdale Overlay District and the underlying zoning classification. Where the director or designee determines that said plans comply with the requirements of the Scottdale Overlay District a Certificate of Compliance shall be issued in the form of the director or designee's signature on the plans and drawings after which the applicant shall then apply for land disturbance, building or signs permits. Where the director or designee determines that said plans do not comply with the requirements of this chapter, then the director or designee 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 or designee within thirty (30) days of receipt of a complete application. Any appeal of the decision in this regard shall be to the zoning board of appeals pursuant to section 27-912.

Section 27-730.3.20. Final approval of plans.

Prior to issuance of any development or building permit, the application shall be submitted to and approved by the director of planning or designee. A final site plan shall be submitted and shall be consistent with the Scottdale Overlay District. By enacting the Scottdale Overlay District, the board of commissioners authorizes the planning and development director or designee to accept, review and determine the compliance of all 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 II. SEVERABILITY

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

PART III. EFFECTIVE DATE

This ordinance shall become effective 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 _____ 2008.

_____
KATHIE GANNON
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County, this ___ day of _____ 2008.

_____
VERNON JONES
Chief Executive Officer
DeKalb County, Georgia

ATTEST

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

APPROVED AS TO FORM;

_____
WILLIAM J. LINKOUS, III
County Attorney
DeKalb County, Georgia

APPROVED AS TO SUBSTANCE

_____
PATRICK EJIKE
Director of Planning & Development
DeKalb County, Georgia

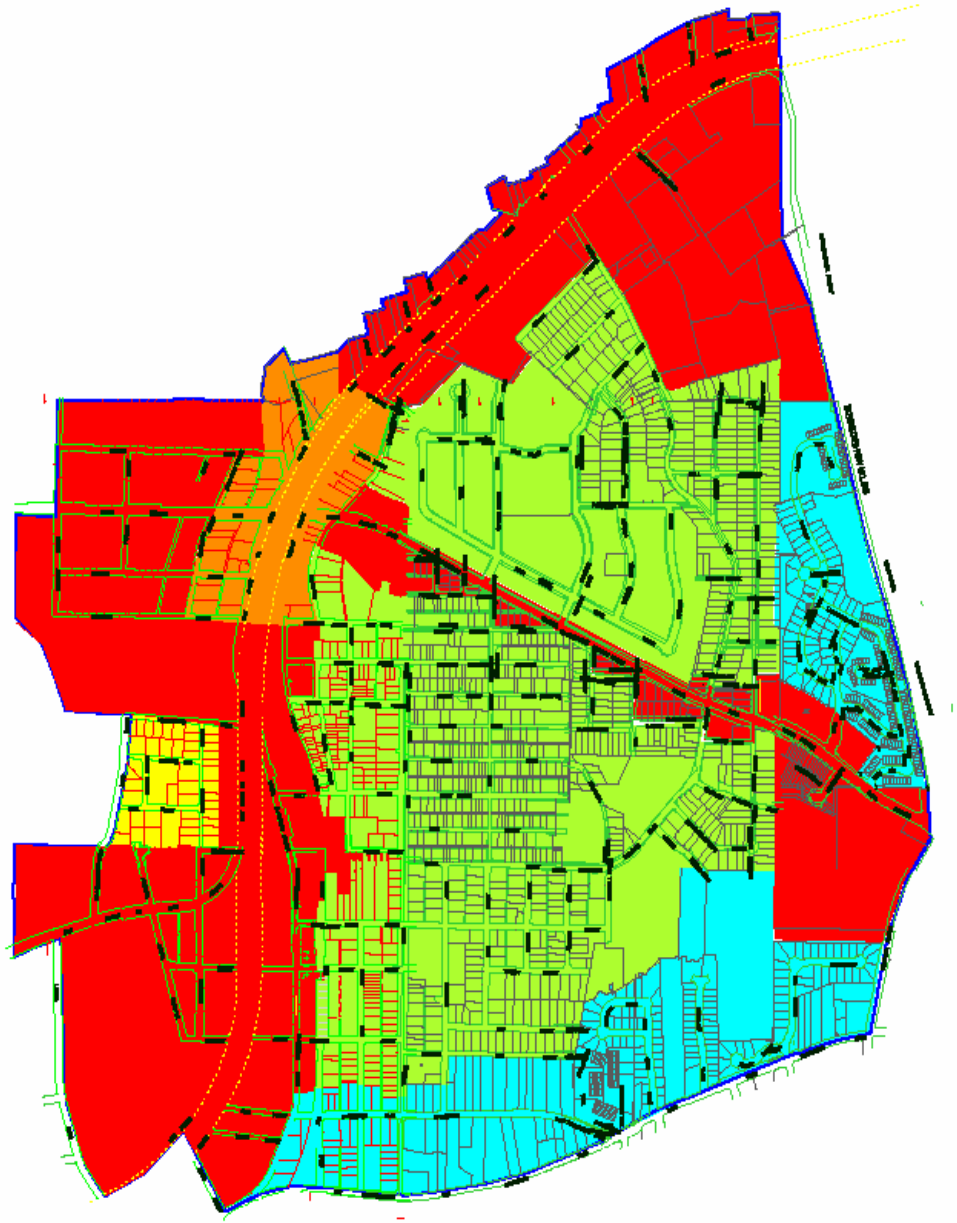
SCOTTDALE AREA

COMPATIBLE USE OVERLAY DISTRICT

BOC Planning & Land Use Committee Recommendation

Development Categories

- Tier I - The Scottdale E. Ponce Deleon & N.Decatur Rd Corrid
- NC - Tier 1 Neighborhood Center
- Tier II - Central Scottdale /Eskimo Heights
- Tier III - Scottdale Mill Village
- Tier IV - Scottdale Perimeter

