

ARTICLE XXX - CEDAR GROVE AGRICULTURAL OVERLAY DISTRICT

a) PURPOSE AND INTENT

- 1) It is the purpose and intent of the Cedar Grove Agricultural Overlay District to protect and preserve agricultural land to best serve public interest.
- 2) Smart growth strategies in this Overlay District will provide for agricultural zones, low density single-family residential on large lots, and low-density mixed-use zones.
- 3) When approved by Mayor and Council, mixed-use villages at a medium density that include residential, light commercial, office, restaurant, civic, and medical structures shall also be allowed. These communities will be designed to reduce the amount of infrastructure, control traffic speed, promote interconnectivity including walking trails and bike paths to reduce reliance on automobiles.
- 4) Required green space will provide flexibility to allow for creativity in residential developments including the fostering of agriculture; minimize the environmental and visual impacts of new development on critical natural resources and historically and culturally significant sites and structures; provide an interconnected network of permanent open space; encourage a more efficient form of development that consumes less open land and conforms to existing topography and natural features; and reduce erosion and sedimentation by minimizing land disturbance and removal of vegetation to enhance community character.

b) APPLICABILITY

- 1) The Cedar Grove Agricultural Overlay District and the regulations of this Section apply to all properties located in that portion of South Fulton bordered to the west by the Chattahoochee River, to the south by Coweta County, and to the east by Cascade- Palmetto Highway (SR 154) that are not within the municipal limits of the City of Chattahoochee Hills. See Sec XXX for a boundary map. The regulations of this overlay supersede any underlying zoning guidelines; however, the underlying zoning must be in agreement with any development proposal.

c) ARCHITECTURAL REVIEW PROCESS

- 1) A concept plan of the development regarding the architectural theme of the community which demonstrates compliance with the design standards set forth herein shall be submitted to city at the time of filing for rezoning or LDP (whichever is applicable). The concept plan shall be prepared by an architect, landscape architect, engineer and/or land surveyor whose state registration is current and valid.
- 2) After the concept plan is approved, minor variations from the plan shall be permitted at the discretion of the planning director or designee. Major variations shall be reviewed and approved by the planning commission and the mayor and council.
- 3) Thereafter or concurrent with presentation of the concept plan, the applicant shall submit a detailed master development plan that shall be approved before the issuance of a land disturbance permit.
- 4) The master development plan shall include, but not be limited to:
 - I. Location of streets, roadways, alleyways, sidewalks, trails and other transportation facilities;
 - II. Location and size of water and sewer facilities;
 - III. Location and size of all stormwater and sediment control facilities;

- IV. Location and size of lots and building areas along with proposed setbacks;
 - V. Location and designation of all buffered areas; streams, creeks and waterways, wetlands, adjacent property owners;
 - VI. Location of proposed open space/greenway areas;
 - VII. Location of proposed amenity areas;
 - VIII. Architectural standards as stated in this article;
 - IX. Number of units per use;
 - X. Designated areas of use;
 - XI. Proposed name of development;
 - XII. Drawings showing at least two typical residential elevations and drawings showing at least two elevations of typical proposed commercial buildings;
 - XIII. A description of materials and colors of exterior of all buildings, roofing materials and pitches, and requirements (if appropriate) regarding porches and parking garages;
 - XIV. A landscaping plan showing the location of all proposed landscaping for the area to be disturbed. Such plan shall show all proposed planting material (type and size), ground cover, proposed irrigation, and existing vegetation to be preserved;
 - XV. A sign plan that illustrates the size and style of signs to be constructed, as well as a description of materials to be used for all freestanding, wall, entrance and directional signage;
 - XVI. A pedestrian circulation plan depicting size and location of all pathways, trails and sidewalks. All proposed land uses shall be connected to the pedestrian circulation system. Multi-use trails shall be noted in the master development plan. Golf carts are permitted on the multi-use trails if so designated on the master development plan;
 - XVII. A street tree plan showing the location, spacing and type of street trees proposed throughout the development. Such plan may be depicted on a section of roadway providing an example of the intended tree planting program for the entire community;
 - XVIII. Additional items that may be requested by the city planning staff or the mayor and council necessary to ensure compliance with the terms of this article.
- 5) Architectural standards may change due to future changes in the real estate market pertaining to household sizes and buyers wants and desires. The planning commission and mayor and council shall have the authority to approve any modifications to architectural standards within the master development plan.
 - 6) Prior to the issuance of an LDP or building permit, the community will be allowed ten working days to review the application. An application which otherwise conforms to applicable codes and regulations shall not be delayed issuance of an LDP or building permit for more than ten working days due to this review and comment process.
 - 7) South Fulton staff will review all applications for land disturbance permits, building permits and sign permits for compliance with the standards of this overlay district and upon determination of compliance will provide a certificate of endorsement (COE) in the form of signing the formally submitted plans and drawings.

