



## Chapter 1. Introduction

### **1.1 Purpose:**

The project is a mixed-use development consisting of approximately 158 acres located in the southwest quadrant of the interchange of Interstate 75 and Jodeco Road. The overall development will include approximately 725,000 square feet of mixed-use including 615 residential units.

The Georgia Regional Transportation Authority reviewed and approved the proposed project as DRI #2504, on October 23, 2015.

On December 16, 2016, the City of Stockbridge Council voted and approved the annexation of the Property into the Community Development Director limits of the City of Stockbridge. The Council also voted and approved the rezoning of the Property to Planned Town Development. The actions of the City Council were codified through the adoption of OR16-392.

The purpose of the Design Guidelines is to provide standards for a quality development while creating a sense of place in the overall project area. As part of the DRI approval, certain development conditions for the Project were adopted and have been incorporated into these Design Guidelines.

### **1.2 Intent:**

The intent of the Design Guidelines is:

- a. To develop a mixed-use development that creates a new diverse and pedestrian-friendly neighborhood, with a mix of housing, shopping, workplace and entertainment uses and nodes for transportation access, all within a short walk of each other. A range of types, sizes, amenities, and uses will enhance a series of inviting functional public spaces, including shopping streets and pedestrian-friendly streetscapes, open spaces, courtyards, trails, residential, office, and retail in mixed-use buildings.
- b. To promote the general health, safety, and welfare of the community where residents and visitors can live, work, eat, and play.
- c. To provide consistent standards for quality development in the design area.
- d. To encourage a balanced mix of retail, professional, residential, civic, entertainment, and cultural uses.
- e. To encourage accessibility for both vehicles and pedestrians.
- f. To provide accessible, sufficient parking in an unobtrusive manner.
- g. To create an attractive gateway that is aesthetically appealing and environmentally responsible.
- h. To set standards for landscaping, open space, community design, and public amenities.
- i. To establish a high standard for aesthetically pleasing development that is compatible with the surrounding neighborhoods.

### **1.3 Definitions:**

*Accessory Building:* A Building that is located on the same Lot as a Principal Building but incidental to and detached from that Principal Building.

*Building:* Any structure built for support, shelter, or enclosure for any occupancy or storage. *Building*

*Elements:* Special or accessory features of a building.

*Condominium:* A building in which dwelling units, offices or floor area are owned individually and the common areas and related facilities are under a shared ownership.

*Cornice:* A horizontal molded projection that is located at the very top of a building or wall.

*Commercial use:* A term collectivity defining retail, office, and activities involving the sale of goods and services on a single lot or within a single building.

*Civic Use:* Uses that provide public or institutional services on a single lot or within a single building.

*Declarant:* The overall project developer for the development, Jodeco 158, LLC., or their specified appointee(s).

*Declarant Rights (Developer's Rights):* Permissions that are specifically stated and outlined in this document and may be assigned, transferred or terminated at will by the Declarant. Additional rights may be recorded along with future property deeds.

*Design Guidelines:* This document in parts or its entirety; also known as "Development Standards" and referred to as "Guidelines" herein.

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*Development of Regional Impact (DRI):* Large-scale developments reviewed by the Department of Community Affairs due to their potential effects on the region.

*Façade:* Any exterior wall of a building which is exposed to public view or any wall which is viewed by persons not within the building.

*Front:* To place an element, such as a building, along the front setback. *Frontage:*

The form and character of a building facing a Public or Private Street. *GRTA:* The

Georgia Regional Transportation Authority

*Height:* The vertical distance measured from the average level of the finished grade along all walls of the building to the highest point of the roof for A-frame, dome, and flat roofs (including the top of any parapet); to the deck-line for mansard roofs; and to the average height between the eaves and ridgelines for gable, gambrel, hipped, saltbox, or shed roofs. Chimneys, spires, mechanical rooms, and other building elements shall not be counted towards building height, so long as they comprise no more than 25 percent of the aggregate roof area.

*Industrial use:* "Industrial use, manufacturing, and waste-related activities" as defined by Community Development Director Code on a single lot or within a single building.

*Interstate Sign:* A static printed or digital sign located adjacent to the Right-of-Way of I-75 that may be up to 14' height and 48' in width.

*Community Development Director:* The Manager of the governmental Community Development Director or his/her authorized staff member.

*Lot:* A designated parcel, tract, or area of land to be owned, developed or built upon.

*Lot Line:* A line bounding a lot that divides one lot from another lot or street.

*Lot Width:* The horizontal measurement between the Lot Lines on the side of a Lot.

*Luminaire:* A lighting fixture complete with a light source, a reflector for directing the light, an opening for light to pass through, an outer shell for protection, and a connection to a source of power.

*Median:* Portion of a public or private street that separates traffic that travels in opposing directions.

*Mixed-Use:* A combination of different land uses on a single lot or within a single building.

*Multi-use/Multi-purpose Trail:* Paved or gravel path intended for pedestrians and bicycle movement

*Offset:* A ledge or recess in a wall formed by an adjacent reduction in thickness.

*On-street Parking Zone:* That portion of a street that shall contain parking either entirely or partly within the public right-of-way.

*Outparcel:* A lot reserved for later sale.

*Planting Strip:* Area within a street right-of-way dedicated to landscape planting including groundcover, shrubs, and trees. This can be located on the side of one-way traffic or in between traffic that travels in opposing directions.

*Private Street:* A street that is privately owned and that entity shall be responsible for all upkeep and maintenance.

*Principal Building:* Building in which the primary use of the lot is located.

*Public Street:* A street that is dedicated to the governmental Community Development Director who shall be responsible for all upkeep and maintenance.

*Mixed-use building:* A Building containing at least two (2) different uses.

*Residential Use:* A Lot or Building used exclusively as a home or place for living purposes and can include Single-family and/or Multiple-family dwellings, including apartments, townhouses, condominiums or cluster homes.

*Residential Building:* Building or construction that is exclusively residential in use; can be single-family or multi-family in nature.

*Right-of-Way:* The space between property lines of a street dedicated to public or private use for pedestrian and/or vehicular movement, which also may accommodate public utilities. Also known as ROW.

*Street:* Any vehicular way shown upon an officially approved plan and includes the land between the street lines, whether improved or unimproved, public or private.

*Street furnishings:* A collective term for objects installed on sections of streets and roads for a variety of purposes, including but not limited to benches, bike racks, mailboxes, streetlamps, traffic lights, traffic signs, bus stops, taxi stands, recycling bins, and waste receptacles.

*Street Trees:* Species of deciduous shade trees that are suitable for planting along Public and Private Streets and in ROW.

*Sidewalk:* Pavement dedicated to pedestrian movement in a street right-of-way.

*Townhouse:* A single-family dwelling connected to at least two other dwellings by a common fire-resistant wall in which each unit has direct access to its own front and rear Lot and no unit is located over another unit.

**TOWNHOUSE (ROW HOUSE).** A single-family dwelling unit constructed in a group of three or more attached units. Each unit extends from foundation to roof, not more than three stories in height, with a separate means of egress, and with an open space/yard or public way on at least two sides. Each townhouse shall be considered a separate building with independent exterior walls and shall be separated by a 2-hour fire-resistance-rated wall assembly. (Effective January 1, 2014)

*Use:* A land use or function of classification category.

*Variations.* Revisions or Administrative Waivers to these development guidelines as determined by the Community Development Director.