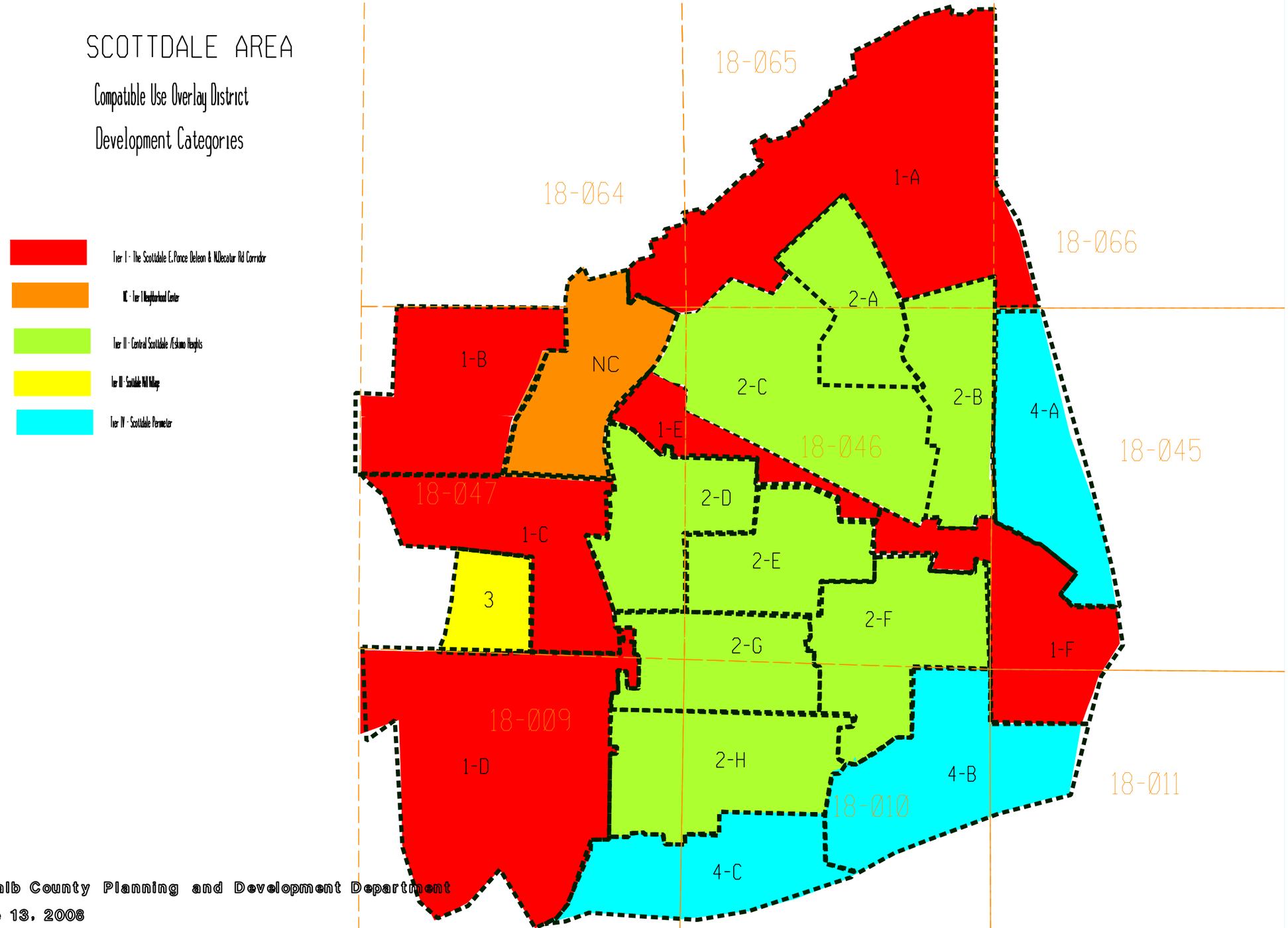


DeKalb County Planning and Development Department

SCOTTDALE AREA

Compatible Use Overlay District

Development Categories



DeKalb County Planning and Development Department

June 13, 2008

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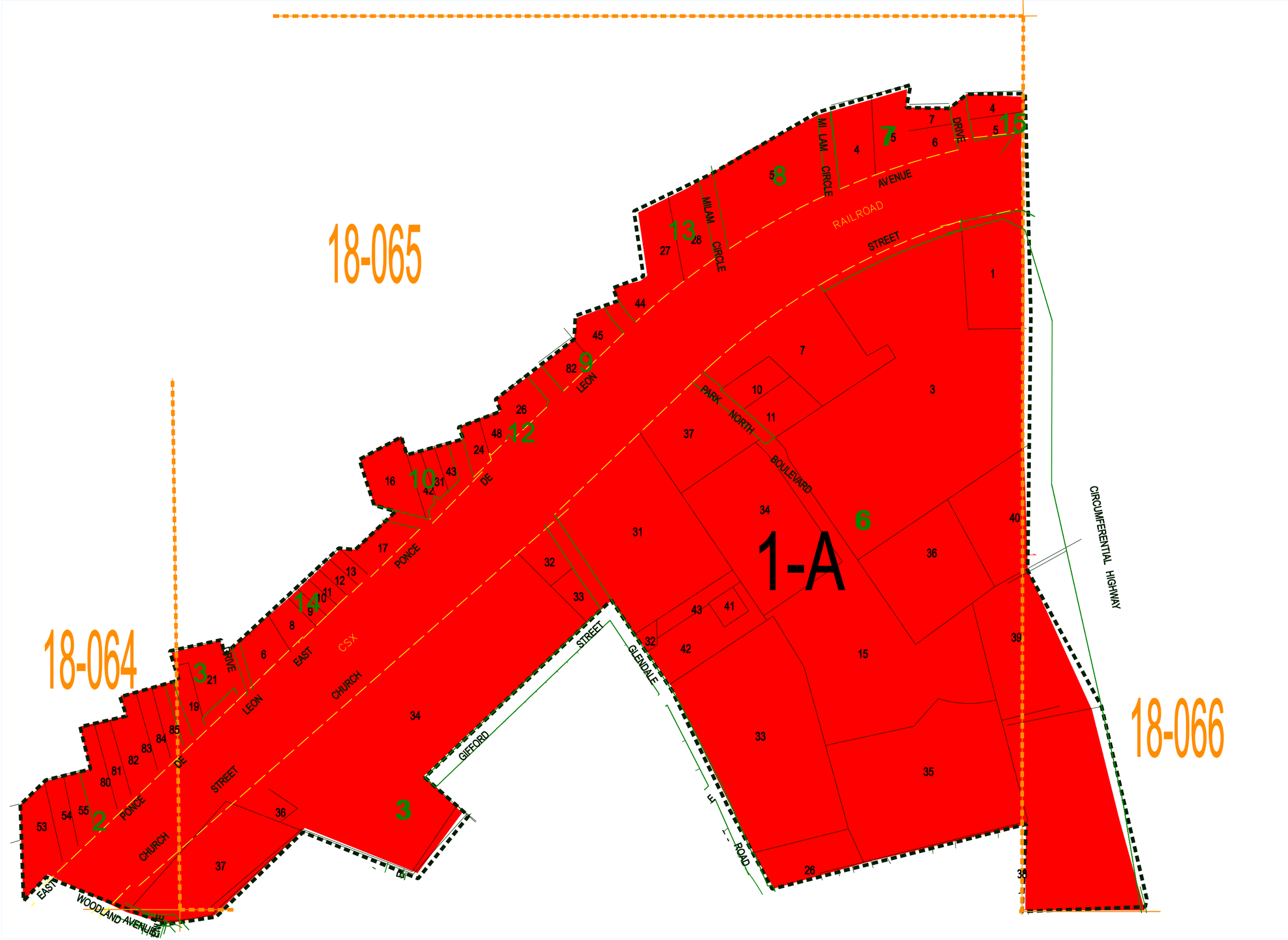

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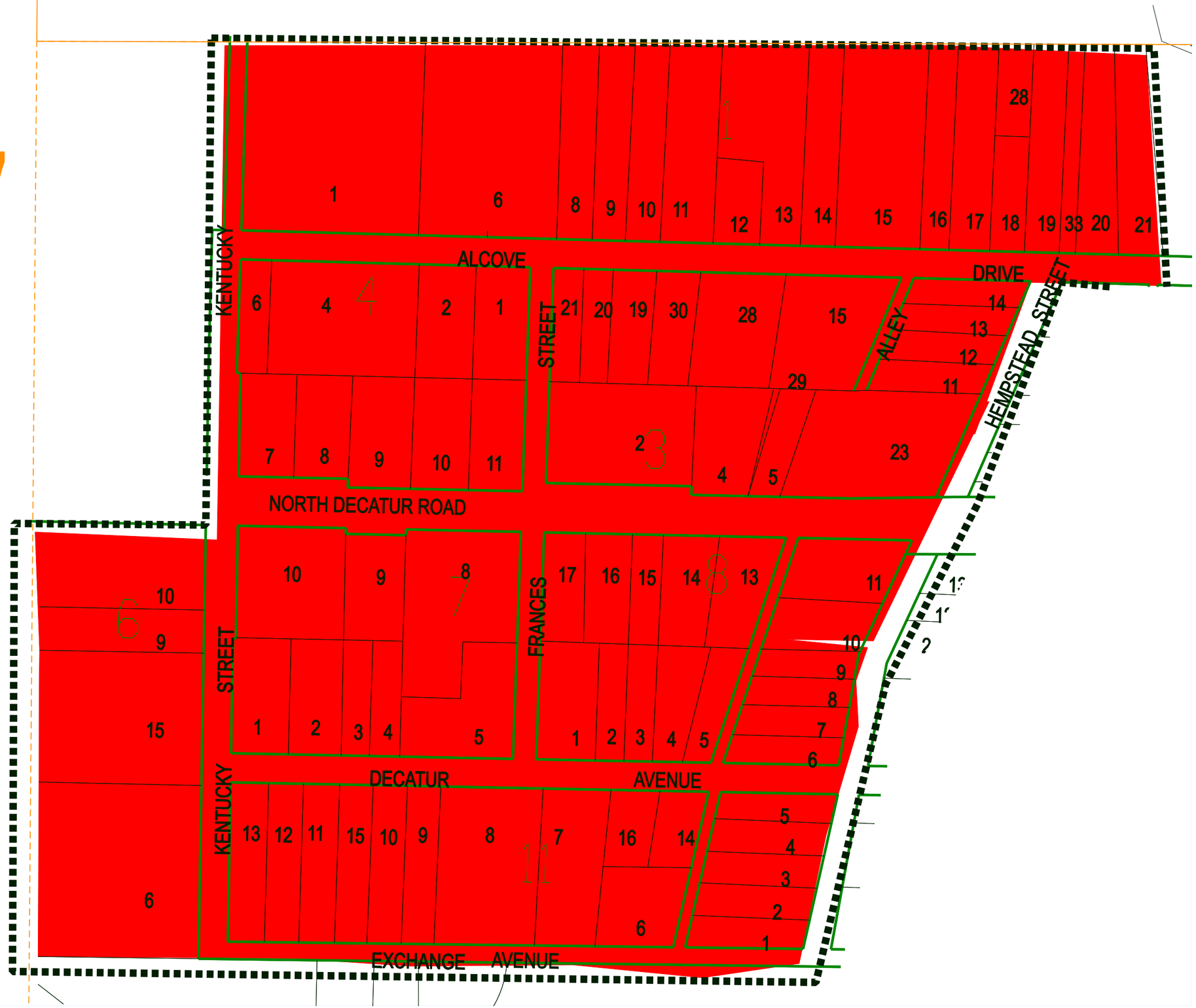
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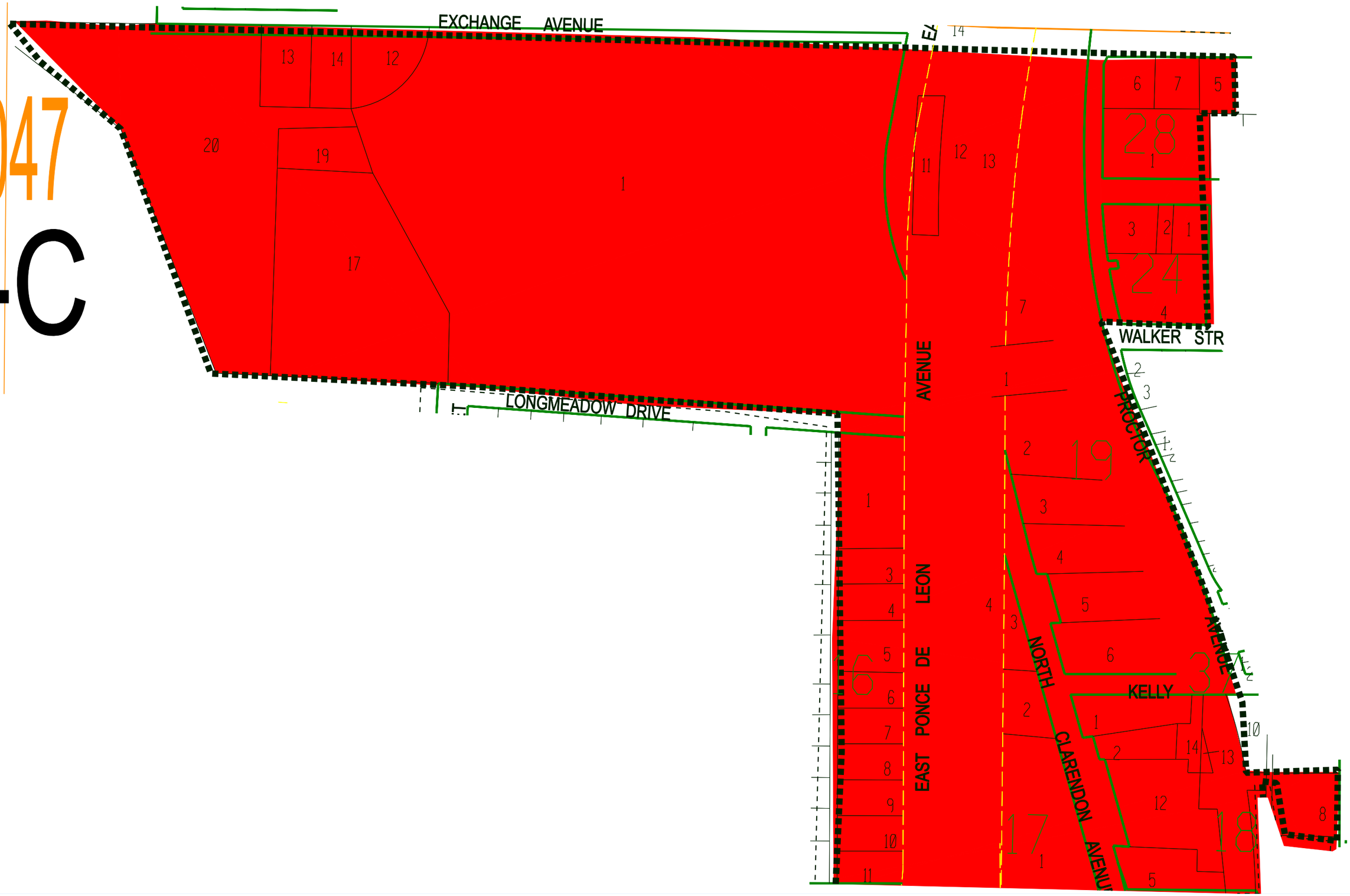