d) DEVELOPMENT GUIDELINES, GENERAL

1) OPEN SPACE REQUIREMENT

- I. Each development shall provide a minimum of 30% of its total acreage as open space. The open space shall be recorded on the final plat. Interconnectivity of all open space within a development shall be required.

2) OPEN SPACE NETWORKS CONFIGURATION

- I. The minimum standards for open space networks are as follows:
 - A. The minimum width of any open space area is 25 feet
 - B. All paths shall be a minimum of 20 feet from any property line except where intercartel access may be provided
 - C. All open space networks shall provide connectivity to any common areas within the development and to any adjacent public places, paths or rights-of-way
 - D. Paths located in primary conservation areas should be constructed of pervious materials.
 - E. Where path networks cross internal subdivision streets or public streets, access points should be directly across from each other.
 - F. Crossings and access points shall be clearly identified to pedestrians and motorists and may include traffic control devices, bridges and tunnels.

3) OPEN SPACE AND CONSERVATION AREAS

- I. Open space shall be designated as either primary conservation areas or secondary conservation areas and shall be configured to create or maintain a network of open spaces.

4) PRIMARY CONSERVATION AREAS

- I. Primary conservation areas form the core of the open space to be protected. Active recreation areas are prohibited in primary conservation areas. Primary conservation areas, as defined by this ordinance, include the following:
 - A. Cemeteries
 - B. Habitats for endangered or threatened species as defined by the Georgia Department of Natural Resources
 - C. Wetlands identified by the National Wetlands Inventory maps prepared by the U.S. Fish and Wildlife Service, the City Survey prepared by the United States Department of Agriculture (USDA) Natural Resources Conservation Service, or a certified wetlands delineation using data from the U.S. Army Corps of Engineers
 - D. Lakes (natural and man-made), rivers, streams, existing ponds, stormwater management ponds/facilities designed in accordance with the City of South Fulton Subdivision Regulations, creeks, including but not limited to blue line tributaries and state waters
 - E. Riparian zones equal to any required stream buffers and improvement setbacks
 - F. Existing slopes greater than 25% on average with a site area greater than 5,000 square feet identified as part of a site analysis conducted by a registered engineer, land surveyor or landscape architect and calculated using topographic maps of the City of South Fulton GIS system or from a topographic survey prepared by a licensed land surveyor

- G. Alluvial soils identified by the Federal Emergency Management Agency (FEMA) and 100-Year Floodplain

5) VALUE OF PRIMARY CONSERVATION AREAS

- I. Because primary conservation areas are either protected or sensitive environmental areas, only 50% of the acreage of a primary conservation area may be counted as open space.

6) SECONDARY CONSERVATION AREAS

- I. Secondary conservation areas consist of undeveloped (unconstrained) but buildable land and protected (constrained) lands. Secondary conservation areas, as defined by this ordinance, include the following:
 - A. Farmlands (fields, pastures, meadows)
 - B. Woodlands and buffers except riparian buffers
 - C. Historic and/or archaeological sites as identified by the City Historic Resources Survey
 - D. Passive recreation areas, public and private, to include pedestrian, bicycle and equestrian trails, picnic areas, community commons or greens, and similar areas
 - E. Existing active recreation areas and facilities, public and private, to include parks as identified by the Parks and Recreation Master Plan, playing fields, and playgrounds. Recreation areas with impervious surfaces (e.g., tennis courts, pools) and golf courses shall be excluded

7) VALUE OF SECONDARY CONSERVATION AREAS

- I. With the exception of new active recreation areas and facilities, 100% of secondary conservation areas may be counted as open space. Because new active recreation areas may be cleared and graded and therefore reduce natural resources and wildlife habitats, only 50% of new active recreation areas and facilities may be counted as open space.