## **Chapter 2. Regulating Plan**

### **2.1. Administration:**

- a. The review and approval of site plans for development within this project shall be administered by the Community Development Director in accordance with these Design Guidelines.
- b. In any case where the standards and/or requirements of these Guidelines conflict with those of the base-zoning district, use or with any other provisions of the Community Development Directors code, the standards and requirements of these Guidelines shall govern

### **2.2. Procedural Requirements:**

- a. Preliminary Concept Plan  
Developer may submit a preliminary concept plan for review and preliminary approval by the Community Development Director. It shall be designed on state plane coordinates, drawn at a scale of 100 feet to one inch on sheets not exceeding 24 inches by 36 inches in area and be prepared by a surveyor, engineer or landscape architect. It should provide sufficient detail to adequately depict the proposed area for development and include the preliminary layout for all proposed structures including but not limited to buildings, paving, detention, utilities, landscaping and other hardscape items.

### **2.3. Land Disturbance Permit:**

- a. The developer will be required to prepare a complete set of construction site plans, including profiles, cross-sections, specifications, and other supporting data for all streets, utilities, and other facilities. The applicant shall also submit all required application and documentation for construction plan approval and the specified number of copies as defined by the Community Development Director.

### **2.4. Building Plan Permits:**

- a. The builder will be required to prepare a complete set of building plans and pertinent application and documentation for plan approval along with the specified number of copies as defined by the Community Development Director.
- b. All building plans submitted pursuant to an application for a building permit should clearly indicate all the proposed building materials and colors for each facade as described in these Guidelines.

### **2.5. Lot Division:**

- a. Only Lots that are exclusively Residential, shall meet the size and configuration requirements outlined within these Guidelines. All other Lots do not have any minimum lot size or configuration requirements.
- b. No Lots are required to have frontage on a Public ROW.
- c. All Lots may be developed in a single use or may contain a mix of uses on a single development site.

2.6. Variations:

- a. The Community Development Director shall have the authority to approve or disapprove a request for an Administrative Waiver that is justifiable due to its intent or purpose, or by hardship.

### Chapter 3. Overall site design.

The most important aspect of mixed-use development is the way that the project is integrated physically and functionally as to encourage pedestrian activity and walking as the primary means of moving through and around the project. The proposed mixed-use development consists of 158-acres and is zoned as a Planned Town Development (PTD). The site will be development consistent with the site plan received by Community Development on 5/3/2019 and adopted by mayor council on May 28, 2019 to be developed with the following percentages:

- A. POD A – Single-family (Detached - 14.7 acres @ 9% of site)
- B. POD B - Single-Family (Attached – 15.7 acres @ 9% of site)
- C. POD C – Single-Family (Detached – 35.3 acres @ 21% of site)
- D. POD D – Commercial (52.4 acres @ 32% of site)
- E. POD E – Multi-Family (14.5 acres @ 9% of site)
- F. POD F – Open/Green Space (18.1 acres @ 11% of site)

***NOTATION:*** Only 20 to 25% of the residential development may be developed prior to the development of commercial parcels. At least 25% of the commercial parcels must be developed before the remanding residential parcels can be developed.

#### A. Site Design Standards, General.

1. Overall building form.

Buildings should provide and enhance the pedestrian scale and orientation of the district. The following concepts help to achieve that goal:

- a. Buildings may be built to the property line or right-of-way easement to enclose a pedestrian-oriented landscape. Pedestrian-oriented amenities are important. When development accommodates specific pedestrian activities, the setback may vary up to twenty feet with city approval, if the space is planned for outdoor dining associated with an eating establishment, recessed plaza or specific district design standards or landscape needs. The setback cannot be used for parking.
- b. Buildings shall utilize elements such as massing, materials, windows, canopies and articulated roof forms to create a visually distinct base as well as a cap. Architectural elements shall not extend into or beyond the right-of-way.
- c. There should be variations in facades, floor levels, architectural features and exterior finishes to create the appearance of several smaller buildings. Upper stories shall be articulated with features such as bays and balconies.
- d. Special attention should be given to designing a primary building entrance, one that is clearly visible from the street and incorporates changes in mass, surface, or finish to give emphasis.
- e. Corner and public buildings because of location, purpose or size should be given special attention in

the form of building features, such as towers, cupolas, and pediments.

- f. The development of ground level viewpoints and corridors as well as public balconies and roof spaces which take advantage of solar access and views are encouraged.
- g. Minor pedestrian passages of at least 12-feet shall be provided between buildings where access is needed to allow pedestrians to move through the district to another district.

## **2. Building Height and Massing Standards.**

New buildings and additions should be delineated both vertically and horizontally to reflect a human scale. The height of buildings should provide for a human scale to the overall streetscape while respecting surrounding development in the area. In no case should the height of a building exceed that specified by the City Zoning Ordinance.

All structures in this district must meet the following minimum site design standards.

- a. The portion of buildings along the street should not exceed a maximum height of five to six stories. Increased height beyond that should be achieved on the by setting back the upper floors from the initial five or six stories, thus reducing the impact of the overall mass.
- b. On all roads where the right-of-way is more narrow, the maximum facade height shall should not exceed six - (6) stories.
- c. For each additional ten (10) feet back from the front face of the building, the building may rise another ten (10) feet, or fraction thereof. This measure should allow sufficient light to reach the street below and enclose the public right-of-way in such a way that promotes walkability.
- d. Structures over ten stories shall be evaluated on an individual basis.

## **3. Pedestrian Connectivity and Accommodation.**

- a. To foster pedestrian usage in the mixed-use district, sidewalks must be a minimum of eight feet in width internally, except when the Community Development Director determines this width is not feasible. Permeable surfaces should be utilized to the maximum extent feasible.
- b. Properties or development projects abutting major streets in the district shall have zero- to twelve-foot setbacks from the right-of-way, pedestrian-friendly storefronts with display windows along fifty percent of their facade and the facades shall not be plain or sterile but incorporate architectural features, such as windows, entrances and variations in setback, so that no wall plane is wider or longer than two and one-half times the height of the wall plane.
- c. All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.
- d. Safe pedestrian connections shall be made between buildings within a development, to any streets adjacent to the property, to any pedestrian facilities that connect with the property, when feasible between developments, and from buildings to the public sidewalk to minimize the need to walk within the parking lot among cars.
- e. All pedestrian connections shall be shown on the related site plan or plat.
- f. Street furniture to meet the needs of pedestrians shall be provided, as needed and as appropriate. Examples of street furniture include streetlights, benches, water fountains, trash receptacles, bicycle racks, and dog-walking areas.

#### **4. Parking areas.**

- a. On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Community Development Director, subject to the following criteria:
  - i. The use is a big box with outparcels helping to screen parking, or
  - ii. At least 50% of the parking is located to the side or rear of the building, or
- b. Parking lots shall be directly connected to a sidewalk leading to the main entrances of all buildings on site and include marked crosswalks across interior driveways and vehicular aisle.
- c. Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces.
- d. The use of shared parking with adjacent sites is encouraged as per the shared parking provision of the Land Development Code. A shared parking agreement must be recorded into the deed of all participating parcels.

#### **5. Access.**

- a. Adjoining properties shall be encouraged to share curb cuts to reduce interruptions to the sidewalks.
- b. Properties that are adjoining must enter into an agreement to create space for a connection between the two (2) properties. This keeps traffic off the main road and increases the likelihood that a customer will only have to look for a parking space once if desired.

#### **6. Parking Lot Landscaping/Buffering.**

- a. At least thirty percent (30%) of the paved surface area of each surface parking lot shall be shaded by mature landscaping within five (5) years of construction to provide a cool environment.
- b. The area between a parking lot and the public ROW shall have a boundary strip of at least five (5) feet. Trees within the boundary shall be planted a maximum of forty (40) feet on center, and no boundary shall have less than one (1) tree. A brick or stone wall thirty (30) inches tall, or shrubs maintained at a minimum mature height of twenty-four (24) inches and a maximum height of thirty (30) inches, shall be provided within the strip.
- c. All areas along the corridor not developed with buildings or prepared surfaces for parking, circulation, utilities or the like, shall be landscaped and maintained with ornamental plantings. These plantings should be native or drought-tolerant plants to minimize the need for irrigation. Green field and wooded areas should be left as is, until developed into another use. Paved areas of the site shall be limited in size to the area required to accommodate the intended use.