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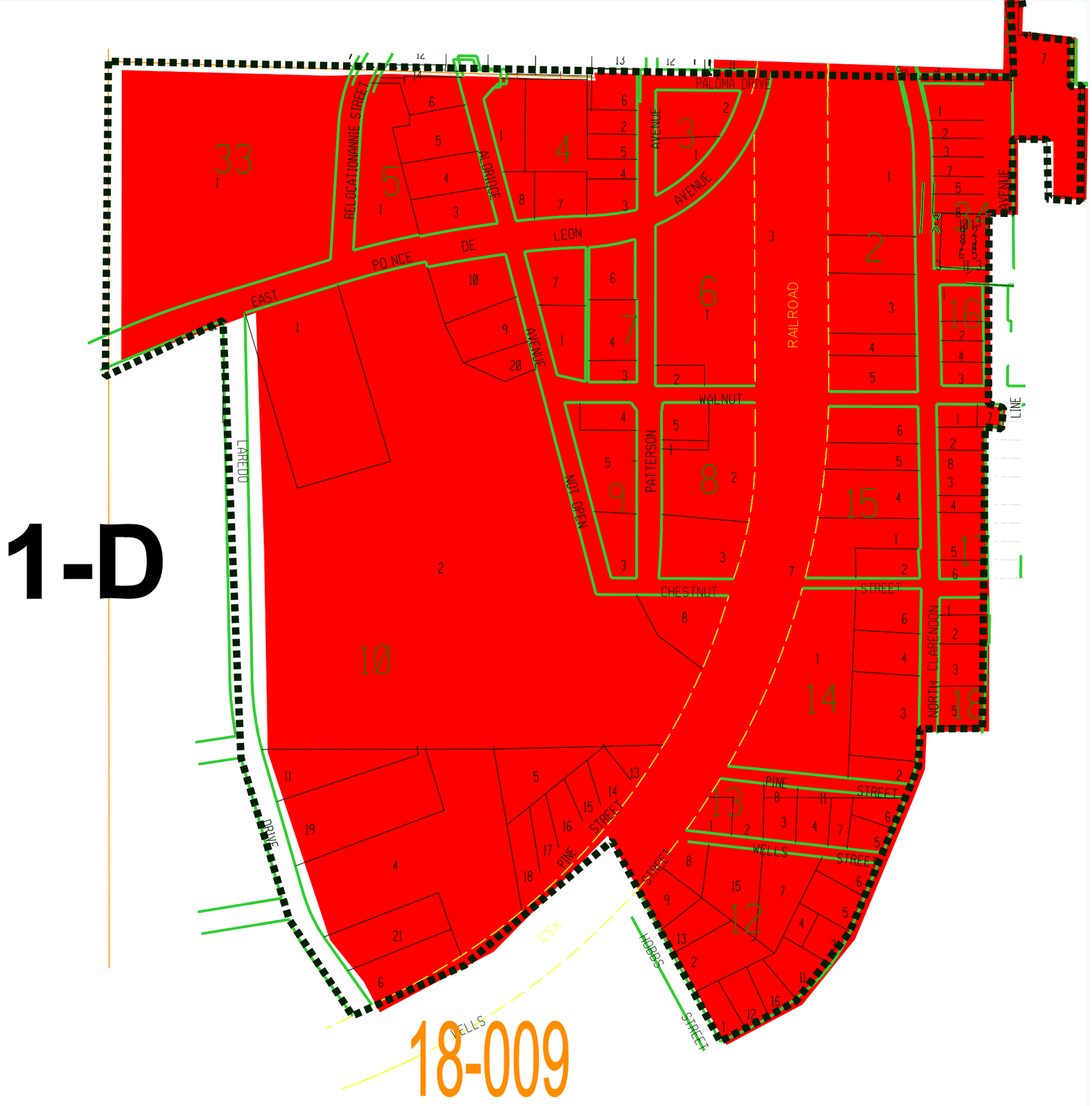

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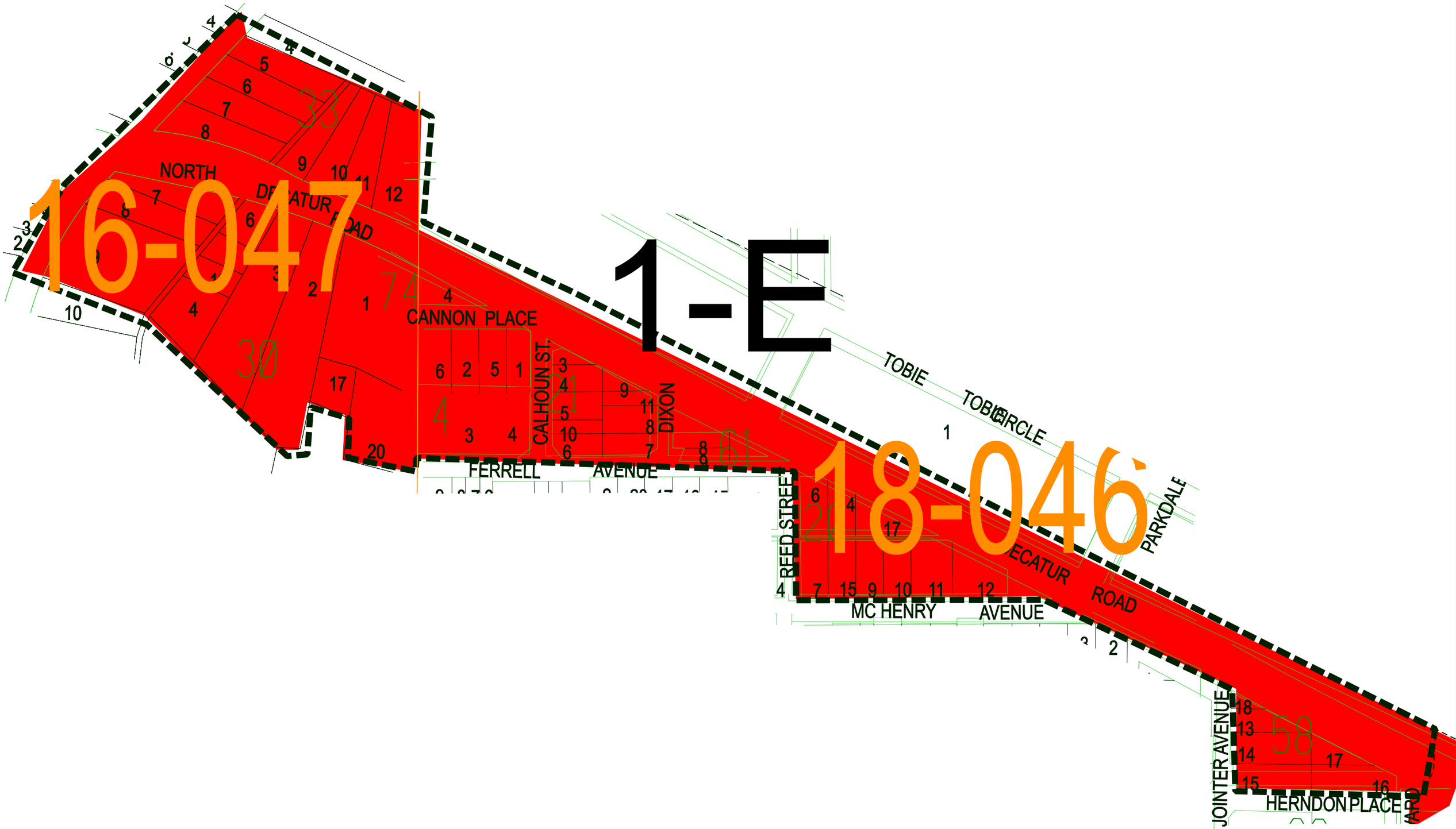

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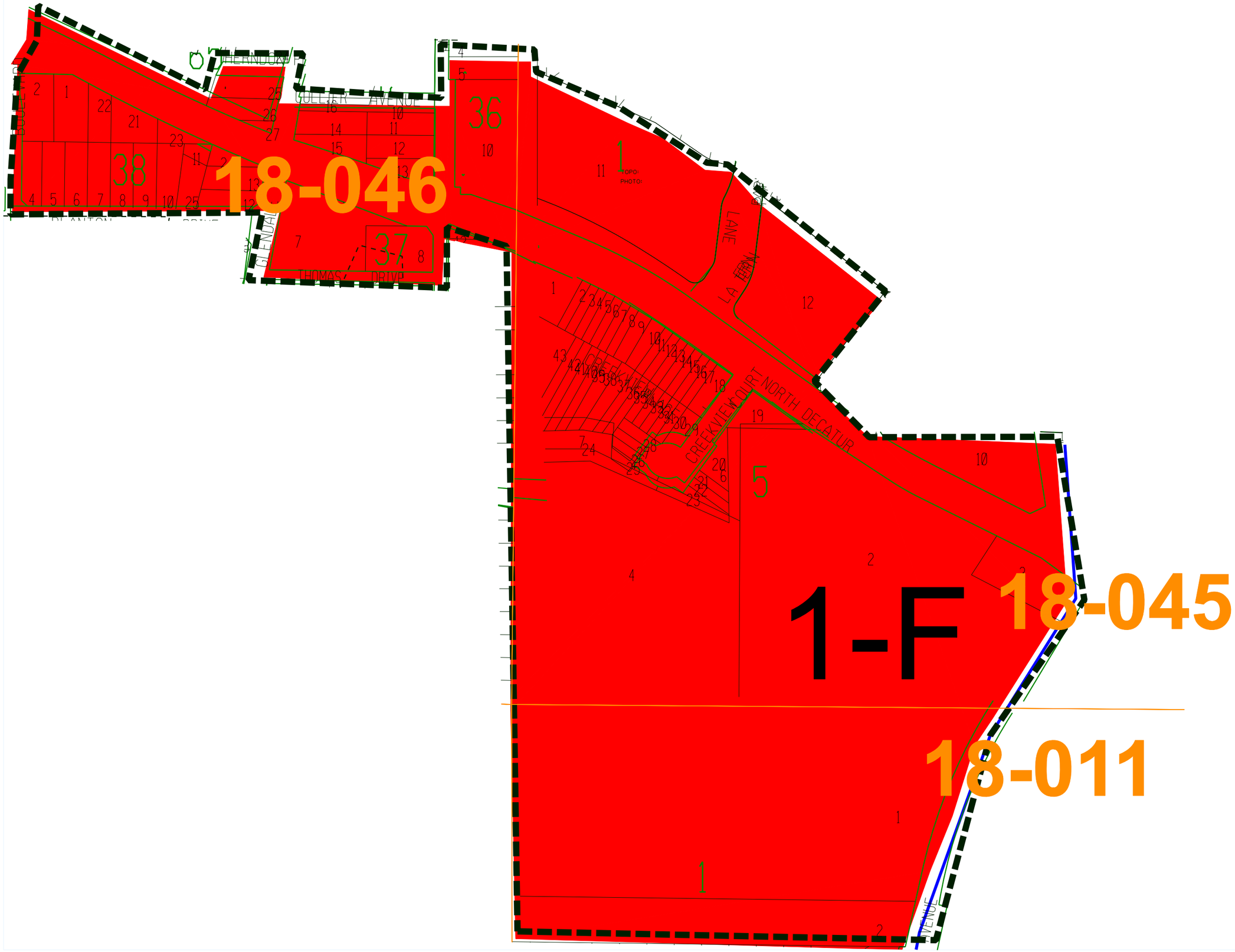