8) OPEN SPACE PROTECTION

- I. The required open space areas shall be protected in perpetuity from further development or unauthorized use by a conservation easement or permanent restrictive covenant (per O.C.G.A. Section 44-5-60(c)). The City reserves the right to enforce all restrictive covenants and conservation easements.

9) REQUIREMENTS FOR CONSERVATION EASEMENTS

- I. The conservation easement(s) shall:
 - A. Clearly delineate primary and secondary conservation areas
 - B. Describe the features of the subject property that should be permanently protected in accordance with The Georgia Uniform Conservation Easement Act, O.C.G.A. 44-10-1 et seq.
 - C. List the parties, that is, the owner(s) of the property, the holder of the easement and the City as a third- party beneficiary with rights to enforce the easement if the City is not the holder

- D. Specify how the easement may be transferred as in the case of the dissolution of a homeowner's association
- E. Clearly identify the boundaries of the property by survey and metes and bounds legal description
- F. Clearly list restriction
- G. Provide for inspections of the property by the owner, the holder of the easement and the City
- H. Provide for maintenance of the property
- I. Be shown on the final plat and duly recorded with the Clerk of Superior Court, prior to the issuance of a land disturbance permit
- J. Provide for amendments only with the express written permission of the property owner(s), the holder of the easement and the City. Amendments to the easement shall be filed and shall be recorded in Superior Court

10) REQUIREMENTS FOR PERMANENT RESTRICTIVE COVENANTS

- I. The permanent restrictive covenant(s) shall:
 - A. Clearly delineate primary and secondary conservation areas
 - B. Describe the features of the subject property that should be permanently protected
 - C. Clearly identify the boundaries of the property by survey and metes and bounds legal description
 - D. Clearly list restrictions
 - E. Provide for inspections of the property by Fulton County
 - F. Provide for maintenance of the property
 - G. Be shown on the final plat and duly recorded with the Clerk of Superior Court, and prior to the issuance of a land disturbance permit
 - H. Provide for amendments only with the express written permission of the property owner(s) and the City
- II. Amendments to the covenant shall be filed with the Director and shall be recorded in Superior Court.

11) MAINTENANCE OF OPEN SPACE

- I. Open space may be maintained and/or improved through reforestation, pasture management, buffer replanting, stream bank protection and wetlands management or by other acceptable means.

12) OWNERSHIP OF OPEN SPACE

- I. All open space shall be permanently protected and held in fee simple interest by a qualified conservation organization as defined in The Georgia Uniform Conservation Easement Act **O.C.G.A. 44-10-1 et seq.**, or a homeowners association established in accordance with the Georgia Property Owners Association Act, **O.C.G.A. 44-3-220 et seq.**, or a land trust, or City. If accepted by the City, the property must be accordance with the provisions herein

- II. Individual lots of five (5) or more acres may provide open space on individual lots through a conservation easement or permanent restrictive covenant. Primary and secondary conservation area calculations shall not apply

13) OWNERSHIP OF OPEN SPACE BY A HOMEOWNERS ASSOCIATION

- I. Open space that is owned by a homeowner's association is subject to the following:
 - A. Prior to the approval of the final plat, the developer of a subdivision shall submit a description of the homeowner's association, including by-laws, and methods for maintaining the open space
 - B. Membership of each lot owner in the subdivision shall be mandatory
 - C. The homeowner's association shall be responsible for maintenance, insurance, and taxes on the open space
 - D. The homeowner's association shall not be dissolved before providing the appropriate documentation to transfer conservation easements and restrictive covenants.
 - E. Any transfer of conservation easements and restrictive covenants is subject to the approval of the Director

14) DENSITY

- I. The maximum number of lots shall be based upon the density allowed by the underlying zoning for the area defined as the total acreage minus primary conservation areas.