**7. Parking structures.**

- a. Parking structures shall be architecturally consistent with the project buildings, including the use of the same primary finish materials as the exterior of the adjacent or adjoining buildings.
- b. When placement of parking structures along site frontages is necessary, visual mitigation such as landscape buffers, upper-level setbacks, or additional architectural treatment shall be used.
- c. The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.
- d. The top deck of parking structures shall include screen walls, periphery landscape islands, or similar features where visible from public view in order to soften the appearance of the top of the parking structure and screen the view of cars on the top deck of the structure.
- e. All top deck lighting shall be screened and directed downward to avoid light spill onto the street below and shall consist of only bollards or building lighting. Light poles are prohibited.

**8. Exterior Lighting.**

- a. Exterior Lighting. Pedestrian areas need to be well-marked and well-lit. Exterior lighting shall be an integral part of the architecture and landscape design. Street lighting shall relate in scale to the pedestrian character of the area. Pedestrian lighting shall be provided at a pedestrian scale of three to twelve feet, with the source light being shielded to reduce glare, thereby encouraging safe access to these areas twenty-four hours per day. Overall, lighting and pedestrian zone lighting is needed but shall not create glare or light spillage off site or beyond parking lots and streets.
- b. Lighting should be provided at all entrances, pathways, parking areas, and recessed areas.
- c. All exterior lighting fixtures shall use full cutoff luminaires to reduce both energy usage and glare, as well as prevent light pollution.
- d. Lighting shall be pointed at the ground or the building directly to prevent glare onto neighboring areas.
- e. Light fixtures, light pole bases, and poles, shall be consistent with each other, the architecture of buildings (if any), and/or nearby street lighting.

**9. Street Design.**

- a. Streets shall be designed in a manner which facilitates efficient vehicular access, smooth traffic flow, and the safety of pedestrians.
- b. A sufficient turning radius shall be provided within street cul-de-sacs and other areas to facilitate turning movements of utility and emergency vehicles.

- c. The usage of bicycles for personal transportation or recreation is encouraged. All bicycle racks shall be appropriately positioned and located in areas which ensure the safety of the bicyclists or uses of alternative non-motorized modes of transportation and which do not hinder the safety or mobility of pedestrians or vehicles.

**10. Acceleration and Deceleration Lanes.**

Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.

**11. Trash Enclosures, Storage Areas, and External Structures.** Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.

- a. Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties.
- b. All trash dumpsters shall be provided with solid enclosures. Fats, oils, grease receptacles shall be provided with solid enclosures.
- c. Enclosures shall be composed of 8-foot-high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.
- d. Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a three-foot landscaped buffer shall be provided that does not impede access into and out of vehicles.
- e. These areas shall be well maintained and oriented away from public view.
- f. The consolidation of trash areas between buildings is encouraged.
- g. The use of modern disposal and recycling techniques is encouraged.
- h. This Section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by Staff in accordance with the standards herein.

**12. Utility Boxes.** Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.

13. **Utilities** are required to be underground and aboveground equipment shall be located away from major pedestrian streets and corners. Equipment boxes and vaults must be placed in back of the sidewalk and where landscaping can minimize or screen their impact.
14. **Satellite Dishes.** Satellite dishes shall be located in such a manner as to blend with the background, if possible. Locations shall be determined by the Community Development Department.

## **B. Site Design Standards: Non-Residential Development.**

### **1. Shopping Cart Corrals.**

- a. Shopping cart corrals are required for big box or mid box retail uses and shall not occupy any required parking spaces
- b. The shopping cart corral rail finish shall match or compliment the exterior finishes of the main building through the use of two out of three of the same exterior colors and finishes.
- c. No art is allowed on cart corrals.
- d. Vegetation buffers shall encompass at least two-sides of cart corrals.

### **2. Uses Within Buildings.** All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open.

- a. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.
- b. Approved temporary uses, such as Christmas tree lots, shall be exempt from this requirement.

### **3. Outdoor Display**

- a. All retail product displays shall be located under the buildings' permanent roof structure, 3-feet from entrance doors, or on designated display pads.
- b. All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface.
- c. Display areas shall not block building entries or exits, pedestrian walks, or parking spaces in front of the building. Outdoor display areas shall not spill into walkways or any drive aisle adjacent to a building.
- d. Seasonal uses outside of these areas may be approved through the Temporary Use process.

**4. Access Requirements for each commercial lot:**

- a. Each roadway shall not be more than forty feet in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and
- b. The entire flare of any return radii shall fall within the right-of-way.

**5. Off-street Truck Loading Space.** Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.

**6. Screening and Maintenance of Storage & Loading Areas**

- a. To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site.
- b. Screening for storage and loading areas shall be composed of 8-foot high solid masonry or architectural precast concrete walls with opaque gates and self-latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles.
- c. Gates shall be made of opaque metal for durability. Chain link gates with opaque slats are prohibited.
- d. The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.
- e. Trash areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the business (unless storage is otherwise accommodated behind required screened storage areas).
- f. All wall-mounted mechanical, electrical, communication, and service equipment, including satellite dishes and vent pipes, shall be screened from public view by parapets, walls, fences, landscaping or other approved means.
- g. All rooftop and sidewall mechanical equipment and other extensions allowed above the building height shall be concealed by or integrated within the roof form or screened from view. The following appurtenances or necessary extensions above the roofline that require screening include stair wells, elevator shafts, air conditioning units, large vents, heat pumps and mechanical equipment.
- h. Service and loading areas must be screened from street and pedestrian ways.
- i. Pedestrian Access. Pedestrian and bicycle paths and connections are required within the development and shall be provided to the closest activity areas (i.e., schools, business area, park, major arterial, etc.).

**7. Buffers.**

- a. A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least six feet in height, unless a wall or fence of a different height is required by the Community Development Director as part of a site Plan review. Such wall, fence, or landscaping shall be maintained in good condition with no advertising thereon, except as permitted by city's Landscaping Ordinance.
- b. No chain link or wood fences are permitted as buffering or screening between commercial and residential. Decorative masonry, rod-iron, brick, stone, stucco, fiber-cemented siding are suggested types of fences, and as circumstances require, one or the other may be required.
- c. Unless otherwise required, walls or fences used as a buffer or screen shall not be less than six feet in height.

**8. Parking Lot Buffers.**

- a. There shall be a minimum of 10 feet of landscaping between parking areas and side and rear property lines adjacent to residential land uses.

**9. Building Buffer:**

- a. No building shall be closer than 10-feet from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window.
- b. Drive-through lanes must be screened with an approved landscape buffer.
- c. Escape lanes must be provided for all drive-throughs.

- 10. Interconnection.** All parking and other vehicular use areas shall be interconnected with adjacent non-residential properties in order to allow maximum off-street vehicular circulation.

**C. Driveway and Parking Standards**

The parking standards describe the appropriate locations for parking lots and garages in relationship to buildings and frontage. Multi-modal circulation options, including pedestrian and bicycle accommodations and connections to the surrounding street network are also defined herein.

**1. General Requirements:**

All parcels shall provide convenient inter-connections with adjacent parcels that serve both pedestrians and automobiles that meet the following:

- a. Streets shall be constructed for all commercial or multifamily residential development that abuts another commercial or multifamily residential development.

- b. Continuous non-residential streets, where necessary to connect adjacent parcels along the thoroughfare.
- c. Driveway aprons, stub-outs and other design features to indicate that abutting properties may be connected to provide cross access.