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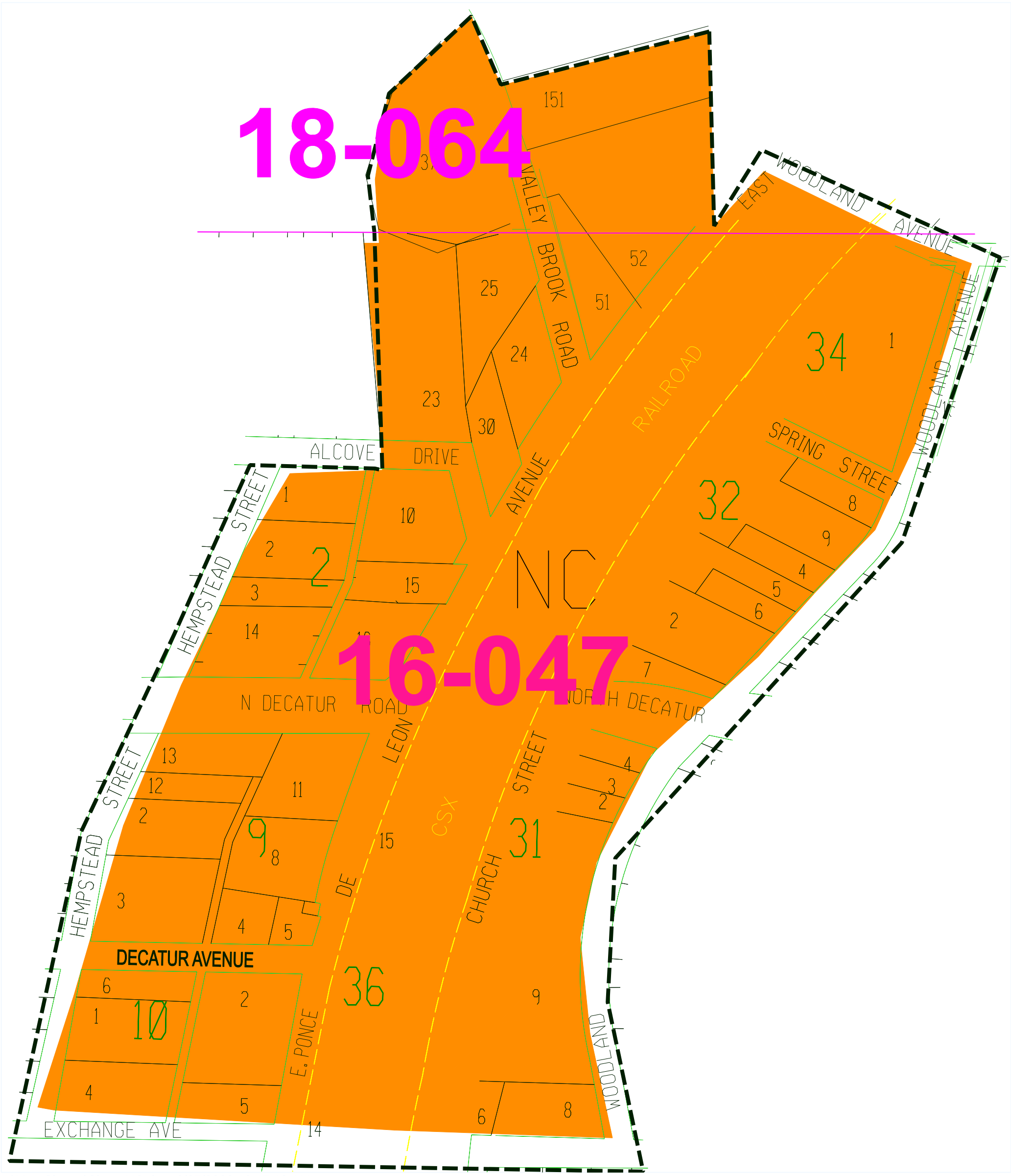

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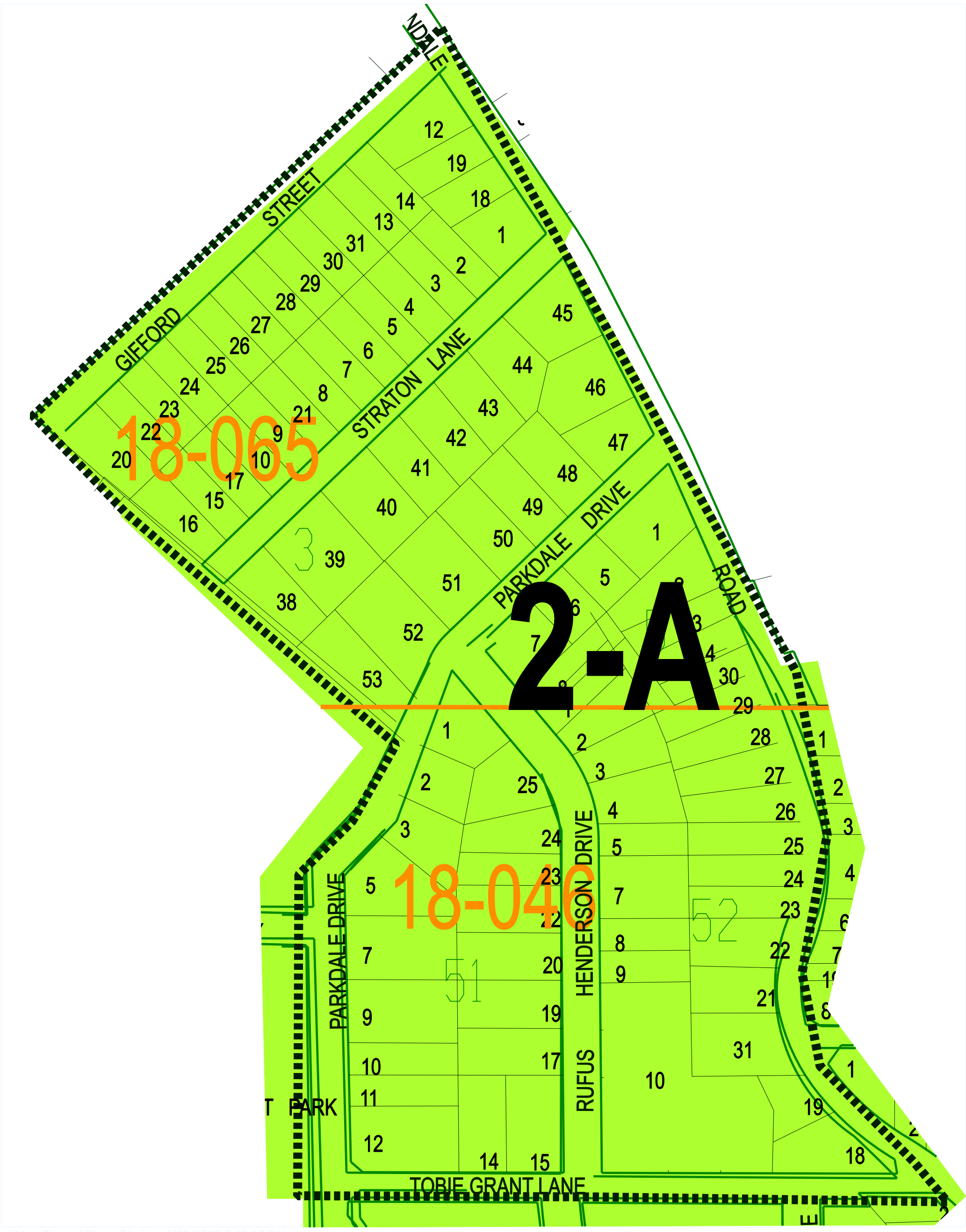

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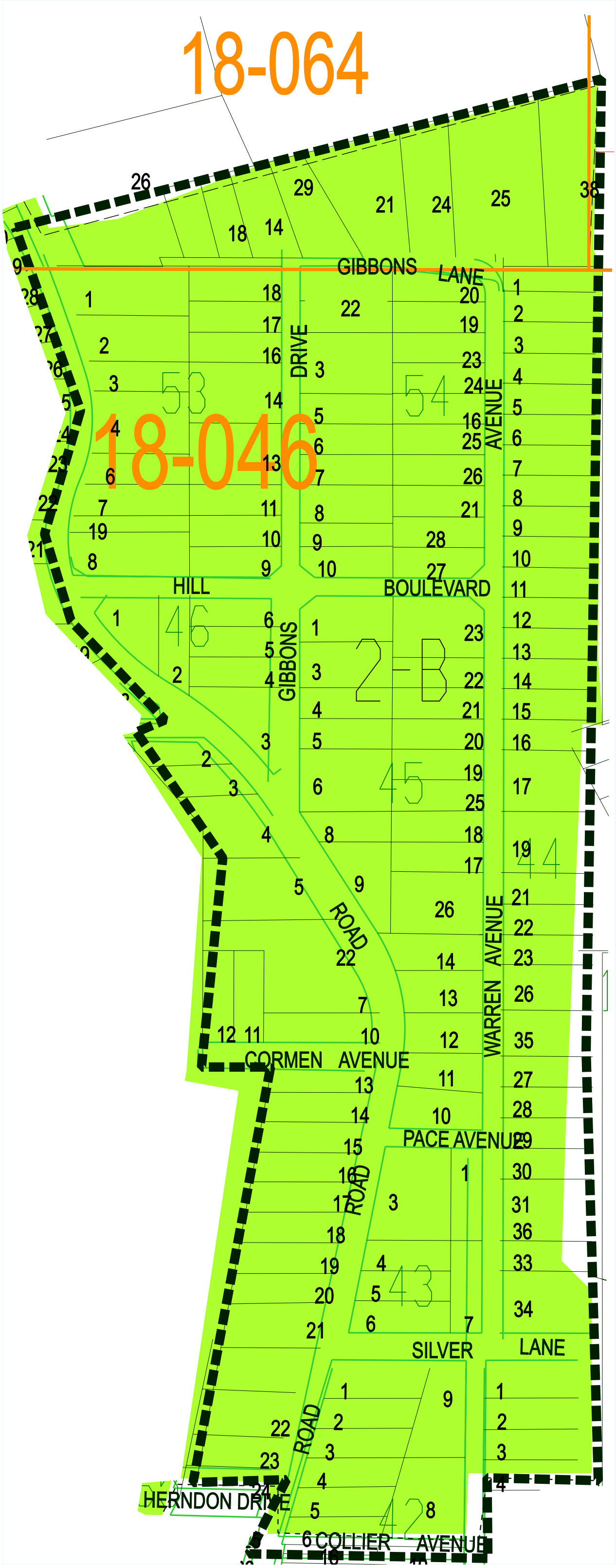

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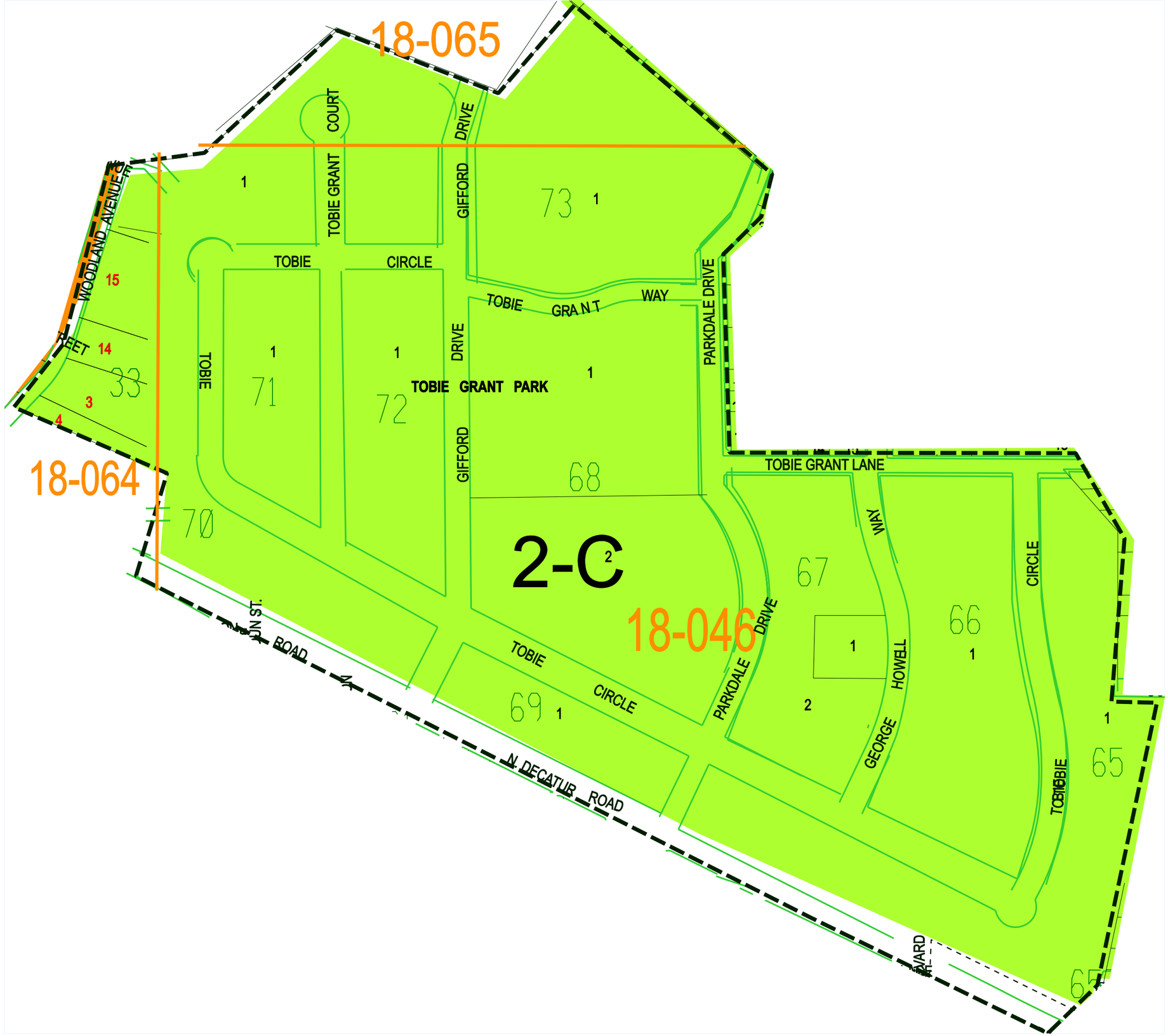