15) SETBACKS AND BUILDING SEPARATION REQUIREMENTS

- I. Setbacks and building separations are subject to the underlying provisions of the Zoning Ordinance or superseded by specific guidelines stated herein.

16) STREET STANDARDS

- I. The street network shall be designed in a generally connected pattern limiting cul-de-sacs when possible. Street patterns shall be designed to respect and follow existing topography as much as possible, to minimize earthmoving and disruption of existing natural features. The applicant may request alternative design standards for infrastructure such as narrower streets or alternative stormwater methods to provide for more creative land development and to decrease potential environmental impacts of proposed development. Any proposed alleyways shall be designed in accordance with the approved development plan. Streets shall be designated public or private on the master development plan. Streets shall be designed to:
 - A. Preserve existing hardwood tree lines and watercourses;
 - B. Minimize alteration of natural, cultural and historic features;
 - C. Minimize acreage devoted to streets;
 - D. Calm vehicle traffic;
 - E. Promote pedestrian circulation;
 - F. Maximize the view of natural vistas.

- II. Parking

- A. Parking spaces shall be provided in accordance with current city regulations as to number of spaces for a particular use and dimension of spaces. Parking may be shared between uses if no conflicts shall arise from such arrangement. If shared parking is proposed, then the applicant shall submit a plan for such arrangement with the master development plan.
- B. On-street parking shall be permitted throughout the district and shall be depicted on the master development plan. On-street parking spaces shall count toward the minimum spaces required based on the land uses proposed. Off-street parking design shall be approved by the city department of public works.
- III. Alleys
 - A. Alleys shall be permitted as appropriate. Alley design shall be approved by the city engineers.
- IV. Newly created lots should derive access from internal streets
- V. All developments shall provide street interconnectivity with adjacent properties where possible
- VI. Sidewalks are required on all streets

17) STREETScape FEATURES

- I. Lighting, signage, benches, recycling bins, trash receptacles, drinking fountains, and other street furniture shall be compatible in material, color, finish and architectural style of the surrounding area.
- II. Cobra light fixtures, non-LED shoebox light fixtures, and neon lighting are prohibited
- III. Light fixtures shall be designed and located to minimize spillage onto adjoining properties
- IV. Lighting shall use a type of shielding to direct lighting downward

18) BUILDING MATERIALS

- I. Vinyl siding, aluminum siding and synthetic stucco are prohibited materials on all dwelling types
- II. Reflective and mirrored glass is prohibited on non-residential buildings

19) WIRELESS TELECOMMUNICATION

- I. Telecommunications switchboards, power generators, and other telecommunication relay equipment rooms or floors housing such uses are limited to the following areas of a building:
 - A. Subterranean levels;
 - B. First and second floors which are set back a minimum of 50 feet from the street; or
 - C. Third and fourth floors.
- II. Cellular towers:
 - A. Alternative antenna support structures are required for all cell towers. Man-made trees are allowable.
 - B. Height of towers shall not exceed 199 feet.

- C. The wireless communications facility shall be disassembled and removed from the site within 90 days of the date its use for wireless telecommunications is discontinued.
- D. Towers should not be located within a mile of any residential and mixed-use development.

20) WATER TOWERS

- I. Towers shall be constructed of natural materials or if metal painted to blend with the landscape.
 - A. Except for safety purposes, water tower lighting shall be allowed only during maintenance periods. Each outdoor light that is not required for safety shall be fully shielded. The safety lighting shall use a type of shielding to provide lighting downward.
 - B. Towers should not be located within a mile of any residential and mixed-use development.