**2. Paving Materials for Parking Lots:**

- a. All parking areas, entrance and exit driveways shall be paved with asphalt, concrete, or pervious materials approved by the Community Development Director.
- b. Pervious paving is recommended and includes materials described in the current edition of the Georgia Stormwater Management Manual as the porous concrete or modular porous paver systems under the limited application Stormwater structural controls.
- c. Paving areas shall be of sufficient size and strength to support the weight of service vehicles.

**3. Off-Street Parking, Loading and Service Areas:**

- a. All off-street parking, loading, and service areas shall be separated from walkways, sidewalks and streets by curbing or other suitable protective devices.
- b. Where possible, off-street parking, loading, and service areas shall be screened from streets and primary building frontages as per the Chapter 8: Landscape & Hardscape Guidelines.
- c. Parking garages shall be given an architecturally articulated street edge with clearly defined openings.
- d. On-Street parking is allowed on publicly accepted streets and may be utilized in satisfying the number of required parking spaces if they are within one-hundred feet (100') of the building entrance.
- e. Off-street loading areas shall be located in the rear of buildings and screened from view from adjacent property or streets.

**4. Shared Parking:**

- a. Adjacent uses or establishments may provide shared parking with a reduced quantity of parking as compared to the sum of parking spaces required for each individual use.
- b. A written request for shared parking shall be presented to the Community Development Director for consideration. At a minimum the request shall include:
  - i. A paved driveway connection between the adjacent developments such that automobiles may move from one (1) parcel or use to the adjacent parcel or use without exiting to the public street.
  - ii. A designated pedestrian connection from uses to the shared parking facility.

**5. Pedestrian Circulation:**

- a. Parking areas shall be designed to facilitate safe and convenient use by pedestrians. All developments shall provide designated pedestrian pathways or sidewalks connecting the front entrance of the principal building to the sidewalk along the abutting Public or Private Street, including marked crosswalks across interior driveways.
- b. Sidewalk widths
  - i. Internal to Residential uses - minimum five foot (5') wide sidewalk on both sides of Public or Private Streets.
  - ii. Adjacent to mixed-use or commercial areas - minimum eight feet (8') wide sidewalk on both sides of Public Streets.
  - iii. External along roads A, B, C – a minimum of twelve feet (12') wide sidewalks on both sides of the Public Streets.
- c. Sidewalks may be included within any required landscape area.
- d. All intersections on Public and Private Streets shall contain crosswalks that connect to sidewalks in all quadrants.
- e. Street level retail uses with sidewalk frontage shall provide an entrance to the building from the sidewalk in addition to any other access that may be provided to the building.
- f. Employee parking shall be provided on site, or as part of a shared parking agreement or

- at a parking structure. One space per employee based on the largest shift.
- g. Parking lots shall have internal landscaping as well as be screened from streets and pedestrian ways.
- h. Parking garages shall be screened to improve the pedestrian environment in mixed-use zones.
- i. Crosswalks - Crosswalks shall be demarcated with brick pavers of common types throughout the development, subject to approval.
- j. Multi-Use Trail - There shall be a multi-use trail, a minimum of ten foot (10') wide, along one side of the main north-south Public Street that bisects the site as per the DRI.

**6. Bicycle Parking:**

- a. All nonresidential uses that are required to provide off-street parking spaces for motorized vehicles shall also provide bicycle parking spaces. Uses that require up to fifty (50) off-street parking spaces for motorized vehicles shall provide at least one (1) bicycle rack plus one (1) more bicycle rack for each additional fifty (50) parking spaces required for motorized vehicles.
- b. Residential developments shall provide a minimum of one (1) bicycle rack for up to ten (10) dwelling units and one (1) additional rack per each additional ten (10) dwelling units.
- c. Bicycle spaces shall be located such that the rack and bicycle do not obstruct any walkway.
- d. The location and style of each bicycle rack shall be provided on the plans for site plan review and meet the standards of the Community Development Director.
- e. No single bicycle parking area should exceed ten (10) racks or twenty (20) spaces or impede normal pedestrian flow.
- f. It is recommended that the bicycle parking area be located within one hundred (100) feet of the facility entrance, preferably visible from that entrance. In no case shall the bicycle parking be further than two hundred and fifty (250) feet from the entrance.

**D. Signage**

- 1. **Signage** in the mixed-use district should be done to clearly relay information and should be appropriate scale to the buildings and should focus on the close-in nature of the slow vehicle and pedestrian traffic. Signage shall be consistent throughout district.
  - a. Where possible, signs should be an integral part of the building rather than an afterthought. Wall-mounted signs shall not project more than six inches from the building.
  - b. Building-mounted or wall signs for retail shops and commercial area may be located in the storefront area above the door height and below canopy (typically eight feet above floor).
  - c. Signs shall be centered between architectural elements and between columns to allow building architecture to be expressed. Signs shall not necessarily be centered on lease premises.
  - d. Signage shall be placed facing primary pedestrian streets.
  - e. Overhanging, building-mounted or blade signs which hang from the canopy, arcade or building front may be utilized to increase visibility.
  - f. Each sign is calculated separately and shall conform to all applicable maximum area limitations. Calculated maximum areas are not transferable to other facades. Each tenant is allowed to place signage on no more than two facades.
  - g. Monument signs can be internally illuminated.
  - h. Wall signs shall be of the channel style lettering. Box signs are prohibited.

**2. Size and Placement:**

- a. The design, size, and location of each sign will be reviewed and approved in context with the design of the building to which it pertains and its specific use.
- b. No signage is permitted within the vision clearance triangle at street intersections.

- c. Signs mounted on buildings, other than those that name the building, should be clearly visible from the street level.

### **3 Regulated Signage:**

Signage will conform to the requirements set forth in Chapter 8.12 of the Sign Ordinance with the following exceptions:

- a. Interstate signs will be allowed in three (3) locations adjacent to the Right-of-Way of I- 75.
- b. Wall signs for large retailers shall be permitted. One sign on principal entrance and an additional sign on an alternative side.
- c. Entertainment uses may be permitted to have a marquee with reader board or electric lettering and/or internal illumination but will be reviewed on a case-by-case basis.
- d. Professionally commissioned painted wall murals shall be permitted but will be reviewed on a case-by-case basis.
- e. Building plaques shall be permitted.

## **E. Landscape and Hardscape Guidelines**

### **1. Street and Parking Lighting:**

- a. Streetlights
  - i. Streetlights shall be provided on all public streets;
  - ii. All roadway lighting, streetlights, and parking lights shall be the full cutoff type. Pedestrian lights shall be the semi-cutoff, cutoff, or full-cutoff type.
- b. Parking Lot, sidewalk and building illumination. Outdoor lighting standards shall be as per Community Development Zoning Codes.
- c. Drive-under canopies and pump islands at fueling stations. The luminaire shall be recessed into the canopy ceiling so that the bottom of the luminaire does not extend below the ceiling.

### **2. Site Furnishing:**

- a. Site Furnishings shall be coordinated to complement architecture and create a cohesive community character.
- b. Site Furnishings shall be provided along streets, trails, and throughout plazas to support and promote pedestrian and bicycle use leading to a vibrant socially connected community in conjunction with the approved DRI.
- c. Site Furnishings shall have durable and timeless design intended for heavy use. Materials include metal, wood, and wood composite.
- d. Site Furnishings shall be affixed to the ground and easily serviceable.
- e. The location and frequency of all Site Furnishings shall be determined by the Declarant and be approved by the Community Development Director.