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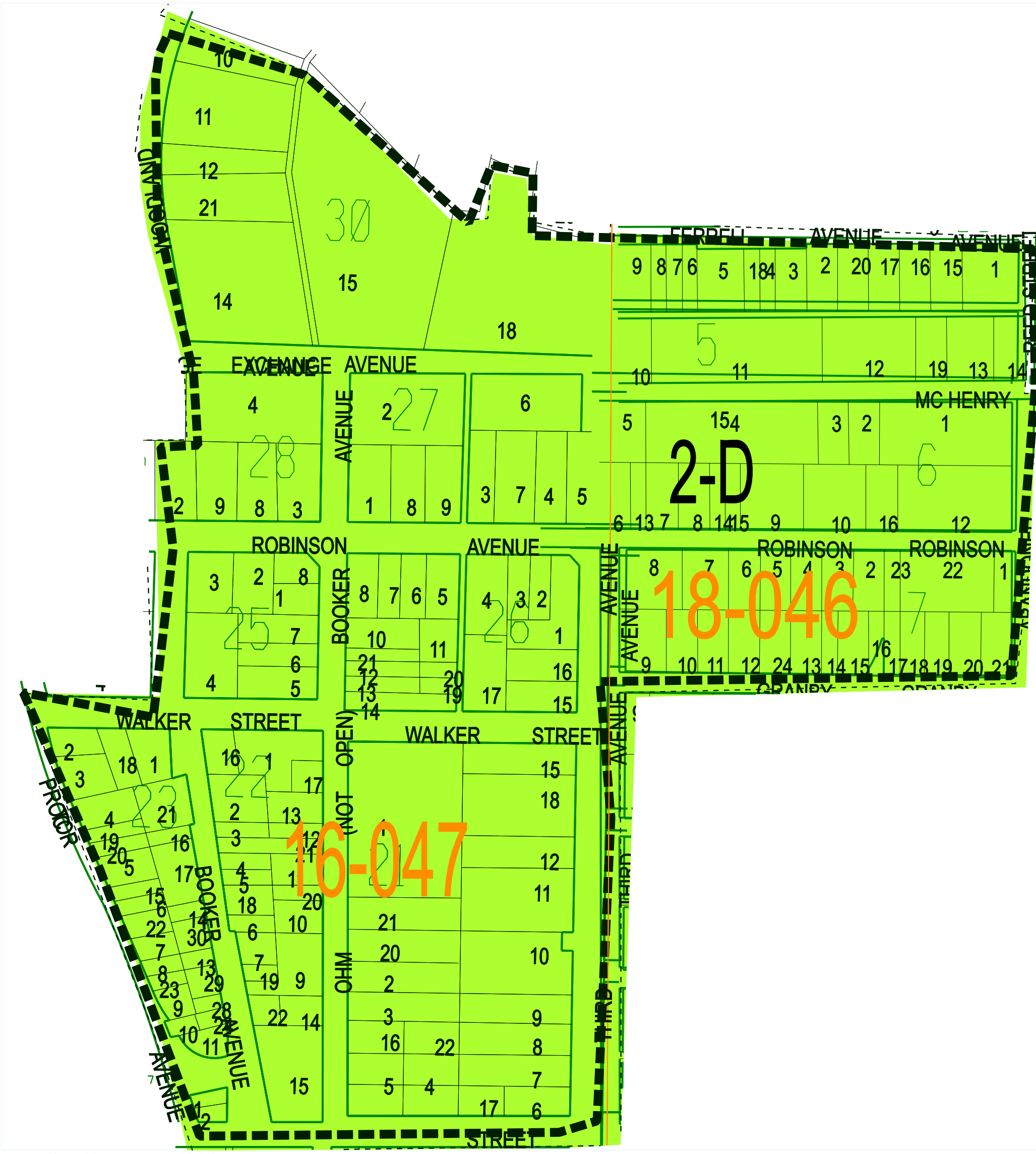

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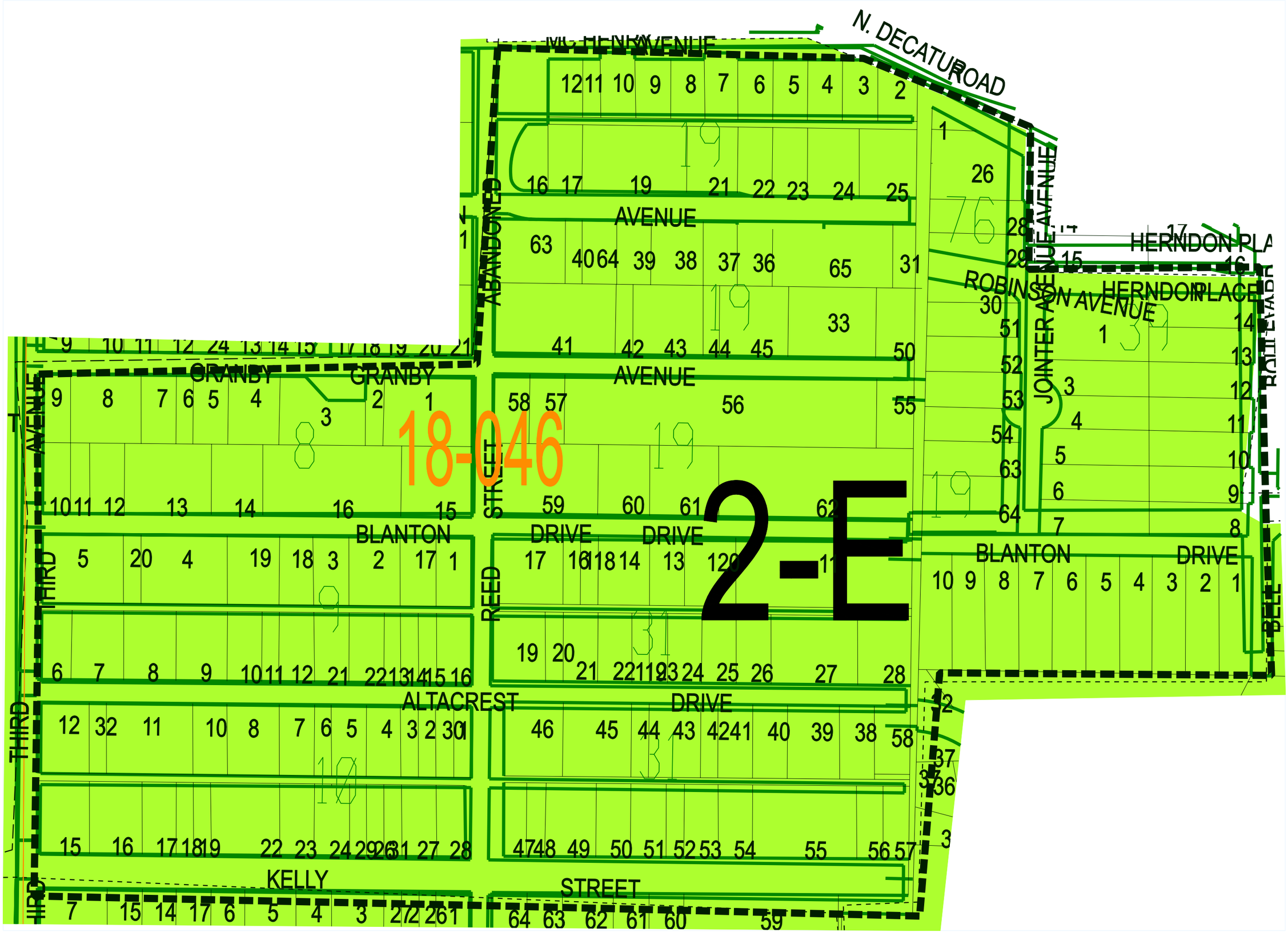