21) SIGNAGE

- I. Internal illumination is not allowed. If illumination is used, the sign shall be externally illuminated. External lighting is limited to either top mounted fixtures where the fixture is mounted on the top of the sign structure and the light directed downward or ground mounted fixtures where the light fixture is screened from view with landscaping.
- II. Freestanding and walls signs including both the sign structure and the sign face shall be made out of wood, material designed to have the appearance of natural wood, or metal. Plastic inserts are not allowed.
- III. Project entrance pillar sign standards:
 - A. Pillar signs shall be designed to have the appearance of a four-sided column and shall be constructed of natural stone, wood or materials designed to have the appearance of natural wood. Brick is a prohibited material.
 - B. Pillar sign faces shall be constructed of natural stone, metal, wood or materials designed to have the appearance of natural wood. Plastic inserts are not allowed. Brick is a prohibited material.
- IV. Non-residential uses.
 - A. All freestanding signs shall be of shingle design.
 - B. The maximum size of the sign face shall be 9 square feet. Sign copy is allowed on both sides of the sign face.
 - C. Wall signs shall be a maximum of 3% of the applicable wall area.
 - D. Window signs are prohibited.
- V. Residential Uses and Areas
 - A. Signs are not allowed in areas zoned expressly for residential uses except for at community entrances
 - i. One identification pillar sign or one freestanding sign is allowed per entrance.
 - ii. The maximum size of an identification pillar sign structure is 8 feet in height and 3 feet in width per side.

- iii. The maximum size of the sign face on identification pillar signs is 9 square feet for each side.
- iv. The sign face shall be directly mounted on or in the identification pillar sign structure or can be mounted to hang perpendicular to the identification pillar sign structure in the manner of a shingle sign.
- v. Freestanding signs shall not exceed 10 feet in height.
- vi. The maximum size of the sign face on freestanding signs shall be 9 square feet. Sign copy is allowed on both sides of the sign face.

22) LANDSCAPING AND BUFFERING

- I. Acceptable evergreen plant material and deciduous trees for undisturbed buffers within the bounds of the CGA Overlay District are limited to the following: Cherry Laurel, Eastern Red Cedar, Canadian Hemlock, Deodar Cedar, American Holly, Nellie R. Stevens Holly (cross between Chinese & English Hollies), Southern Magnolia, Virginia Pine, Red Maple, River Birch, American Hornbeam, Hickories, Sugar Hackberry, American Beech, Sweet Gum, Poplar, Black Gum, Oaks and Linden/Basswood.
- II. Along the entire frontage of the South Fulton Parkway, a 100-foot natural, undisturbed buffer is required along the right-of-way with an additional 10-foot setback interior to the buffer (except for approved access and utility crossings, improvements and replantings where sparsely vegetated subject to the approval of the South Fulton Arborist). Only existing AG-1 (Agricultural) uses and pedestrian and bicycle paths are permitted in the setback. This standard applies to all properties with frontage on the South Fulton Parkway and along the rights- of-way of public roads which intersect the parkway for a distance of 300 feet measured from the intersection with the parkway, including stand-alone single family-detached dwelling units and minor subdivisions. When the undisturbed buffer is grassed or pasture, the applicant shall plant to City buffer standards or as approved by the Director Community Development and Regulatory Affairs using materials listed in Sec. XXX above.
- III. Along the entire frontage of the South Fulton Scenic Byways, a 100-foot natural, undisturbed buffer is required along the right-of-way with an additional 10-foot setback interior to the buffer (except for approved access and utility crossings, improvements and replantings where sparsely vegetated subject to the approval of the South Fulton Arborist). Only existing AG-1 (Agricultural) uses and pedestrian and bicycle paths are permitted in the setback. This standard applies to all properties with frontage on a South Fulton Scenic Byway and along the rights-of-way of public roads which intersect a South Fulton Scenic Byway for a distance of 300 feet measured from the intersection with the South Fulton Scenic Byway. When the undisturbed buffer is grassed or pasture, the applicant shall plant to City buffer standards or as approved by the Director of Community Development and Regulatory Affairs using materials listed in Sec. XXX above.
- IV. All residential uses except stand-alone single family detached dwelling units and minor subdivisions shall provide a minimum 50-foot wide natural undisturbed buffer along all property lines with an additional 10-foot setback interior to the buffer (except for approved access and utility crossings and replantings where sparsely vegetated). When

the undisturbed buffer is grassed or pasture, the applicant shall plant to City buffer standards or as approved by the CDRA Director using plant materials listed in Sec. XXX above.