### **3. Planting:**

- a. General
  - 1) All non-residential single-family plans that include planting materials shall be designed, signed and sealed by a State of Georgia Professional Registered Landscape Architect.
  - 2) The Landscape Architect is solely responsible for selection of plant materials which are subject to approval by the Community Development Director.
- b. Landscape Plan Materials Standards
  - 1) All plant materials are measured at current ANSI standards.
  - 2) Street Trees/Deciduous trees: Minimum size at time of planting is 2.5-3" caliper.



- 3) Evergreen and Coniferous Trees: Minimum size at the time of planting is 4'-6' in height.
  - 4) Ornamental trees: Minimum size at the time of planting is 2" caliper or 5' in height.
  - 5) Evergreen and Coniferous Shrubs: Minimum size at the time of planting is 24" in spread/height.
  - 6) Deciduous Shrubs: Minimum size at the time of planting is 24" in spread/height.
  - 7) Ground Cover: Installed in a manner that presents a finished appearance and on slopes steeper than 20 percent.
  - 8) Lawns: All lawn areas shall be sodded and planting strips within the right-of-way shall be used in combination with other methods of biofiltration.
- c. Buffer & Screening Requirements
1. Parking areas that are visible from Public or Private Streets shall be buffered by one of the following:
    - i. A minimum ten (10) foot wide planting strip located between the property line and the parking lot.
    - ii. A five (5) foot wide planting strip that includes a wall constructed of similar materials as the primary building twenty-four inches (24") to thirty-six inches (36") high with shrubs and other plantings on either side.
  2. The quantity, location and species of plant materials in the required planting strip shall be determined by pedestrian access, utilities and other public safety considerations.
- d. Street Trees
1. Street Trees shall be allowed to be placed in planting strips within the Right-of-Way, in medians and/or both sides of all Public or Private Streets.
  2. The quantity, location and species of Street Trees shall be based on pedestrian access, utilities, and other public safety considerations.

**4. Other:**

- a. The development shall have extensive landscaping of large parking areas, along streetscapes and for pedestrian-oriented open spaces which can be seen from the street and pedestrian-oriented areas. Landscaping can also help to define areas and separate areas thereby bringing a human scale to these intense uses.
- b. Parking areas shall have one tree per every 10-parking stalls or have trees between every two to four ferry loading lanes. Parking areas must be screened from all pedestrian-oriented areas through the use of trees, shrubs, walls and/or trellis structures with plants.
- c. Parking lots shall provide landscaping next to buildings and along walkways.
- d. Arbors or trellises supporting living landscape materials may be considered for ornamentation on exterior walls. Any such feature should cover an area of at least one hundred square feet and include sufficient plantings to achieve at least thirty percent coverage by plant materials within three years.
- e. Pedestrian activity is encouraged onto the site.

**F. Site Design Standards: Residential Development.**

- a. Staggering of setbacks and building massing is encouraged. Variable setbacks and building massing establish a visually interesting streetscape and avoids monotony ().
- b. Vary the distance between adjacent homes to create a variety of types/sizes of yards.
- c. Location of garages and driveways should maximize the street parking opportunities.

- d. Vary driveway and garage locations to add variety to the street scene and diminish the visual impact of garage doors along street frontages.
- e. Minimum length of driveways shall be twenty-five (25') feet.

## CHAPTER 4. Building Standards

### 1. Building Design Standards.

All structures in this district must meet the following minimum site design standards.

#### a. Street Orientation:

- 1. The main entrance to all the buildings shall be oriented to Public Streets, where feasible.
- 2. When possible, buildings located on a corner should have the main entrance situated to address both streets therefore accentuating the corner position and improving visibility and pedestrian circulation.

#### b. Building Orientation.

- 1. The required building setbacks of the underlying zoning district may be reduced in order to encourage new commercial buildings to develop closer to the street.
- 2. Buildings may be set back further to allow for an appropriate building frontage zone which may include balconies or steps, public plazas, outdoor dining areas, or additional landscaping.
- 3. Corner lots should be oriented to the corner and used to create focal points at the four (4) corners of major street intersections.
- 4. When adjacent to existing commercial developments that are set further back, a step-back design may be utilized to transition to the desirable setback pattern, reducing excessive variation.

### 2. Building Service Elements.

#### a. Building Equipment and Services:

- 1. Mechanical or utility equipment including utility meters shall be screened from public view.
  - a) The method of screening may be architecturally integrated with the structure in terms of materials, color, shape and size in such a manner that the equipment is not visible from street level.
  - b) Vegetation and landscaping may be used to screen on-grade elements. Landscaping must be maintained.

- b. Refuse containers or dumpsters shall be located in the rear or side yard of a property and shall be screened from view of the public right of way.

#### c. Enclosures:

- i. Enclosures shall reflect the architecture of the proposed development and include walls constructed with appropriate and compatible materials.
- ii. The enclosure shall have a minimum height of eight (8) feet, or two (2) feet taller than the highest point of the waste/grease container, compactor or dumpster, whichever is greater.
- iii. Gates shall allow access to refuse containers while denying open views of the contents within.
- iv. The use of chain link fencing is not acceptable as concealment of mechanical units or waste/grease containers.

- d. Rooftop mechanical units or other services and utilities located above grade shall be screened from public view. The method of screening can be met by implementing one (1) or more of the following strategies:

- i. Enclosing the utility within a roof that is integrated into the building form;

- ii. Locating the utility within an enclosed mechanical penthouse whose materials and detailing complement the building architecture;
  - iii. Locating the utility far enough from the parapet so as to be effectively invisible from adjacent public rights-of way.
- e. *New development* shall bury utilities when possible to avoid a visually cluttered streetscape and to promote a more aesthetically pleasing environment.

**3. Dumpsters.**

a. Dumpsters

*Location:*

- 1) Dumpsters and trash receptacles shall be located to minimize the visibility from the street/sidewalk and building entrances and shall be adequately screened from view from all other adjacent properties and streets.
- 2) Dumpsters shall be entirely located within a building or enclosed on four (4) sides with an enclosure matching materials/color of the Principal Building.
- 3) Dumpsters shall be set back a minimum of ten (10) feet from all property lines. If a buffer is required on the subject property line, the dumpster shall not be located within the buffer.

b. *Pad*

- 1) Dumpsters shall be placed on concrete pads of sufficient size and strength to support the weight of service vehicles. A minimum concrete apron of eight-feet (8') is required in front on concrete pad.
- 2) Restaurants and other food service establishments shall place dumpsters on concrete pads that are designed to slope into a drain that is equipped with a grease trap meeting Health Department specification.
- 3) Dumpsters enclosures larger than 100 square feet shall be provided with pedestrian access.

**4) Mechanical and Other Building Systems:**

Rooftop and ground level mechanical and electrical service equipment, solar collectors, satellite dishes, and any other communications equipment shall be screened from public view, sidewalks, streets, and from all adjoining buildings to the extent where possible and practical. This screening may be accomplished with materials compatible with the finishes and character of principle structures or other architectural methods.

**5) No Exterior Vending Machines:**

Exterior vending machines (freestanding or attached) must not be visible from the street or neighboring properties.

**6) Utilities:**

All utilities shall be fed underground.

**7) Permitted Uses:**

a. Residential

- i. Single-Family Development (Detached)
- ii. Single-Family Development (Attached) – Townhouses (RM-2)
- iii. Single-Family Development (Attached) – Condominiums (RM-3)
- iv. Multi-Family Development - Apartments

b. Commercial

c. Mixed Use

Mixed-Use Buildings are permitted anywhere in the development. Ground floors may accommodate retail or other uses. Upper floors areas shall be flexible and can be developed for residential and/or non-residential uses, such as offices.