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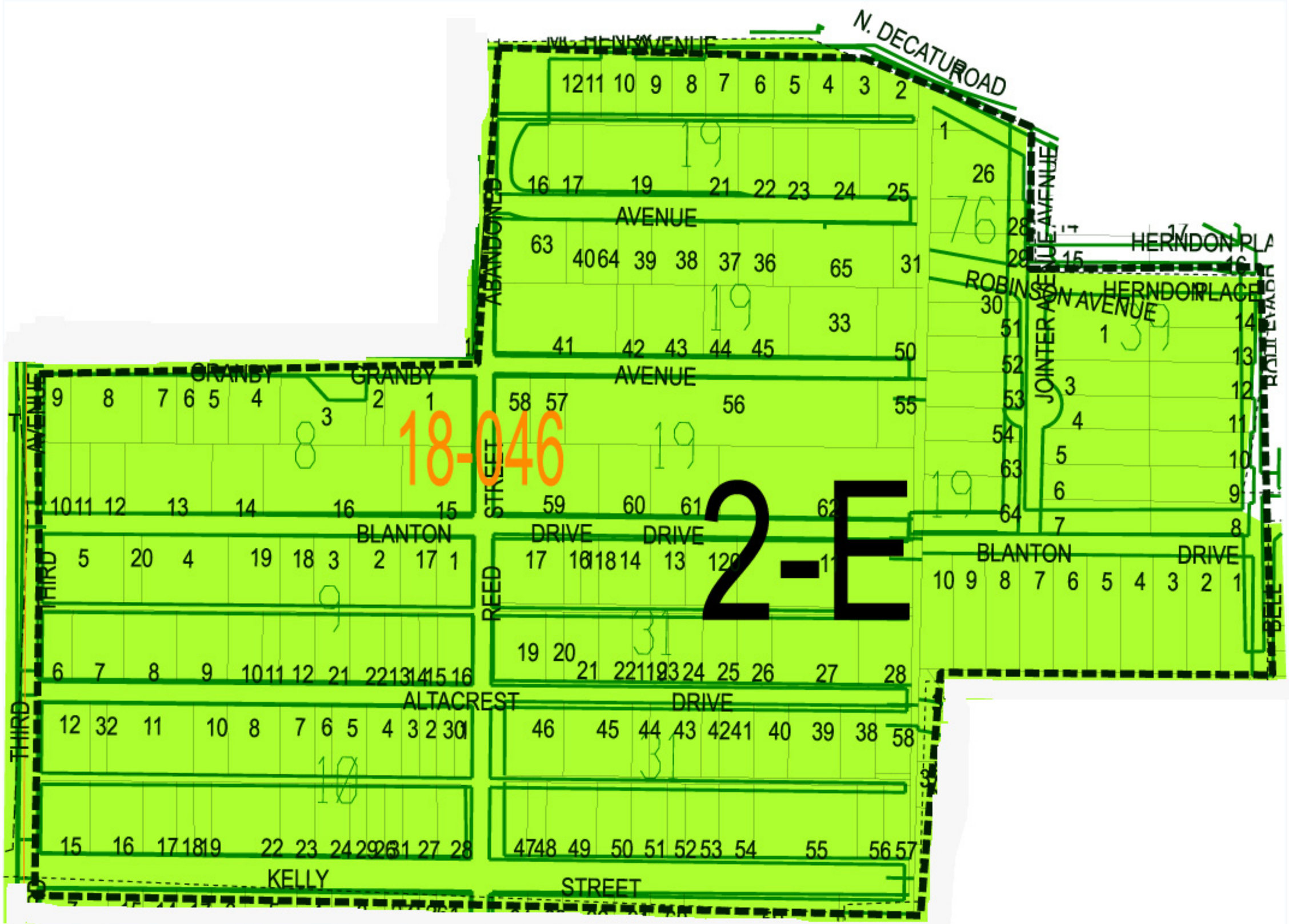
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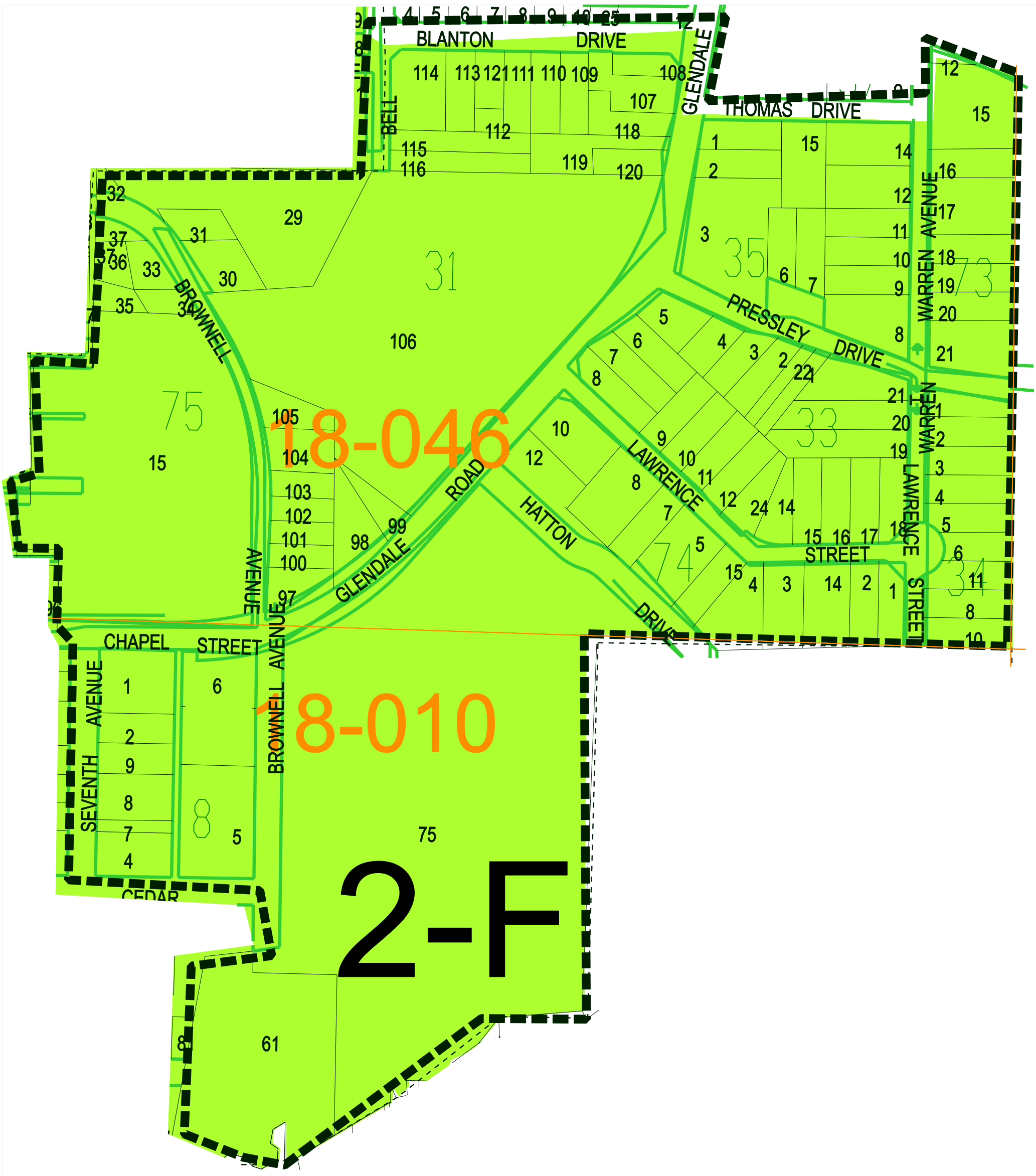

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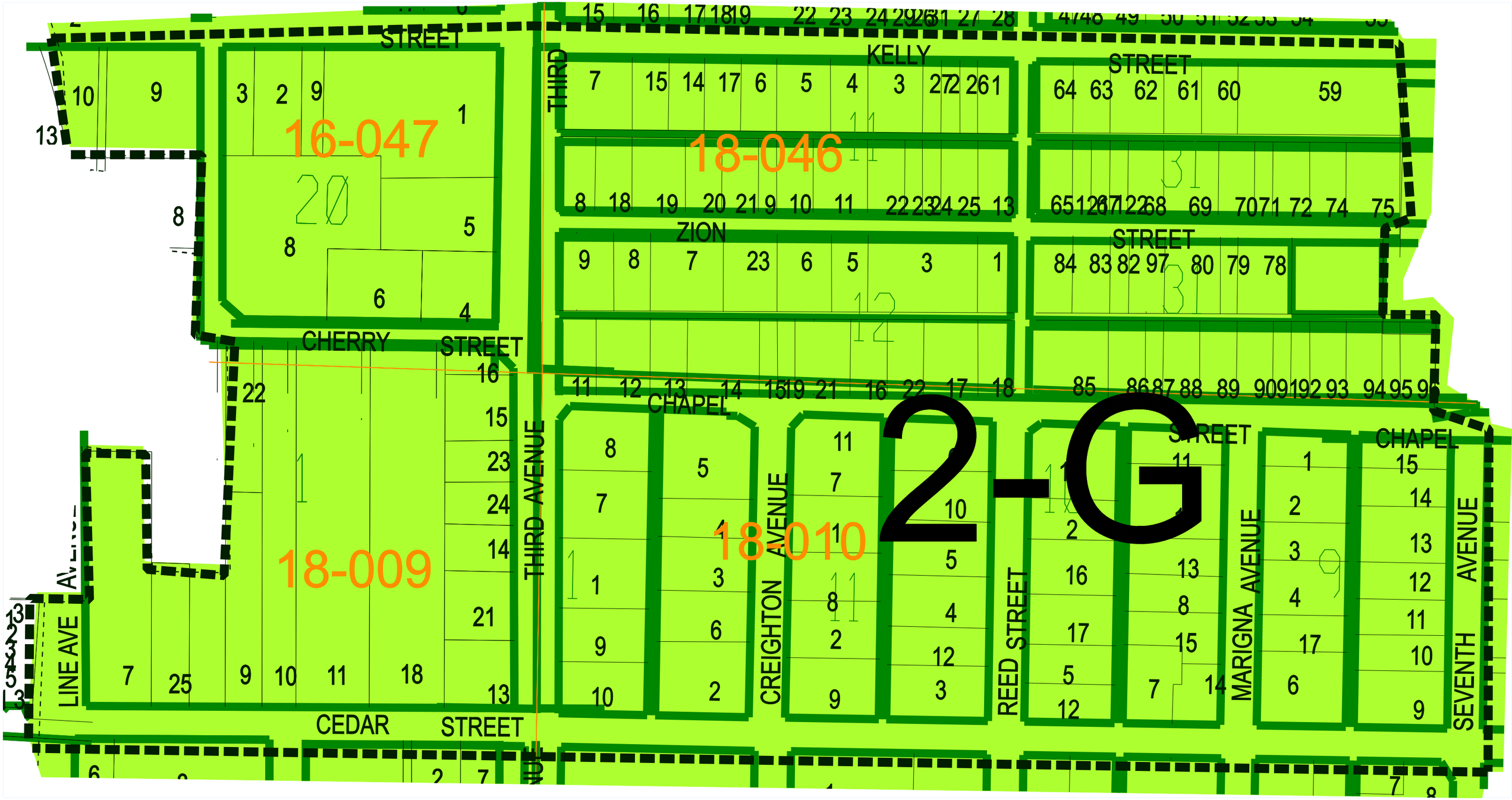

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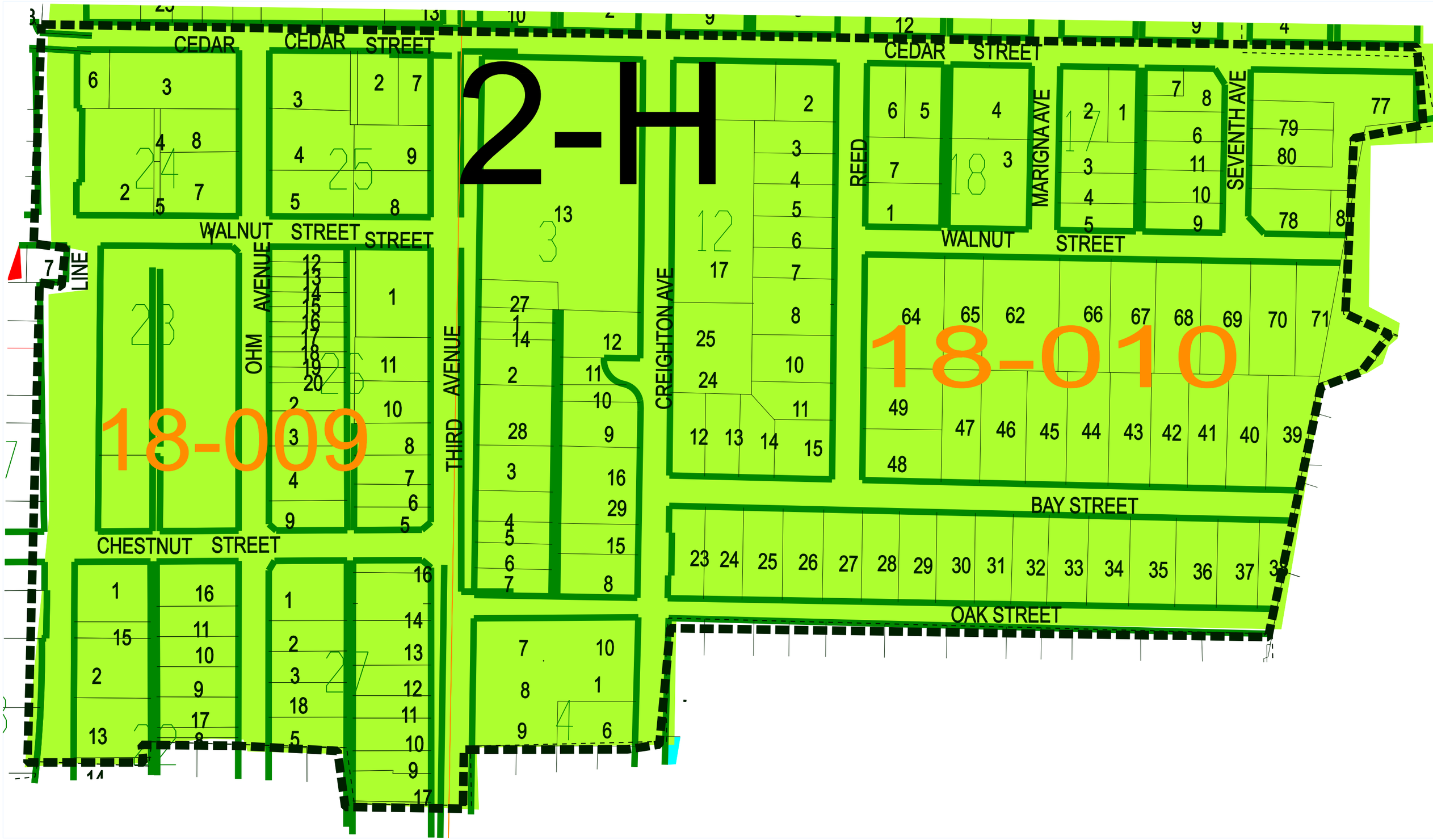

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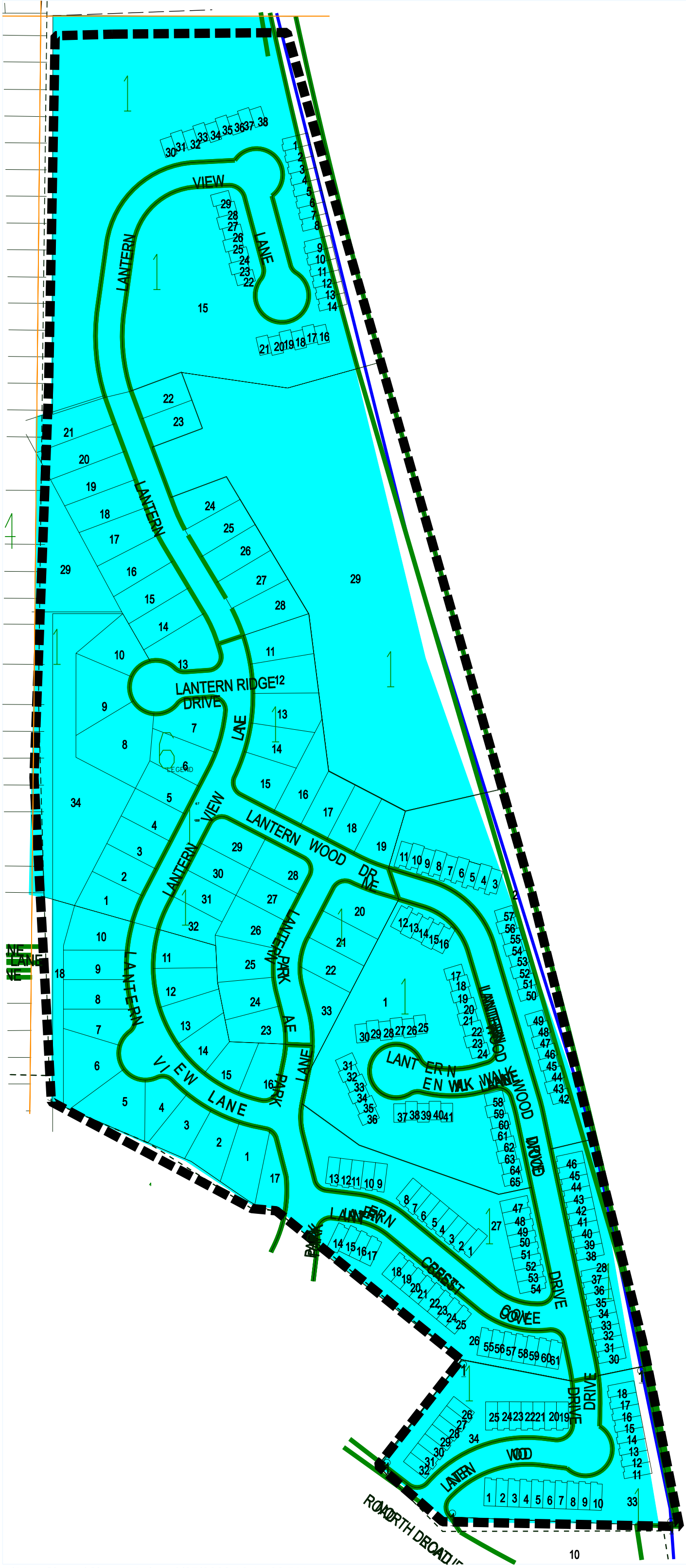
3

LONGMEADOW DRIVE
ANNIE STREET
ALDRICH AVENUE
PATTERSON AVENUE
NEWFIELD WAY
ELIZA STREET
PALOMA
13
14
15
35
10
18-047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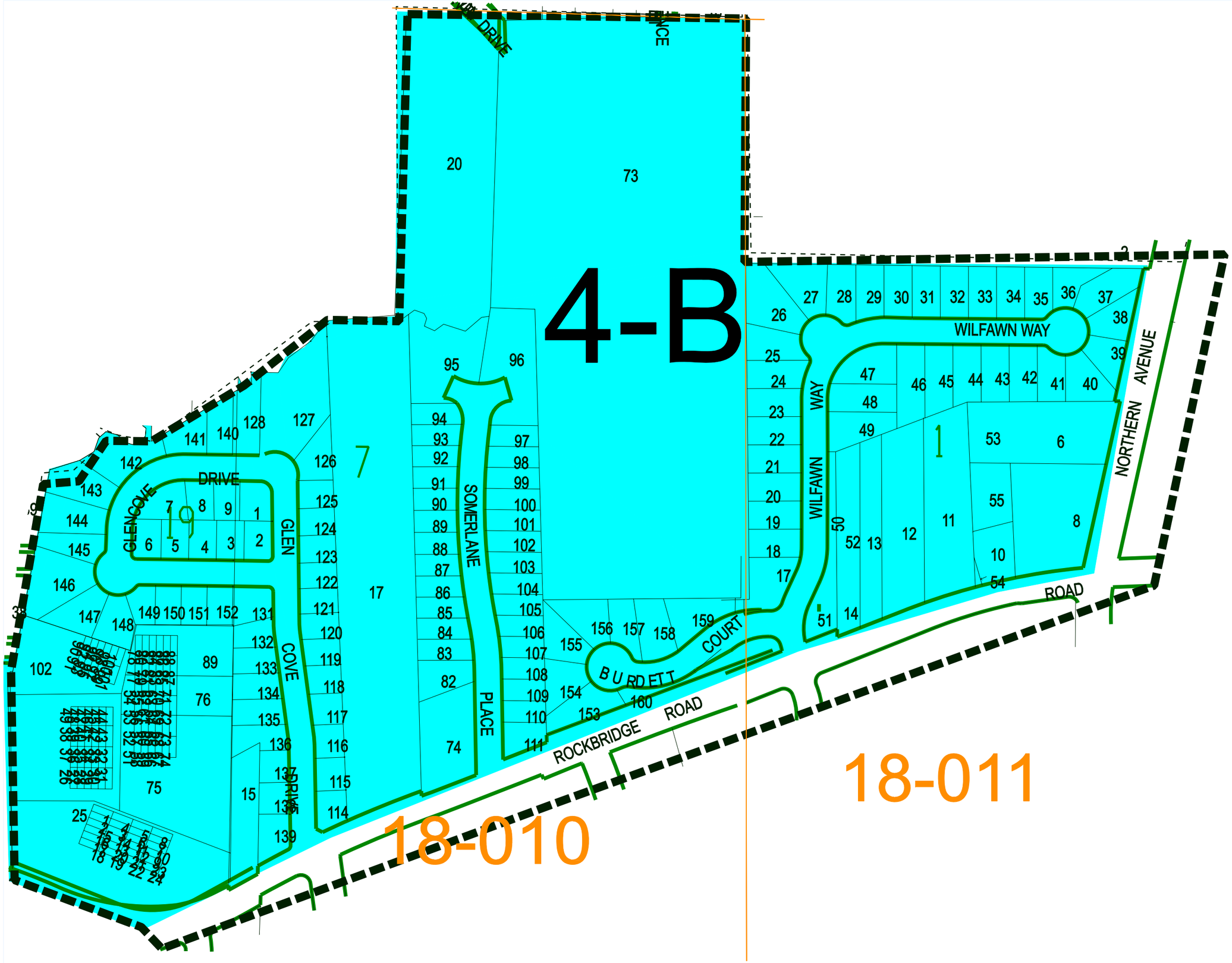
LANTERN RIDGE DRIVE
LANTERN WOOD DRIVE
LANTERN PARK LANE
LANTERN WALK LANE
LANTERN WOOD DRIVE
LANTERN CREST COVE
LANTERN WOOD DRIVE
NORTH ROAD