**a. Single Family Development (Detached)**

The development standards for the single-family detached dwelling units are as follows:

Maximum net density	3.88 units per acre
Minimum lot size	Minimum of 5,500 square feet
Minimum lot width	50 feet
Maximum lot width	200 feet
Minimum front setback	12 feet from back-of-curb; or at the minimum lot width
Maximum front setback	35 feet
Minimum side yard	5 feet
Minimum rear yard	20 feet
Maximum height	None
Minimum floor area	The minimum heated floor area shall be as follows: a. 1/3 – 1,800, b. 1/3 – 2,000, c. 1/3 2,200
Private Streets	Allowed
Curb and gutter	Required
Paved driveway	Required
Sidewalks	Required
Streetlights	Required
Underground utilities	Required
Public sewer	Required
Public water	Required
Residential parking garage	Required; two car garages
Alleys	Allowed, but not required.
Porches	Allowed, but not required.
Recreation/Open space	None required as the residential development shall have access to the public open space and amenities within the overall development.
Concurrent construction requirement	N/A; specified in the approved DRI

Maximum number of lots	N/A; specified in the approved DRI
Architectural requirements	As per Guidelines, Chapter 7

**b. Single-Family Development (Attached) - Townhouse may consist of:**

Townhouses shall either be designed as a unified building or as a series of individualized units. Townhouses are suitable to be placed in both residential or non-residential areas and may either be on a common Lot or individually lotted per RM2 Zoning Conditions.

The development standards for the single-family detached dwelling units are as follows:

Maximum net density	Nine (9) townhouse dwelling units per acre. (unless included in a mixed-use)
Maximum number of lots	N/A; specified in the approved DRI
Minimum lot size	N/A
Minimum lot width	N/A
Maximum unit width	Twenty-four (24) feet
Minimum front yard	Twenty (20) feet from right-of-way
Minimum front setback	12 feet from back-of-curb; or at the minimum lot width
Maximum front setback	None
Minimum side yard	0 feet;
Minimum distance between buildings	Forty (40) feet
Minimum rear yard	Thirty (30) feet
Maximum height	None
Minimum floor area (heated space)	One thousand (1,000) square feet for a one (1) bedroom unit; one thousand three hundred (1,300) square feet per two (2) bedroom unit; one thousand four hundred (1,400) square feet per three (3) bedroom unit; and two hundred (200) additional square feet per additional bedroom.
Maximum units per building	Six (6) units
Private Streets	Allowed
Curb and gutter	Required
Paved driveway	Required
Sidewalks	Required
Streetlights	Required
Underground utilities	Required

Public sewer	Required
Public water	Required
Residential parking garage	Required; two car garages (None; if located in a Mixed-use Building)
Parking (Guest)	Required; one (1) additional off-street parking space for each three (3) buildings. Guest parking must be in addition to driveway parking.
Alleys	Allowed, but not required.
Porches	Allowed, but not required.
Recreation/Open space	None required as the residential development shall have access to the public open space and amenities within the overall development.
Concurrent construction requirement	N/A; specified in the approved DRI
Architectural requirements	Yes
Concurrent construction requirement	N/A; specified in the approved DRI
Multi-use paths	Multi-use paths are required in all developments developed under the standards of this district. Such paths shall be twelve-feet (12') in width and shall be constructed to connect residential lots to residential and non-residential developments.
Central garbage facility	Required; development shall provide centralized garbage facilities for garbage and refuse collection. Individual residential garbage pick-up per unit shall not be permitted.
School children waiting area	A covered structure to house school aged children waiting for transportation to school is required at the main entrance in all developments developed under the standards of this district.

**c. Single-Family Development (Attached) - Condominiums**

Condominiums are suitable to be placed in either residential or non-residential areas and may either be on a common Lot or individually lotted per RM-3 Zoning conditions.

The development standards for the single-family attached dwelling units are listed below:

Maximum net density	Nine (9) dwelling units per acre. (unless included in a mixed-use)
Maximum number of lots	N/A; specified in the approved DRI
Minimum lot size	N/A
Minimum lot width	N/A
Maximum unit width	Twenty-four (24) feet
Minimum front yard	Sixty (60) feet from right-of-way
Minimum front setback	12 feet from back-of-curb; or at the minimum lot width

Maximum front setback	None
Minimum side yard	0 feet;
Minimum distance between buildings	Forty (40) feet
Minimum rear yard	Thirty (30) feet
Maximum height	None
Minimum floor area (heated space)	One thousand (1,000) square feet for a one (1) bedroom unit; one thousand three hundred (1,300) square feet per two (2) bedroom unit; one thousand four hundred (1,400) square feet per three (3) bedroom unit; and two hundred (200) additional square feet per additional bedroom.
Maximum units per building	Eight (8) units
Private Streets	Allowed
Curb and gutter	Required
Paved driveway	Required
Sidewalks	Required
Streetlights	Required
Underground utilities	Required
Public sewer	Required
Public water	Required
Residential parking garage	Required; two car garages (None; if located in a Mixed-use Building)
Parking (Guest)	Required; one (1) additional off-street parking space for each three (3) buildings. Guest parking must be in addition to driveway parking.
Alleys	Allowed, but not required.
Porches	Allowed, but not required.
Recreation/Open space	None required as the residential development shall have access to the public open space and amenities within the overall development.
Concurrent construction requirement	N/A; specified in the approved DRI
Architectural requirements	Yes
Concurrent construction requirement	N/A; specified in the approved DRI
Multi-use paths	Multi-use paths are required in all developments developed under the standards of this district. Such paths shall be twelve-feet (12') in width and shall be constructed to connect residential lots to residential and non-residential developments.

Central garbage facility	Required; development shall provide centralized garbage facilities for garbage and refuse collection. Individual residential garbage pick-up per unit shall not be permitted.
School children waiting area	A covered structure to house school aged children waiting for transportation to school is required at the main entrance in all developments developed under the standards of this district.

**d. Multi-family Development (Apartments)**

Apartment Buildings are permitted in the development. The ground floor shall be flexible and can utilized for residential use or non-residential use.

Maximum net density	Twenty (20) units per acre
Maximum number of lots	N/A; specified in the approved DRI
Minimum lot size	N/A
Minimum lot width	N/A
Maximum unit width	N/A
Minimum front yard	Sixty (60) feet from right-of-way
Minimum front setback	12 feet from back-of-curb; or at the minimum lot width
Maximum front setback	None
Minimum side yard	Twenty (20) feet
Minimum distance between buildings	Forty (40) feet
Minimum rear yard	Forty (40) feet
Maximum height	None
Minimum floor area (heated space)	Nine hundred (900) square feet for a one (1) bedroom unit; one thousand two hundred (1,200) square feet per two (2) bedroom unit; and for three (3) or more bedroom units, two hundred (200) additional square feet per additional bedroom.
Maximum units per building	None
Private Streets	N/A
Curb and gutter	Required
Paved driveway	Required; located in rear of residential structure
Sidewalks	Required
Streetlights	Required
Underground utilities	Required
Public sewer	Required



Public water	Required
Parking	Required; two (2) off-street parking spaces for each one (1) or two (2) bedroom apartment and one (1) additional off-street parking space for each additional bedroom are required. For units with a residential parking garage, one (1) additional off-street parking space is required for the third and each additional bedroom.
Alleys	Allowed, but not required.
Porches	Allowed, but not required.
Recreation/Open space	None required as the residential development shall have access to the public open space and amenities within the overall development.
Concurrent construction requirement	N/A; specified in the approved DRI
Architectural requirements	Yes
Concurrent construction requirement	N/A; specified in the approved DRI
Multi-use paths	Multi-use paths are required in all developments developed under the standards of this district. Such paths shall be twelve-feet (12') in width and shall be constructed to connect residential lots to residential and non-residential developments.
Central garbage facility	Required; development shall provide centralized garbage facilities for garbage and refuse collection. Individual residential garbage pick-up per unit shall not be permitted.
School children waiting area	A covered structure to house school aged children waiting for transportation to school is required at the main entrance in all developments developed under the standards of this district.

## **Overall architectural design.**

- a. Building design concepts should respond to the site plan by forming street edges and by encouraging active, safe street life offering a variety of activities. Buildings should recognize site patterns and help define entries to interior courtyards, building entrances, and public spaces to encourage family and community activities.
- b. Use architectural styles that are associated with traditional neighborhood design and newer multifamily designs that delineate separation of the units.
- c. The architectural designs shall utilize a variety of roof forms to create diverse elevations. Residential units, office and commercial/retail spaces shall overlook the streets and courtyards as part of a unified and defined sense of space.
- d. Parapets, cornices, shed roofs, dormers and other secondary roof forms create variety in the units and break up the massing of the overall buildings. Varied roof heights and roof elements also serve to reinforce the diverse experience of the streetscape. Vertical elements such as bays and decks which sometimes carry to the ground and to upper levels help to create variation in the facade that modulate the building facade.
- e. The materials used in design of the buildings should also reinforce the diverse experience of the elevations. Roof colors should be coordinated to complement the color schemes.
- f. Plaza or courtyard materials can be used to create a community space, through the use of color and scoring as patterns in the hardscape. Landscape creates diversity, provides color and softens the building and hardscape environment, while benches or seating areas, play areas and public art help residents and visitors enjoy the space and environment, making it a place where people want to visit, shop, live and recreate.

### **1. Building Design.**

- a. Architectural Details. The following architectural elements are required to provide visual interest and create a sense of human scale:
  - 1) Awnings, Sunshades and Canopies. Weather protection is encouraged for pedestrian street frontages with ground floor commercial. The minimum width of such elements shall be four feet. Minimum height is eight feet, maximum height is twelve feet. Awnings with painted signs are permitted; however, they must be externally lit. Internally illuminated awnings are not permitted. Subject to approval.
  - 2) Front Porches. Front porches, stoops, bay windows and dormers are encouraged on buildings which contain residential dwellings.
  - 3) Trees, Plants and Flowers. The use of potted plants and flowers as well as street trees are encouraged but shall not impede pedestrian traffic (subject to approval).
  - 4) Street Furniture. Public seating, trash receptacles and informational directional kiosks shall be of uniform design and be provided throughout development. Sidewalk widths, street trees, landscaping, weather protection, public art, street furniture and other amenities for pedestrians in public rights-of-way and public plazas which are required and are abutted by

private development shall provide an additional three feet to six feet for a total sidewalk width of no less than eight feet (subject to approval)

- b. Building Fenestration.
  - 1) Facades. Decorative masonry, brick, stone, stucco, or city approved fiber-cemented siding.
  - 2) Any facade visible from a public right-of-way, pedestrian corridor or public open space should incorporate fenestration. Fenestration patterns for street level uses should have generous amounts of clear glass and be designed to incorporate displays. Glass curtain walls, reflective glass, and painted or dark tinted glass are not permitted.
  - 3) Street Visibility. Upper and lower story windows are encouraged to overlook streets and open spaces.
- c. Proportions. The scale of all structures in relationship to other structures and spaces is important. Buildings and the spaces between should relate easily and openly to the external public areas. To balance horizontal features on longer facades, vertical building elements, such as building entries, should be emphasized (subject to approval).
- d. Modulation. Building facades visible from public rights-of-way, pedestrian corridors or public open space, except for ground floor commercial, shall be modulated approximately every forty feet. The modulation shall have a minimum depth of four feet.
- e. Articulation. Facades should be varied and articulated to provide visual interest to pedestrians. The roof line of buildings should be modulated and should include interesting architectural features, such as decorative eave, trim, or cornice. Window articulation through use of a decorative trim, such as window hoods and the use of smaller regularly spaced windows in upper stories with smaller divided lights. Storefront designs and materials should be allowed to be unique while maintaining the character of the building facade of which they are a part. The base of buildings should be articulated through use of plinths, pilasters or other elements.
- f. Materials and Colors. Exterior building materials and finishes should convey an impression of permanence and durability. Materials such as decorative masonry, stone, stucco, brick, or fiber-cemented siding are encouraged. Where masonry is used for exterior finish, decorative patterns should be considered. These patterns could include a change in color or material. Exterior colors should be given careful consideration in the context of the surrounding buildings and environment (subject to approval).

## **2. Signage.**

Signage in the mixed-use district should be done to clearly relay information and should be appropriate scale to the buildings and should focus on the close-in nature of the slow vehicle and pedestrian traffic. Signage shall be consistent throughout district.

- a. Where possible, signs should be an integral part of the building rather than an afterthought. Wall-mounted signs shall not project more than six inches from the building.
- b. Building-mounted or wall signs for retail shops and commercial area may be located in the storefront area above the door height and below canopy (typically eight feet above floor).
- c. Signs shall be centered between architectural elements and between columns to allow building

architecture to be expressed. Signs shall not necessarily be centered on lease premises.

- d. Signs shall be compatible in scale and proportion with building design and other signs.
- e. Signage shall be placed facing primary pedestrian streets.
- f. Overhanging, building-mounted or blade signs which hang from the canopy, arcade or building front may be utilized to increase visibility.
- g. Letter height shall not exceed eighteen inches. Larger first letters up to twenty-four inches will be permitted.
- h. Each sign is calculated separately and shall conform to all applicable maximum area limitations. Calculated maximum areas are not transferable to other facades. Each tenant is allowed to place signage on no more than two facades.
- i. Monument signs can be internally illuminated.
- j. Wall signs shall be of the channel style lettering. Box signs are prohibited.

**3. Sign Material and Fabrication:**

- a. Appropriate materials for all signage other than ground signs include the following:
  - 1) Metal finishes. Polished, brushed, patterned, and weathering metals with natural patinas
  - 2) Cast/stone concrete
  - 3) Glass tile/terra-cotta
  - 4) Metal: copper, bronze, brass, galvanized steel, raw steel, brushed aluminum
  - 5) Painted or engraved directly on facade surface or glazing
  - 6) Etched glass
  - 7) Acrylic with matte finish, combined with other materials
  - 8) Printed canvas (awnings) – subject to approval
  - 9) Additional materials approved by the Community Development Director.
- b. Ground monument signs are required. When used, appropriate materials for these signs include the following:
  - 1) Formed concrete: specialty finish (with integral color or stain)
  - 2) Brick and stone masonry
  - 3) Metal: bronze, brushed aluminum, stainless steel, galvanized steel, raw steel
  - 4) Glass: etched frosted, colored, luminous
  - 5) Green screen (metal mesh combined with vines or groundcover plantings)
  - 6) Additional materials approved by the Community Development Director.

**4. Architectural Design Standards, Residential.**

Requirements for Buildings that are Residential in Use Only: These requirements only pertain to buildings that are exclusively Residential in nature.

- a. Residential lots shall meet the following requirements depending on dwelling type:
  - 1. Single-family residential shall meet the same requirements for single-family residential as provided therein, except the maximum net density is four du/nua but may be increased to five du/nua with density credits. Furthermore, single-family detached residences shall meet the following minimum architectural standards:

- b. Standard Percentages
  - i. Twenty-five (25) percent of the dwelling units shall have all sides made entirely of brick, except eaves and cornices and gables as the builder desires (note that where this ordinance refers to sides or siding, cornices, gables and eaves are excluded).
  - ii. Twenty-five (25) percent of the dwelling units shall have all sides made entirely of brick, stone, stucco, or any combination thereof.
  - iii. Twenty-five (25) percent shall have three sides made entirely of brick, stone, stucco, or any combination thereof with the back made of cement fiberboard siding.
  - iv. Twenty-five (25) percent shall have front facades made of all brick, stone, stucco or a combination of with the remaining three sides made of cement fiberboard siding.
  - v. A minimum "water table" of 3 feet shall be made up of primary materials around the three sides of each unit.
  