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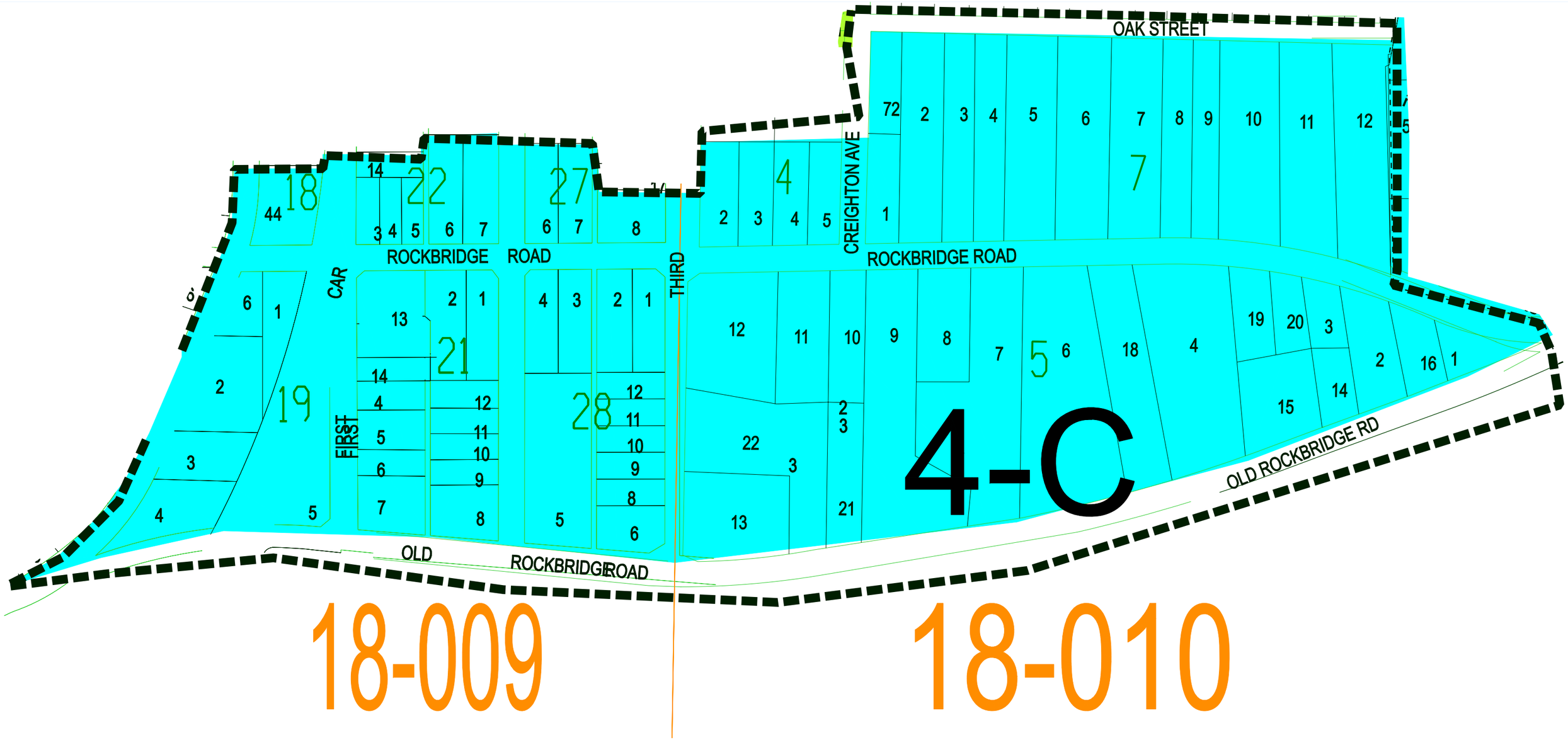

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Design Guidelines for the Scottdale Compatible Use Overlay District

May 2008

Prepared By
The DeKalb County Planning & Development Department

DRAFT

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Design Guidelines for the Scottdale Overlay District

I. Purpose and Authority

In order to protect the interests of property owners in the Scottdale Overlay District and to preserve the health, safety, and welfare of the citizens of DeKalb County, it is essential that development within the Scottdale Overlay District be of a consistently high design character. This goal is best fulfilled by the establishment of orderly and consistent guidelines 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 Scottdale 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 Scottdale Overlay District.

These design guidelines are intended to augment and enhance Chapters 14, 27, and other regulations of the DeKalb County Code of Ordinances, which shall remain in full force and effect within the Scottdale 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. Scottdale Overlay District - Tier I Design Guidelines

The Scottdale Overlay District establishes four development tiers that are described in detail in the Scottdale Compatible Use Overlay District. Tier I is envisioned to be a mixed use tier. This development category allows a variety of commercial, residential, office and institutional uses. The following design guidelines are intended to guide the urban design character of this mixed use tier.

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 Scottdale Overlay District with the following exceptions and enhancements unless otherwise indicated in the ordinance:

The design of streets within the Scottdale 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.

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

Table 1: Dimensions for Elements of Street Design

Street Type	Number of Lanes (11 ft.)	Landscape Zone Width	Sidewalk Zone	Parallel Parking Width	Right of Way Width
Major Collector	4	8	5	9 ft	105 ft
Minor Collector	2	8	5	9 ft	80 ft
Local Street	2	8	5	9 ft	60 ft

B. On-street Parking

On-street parking shall be provided on street types as indicated in Table 1. 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.

C. Medians

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 1. Raised medians shall be landscaped with trees, shrubbery, landscaping, and other approved groundcover materials and the Plant List contained in the Appendix unless otherwise approved by the Planning Director. Shrubbery and groundcover planted in medians within 30 feet of the nose of the median shall not exceed 18 inches in height.

Exhibit 1: Medians

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 meet the specifications indicated in Table 2 and Exhibits 2, 3 and 4. Pedestrian lighting within right of ways shall be mounted no higher than 15 feet above the grade of the adjacent sidewalk.

2. Parking lot lighting shall be as shown in Exhibit 2, 3 and 4 and shall meet the specifications indicated in Table 2 below:

Table 2: Outdoor Lighting Specifications

Location	Type and Spacing	Specification
Street Light	Fixture type	King Luminaire – K803-EGD
	Pole type	Hapco – 78828-002-P43
	Spacing	Every 180 feet with triangular spacing
Pedestrian Light	Fixture type	King K445 – Sol Lux Acorn Luminaire
	Pole type	Hapco Granville Decorative Fluted Pole
	Spacing	Every 90 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

Exhibit 2: Outdoor Street Lighting

Exhibit 3: Outdoor Pedestrian Lighting

Exhibit 4: Outdoor Parking Lot Lighting

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 are required to have one trash receptacle at each shelter. 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 along both sides of streets, adjacent to their paved travel lanes as indicated in Table 1 and Exhibits 1. 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. Bicycle racks are to be located adjacent to outdoor lighting sources.

H. Sidewalks and Pedestrian Ways

1. The Scottdale 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 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.

2. 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.

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

I. Crosswalks

All crosswalks and other intersecting points between the pedestrian and vehicular traffic systems shall be clearly marked as shown in Exhibit 7. The use of approved brick, concrete, or stone

paving materials to identify crosswalk areas is encouraged. Crosswalks shall be designed to meet DeKalb County's standards of use for disabled persons. Crosswalks for median-divided streets shall provide for barrier-free passage and refuge areas as illustrated in Exhibit 1. 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. On-street parking spaces along the street frontage of an adjacent parcel shall not be counted with off-street and shared parking to meet parking requirements of Chapter 27. 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

1. Off-street parking lots shall be provided to satisfy the minimum parking requirements of Section 27 and the Scottdale 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.

2. 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. Parking lots shall be separated from

sidewalks and 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.

3. 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

Building

L. Landscaping

1. 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. The root zones and tree canopies of retained plant materials 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.

2. 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 30 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.

3. Evergreen groundcover planting shall be used on all slopes steeper than 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.

4. 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. All such interruptions must be approved by the Planning Director or assigned designee.

5. Parking lot landscaping –The total length of all parking areas 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 or assigned designee.

6. Irrigation – All newly planted landscape areas (including parking lot islands) shall be irrigated by a fully automatic, commercial, underground irrigation system in according with the following standards:
   a. 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.
   b. Spray heads shall be located to provide 100% overlapping coverage. Overspray onto sidewalks and other paved areas should be minimized.
   c. Control boxes and panels shall be located inside buildings or where they will not be visible or subject to vandalism.
   d. All main and lateral lines shall be commercial grade PVC pipe.
   e. 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 guidelines are intended to advance the governmental purposes of protecting public safety by minimizing distraction to motorists and improving aesthetics of the Scottdale Overlay District by:
   a. Providing a more consistent pattern and appearance for signs and street graphics than would otherwise result from existing sign regulations;
   b. Establishing signage as a design element that contributes a sense of place to the Scottdale Overlay District;
   c. Generating varied and creative tenant signage through application of distinctive design;
   d. Reducing the prominence of signage and balancing commercial and aesthetic interests;
   e. 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 Scottdale Overlay District. Nothing in these guidelines 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 guidelines do not replace the Sign Regulations of DeKalb County with respect to the Scottdale Overlay District, but where these guidelines vary from the underlying DeKalb County standards, these guidelines shall apply.

   a. 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.
   b. 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.
   c. This ordinance shall not prohibit political signs.

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 Scottdale 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 guidelines 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:

i. 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.

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

Building Size

(Gross sq.ft.)	Copy Area	Letter Height
0 - 8,000	50 sq. ft.	24”
8,001 – 12,000	120 sq. ft.	30”

12,001 – 20,000	240 sq. ft.	36”
20,001 – 60,000	300 sq. ft.	42”
Greater than =60,000	360 sq. ft.	48”

Exhibit 9 – Single Tenant Monument Sign

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

Exhibit 10: Ground-Mounted Monument Sign

b. Multiple-Tenant Buildings and Parcels - The following sign guidelines 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:

i. 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

ii. 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

c. 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

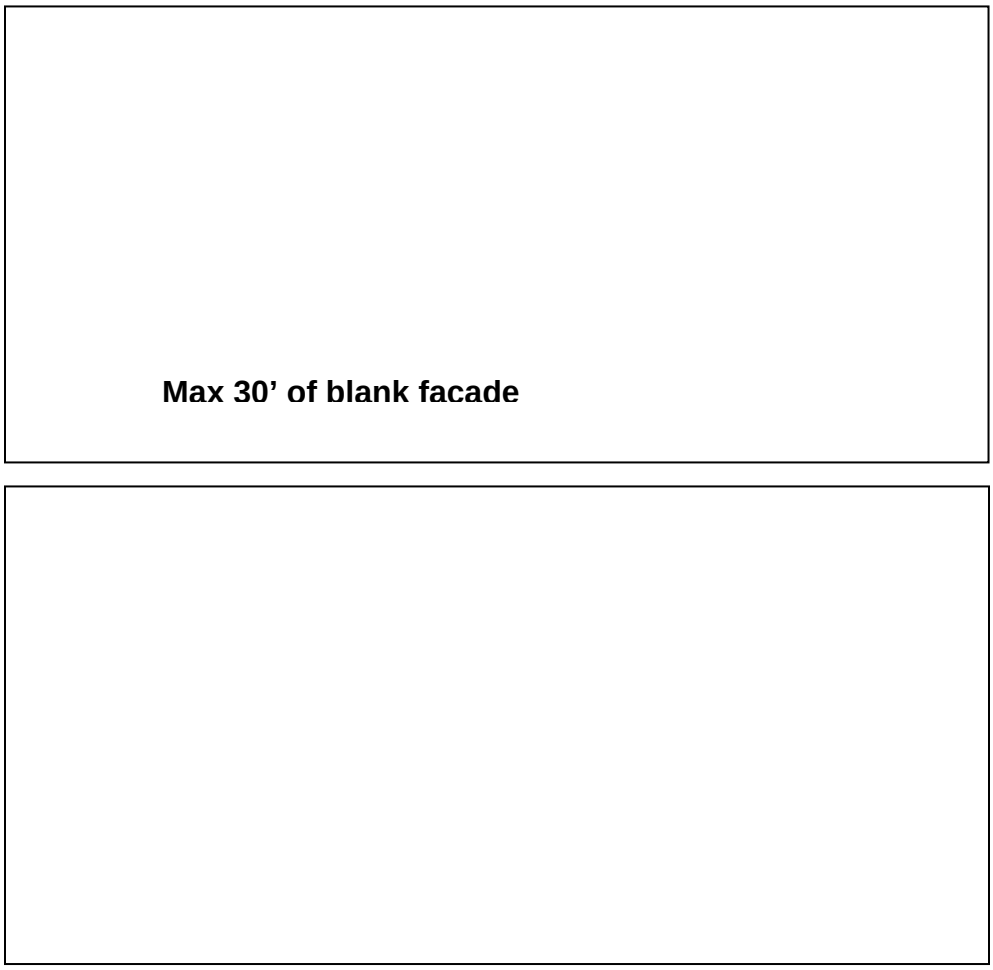
3. Building facades and fenestration

   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:
         - 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
         - 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

- 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

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APPENDICES

Plant List

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

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