- c. Custom Homes - The City of Stockbridge encourages the development of exemplary neighborhoods with architecture intended to enhance the character and value of detached residences within the City. In order to allow for flexibility in approving customized architecture for detached residences within a Mixed-Use Neighborhood Development District, the following minimum architectural standards shall be met:
  - ii. A minimum of 2,500 square feet (SF)
  - iii. The front facade of each dwelling unit shall be comprised of not less than eighty (80) percent of either brick or stone, or a combination of brick and stone, and the remaining twenty (20) percent may be comprised of stucco, shake, and/or cement fiberboard siding. In determining the percentage of materials on the front facade, neither doors, windows, garage doors, gables nor eaves shall be included in such calculation.
  - iv. The side and rear facades of each dwelling unit may be comprised of any combination of primary materials including brick and/or stone and secondary materials including stucco, shake and/or cement fiberboard siding; provided, however, the proposed materials must be harmonious with the front facade materials for such dwelling unit.
  
- d. Review and Approval Process. Site and Architectural Review will be done by the Community Development Department as part of the permitting process for the related site plan, subdivision plat, or other applicable development application. Such review shall be done prior to issuance of any permits.
  
- e. In no case shall vinyl, metal, or aluminum siding of any kind be used on the front, side or rear elevations of a dwelling unit, including the gables and eaves.
  
- f. Staggering of setbacks and building massing is encouraged. Variable setbacks and building massing establish a visually interesting streetscape and avoid monotony.

**5. Architectural Design Standards, Non-Residential.**

Requirements for Buildings not Exclusively Residential (Includes Mixed-use, Commercial, Institutional, etc.):

- a. Façade
  - 1. Allowed building materials include:
    - a) Brick, or brick veneers at least 3" thick. (thinner veneers are subject to City Approval.

- b) Stone. Natural stone such as, but not limited to, granite, limestone, acid marble is allowed to building materials. Terra cotta and/or cast stone, which simulate natural stone, are also acceptable. Painted stone is not allowed;
- c) Split-face block/concrete masonry unit (CMU) is restricted to twenty (20) percent of the surface area of the façade;
- d) High grade stucco;
- e) Natural wood and/or Cementous fiberboard siding;
- f) Glass;
- g) Glazing shall be clear or slightly tinted glass (not opaque nor highly reflective). Metal screens or bars shall not cover window openings;
- h) Exposed concrete block, metal and tile are not allowed as building materials on a façade;
- i) Other building materials as approved by the Community Development Director.
- j) Vinyl or aluminum siding shall not be permitted, except by Administrative waiver.

## **6. Building Facades and Materials.**

- a. Facades shall be finished with durable architectural materials. Appropriate materials include brick, stone, concrete stucco, decorative terra-cotta, and clear glass panels. Concrete masonry units (CMU), exterior insulation finish systems (EIFS), metal siding, vinyl siding, synthetic stucco and any material deemed by city staff to be less durable products are prohibited.
- b. Bright colors should be used for detail in small areas while earth tones or raw materials can be used for larger areas. The intrinsic color of durable materials is preferred over painted materials, however when buildings must be painted the color should complement the building use and the coloring of adjacent buildings.
- c. It is recommended that more than one (1) material or color of material be used in each building to give texture and to avoid monotony.
- d. Street-facing building facades shall be horizontally divided at least every third floor using architectural means such as string courses, recesses, reveals or other architectural detailing.
- e. Street-facing building facades shall also be vertically divided utilizing major and minor articulations to create visual interest and avoid monotony. Major articulations shall occur at least every sixty (60) feet of horizontal facade length and may be accomplished through: a change of facade materials extending from grade through the cornice; physical offsets; and/or similar means intended to convey the impression of separate buildings. Minor articulations shall occur approximately every thirty (30) feet of horizontal facade length and may be accomplished by: the use of pilasters; the use of smaller offsets; or similar means intended to create the appearance of structural bays.

## **7. Roof requirements for Buildings under 20,000 sq. ft.:**

- a. Materials
  - 1. Pitched roofs shall be limited to architectural dimensional grade asphalt shingles, natural slate, natural terra cotta, natural wood shake, copper or factory finished sheet metal.
  - 2. Exposed metal flashing shall be copper, or factory finished sheet metal. If factory finished metal flashing is used, such as standing seam, the color must be subdued to blend with other materials or of a color to simulate weathered copper or bronze.
  - 3. There shall be roof articulations/offsets at a minimum of one (1) per each one hundred twenty-five (125) linear feet of length by a change in the top line of the parapet. Additional articulation may occur at any lesser distance. If the front facade is less than one hundred twenty-five (125) linear feet of length, then a minimum of one (1) roof articulation must occur.

- b. Type
  - 1) *Mansard roofs.*
  - 2) Shall have a maximum pitch of 12:12
  - 3) Shall have a minimum twelve (12) foot vertical surface length.
    - i. Flat Roofs
      - a) Building materials for flat roofs shall meet local codes.
      - b) All buildings with flat roofs should include parapet articulation on the front façade(s) of such building.
    - ii. Green Roofs
      - a) Shall be highly recommended and will be reviewed on a case-by-case basis.
    - iii. Canopies
      - a) Drive under canopies for gasoline pumps may have flat roof with vertical or factory formed facing of finished sheet metal.
      - b) *Arcade/structural canopy for retail use.* For any multi-tenant commercial development, a covered arcade/structural canopy shall be provided along the front facade of the building. It shall be a minimum of five (5) feet in width and designed to provide covered areas for relief from the weather. Different arcade/structural canopy designs may be used for each individual tenant/business within a multi-tenant commercial development provided that they blend aesthetically with the front façade of the building and has the approval of the building owner and the Community Development Director.

## **8. Windows and Transparency.**

- a. All street-fronting first stories shall have windows that meet the following requirements along the portion of the building fronting a public street or public sidewalk:
  - i. They shall be of clear, unpainted or similarly treated glass to allow views of store interior or display windows.
  - ii. Windows shall be located along a minimum of seventy-five percent (75%) of street frontage.
  - iii. They shall start a maximum of three (3) feet above the sidewalks and shall have a minimum height of ten (10) feet above the sidewalks.
  - iv. The maximum facade length without windows shall be ten (10) feet. Glass doors may count towards these requirements.
- b. All building stories above the first story shall have windows and doors that equal a minimum of thirty percent (30%) of the total facade area, with each story being calculated independently. Additionally, all street-facing upper story windows shall be predominately arranged in a grid, subject to individual window variation.

## **9. Entrances.**

- a. All first story uses shall have a primary pedestrian entrance, which faces, is visible from, and is directly accessible from the sidewalk.
- b. All first story businesses with more than sixty (60) feet of frontage along sidewalks shall provide one (1) pedestrian entrance for every sixty (60) linear feet of frontage or fraction thereof.
- c. Some form of protection is required at all retail frontage along the corridor for relief from inclement weather. This can take the form of awnings, canopies, or other accessory shade structures as approved by the zoning administrator.
- d. Awnings should be architecturally consistent with the building and made of durable opaque materials such as cloth or canvas; the use of shiny, high-gloss, translucent materials such as vinyl or plastic is prohibited.

- e. The color of awnings shall be compatible with the building facade.
- f. The scale of the awning (height, length, depth and overall bulk) shall be compatible with the building storefront.
- g. Columns to support canopies are not permitted in the public right of way.
- h. Awnings and canopies shall only include signage when such signage is located within an apron that is less than twelve (12) inches in height and is subject to all other applicable sign requirements of this document.