23) FENCES AND WALLS

- I. Opaque fences along any road right-of-way are prohibited.
- II. Chain link fences along any road right-of-way are prohibited except when constructed as part of recreational courts or recreational fields.
- III. Allowable fence materials: wood, wire or materials designed to have the appearance of natural wood.
- IV. Allowable fencing types: split rail, 3-4 horizontal rail, crossbuck and horse wire or combination thereof.
- V. Walls are limited to 2 feet in height.
- VI. Allowable wall materials: wood, stone or materials designed to have the appearance of natural wood.

24) AMENITY AREAS

- I. Amenity areas and recreational facilities shall be located interior to the development

25) STORMWATER MANAGEMENT FACILITIES

- I. All required detention/retention facilities shall be designed to meet the South Fulton alternative design standards that have the intent of making such facilities an attractive amenity or focal point for the subdivision per current South Fulton Subdivision Regulations

26) ACCESSORY SITE FEATURES

- I. Loading areas, dumpster areas, service yards, mechanical and electrical equipment and other utilities, including roof top equipment, shall be screened with evergreen plant material, opaque fences, or structural screens of materials matching the exterior building facade.

27) UTILITY PLACEMENT

- I. All local utilities shall be located underground.
- II. High speed electrical transmission lines should not be located within a mile of any residential and mixed-use development.

28) VILLAGE CORE AREA

- I. The village core area is defined as the geographic area within the community where the majority of commercial, business and public facilities shall be located that are intended to serve the entire community. The village core area should also contain dense housing as compared to the rest of the community. The village core area shall be designated on the conceptual plan.

e) DEVELOPMENT GUIDELINES, SINGLE FAMILY RESIDENTIAL

1) GENERAL REQUIREMENTS

- I. The minimum lot size in any single family detached residential subdivision shall be one third acre.
- II. The minimum lot frontage on a right-of-way shall be 25 feet.
- III. The minimum heated floor area shall be 1600 square feet per dwelling unit
- IV. All dwelling units must have at least one primary entrance in the front facade.
- V. Residential buildings shall be designed to be compatible with the appearance of buildings found in the community.
- VI. All residential buildings shall have pitched roofs covering at least eighty percent (80%) of the building with a pitch of at least six (6) vertical inches to every twelve (12) horizontal inches
- VII. Garages, parking lots, and/or driveways should not be the dominant aspect of the building design, as seen from the street.
- VIII. Attached garages must be side or rear entry, so garage doors are perpendicular or radial to the street which the front facade faces or on the opposite side of the house from the front facade.
- IX. Detached garages shall be located behind the rear facade of the house. The garage doors may face any direction.

f) DEVELOPMENT GUIDELINES, MIXED USE VILLAGE

1) Permitted uses.

- I. Within an area defined as a mixed-use village, land and structures shall be used in accordance with the standards set forth herein. Any use not specifically designated as a permitted use shall be prohibited.
- II. Structure and land can be used for only the following purposes:
 - A. Single-family attached dwellings of no more than two in a row
 - B. Single-family detached dwellings;
 - C. Multi-family dwellings of no more than **four** units per project;
 - D. Cottage Style Senior Housing (62+);
 - E. Live work units; residential, above or behind commercial and office uses in the same building;
 - F. Guest house;
 - G. Accessory buildings and uses;
 - H. Clubs and lodges (non-commercial);
 - I. Colleges and universities;
 - J. Commercial and office uses;
 - K. Retail and service uses;
 - L. Day care facilities;
 - M. Family day care;
 - N. Farmers Market;
 - O. Golf courses;
 - P. Grocery Store;
 - Q. Guest houses;
 - R. Home occupations;

- S. Bed and Breakfast;
- T. Medical Facilities;
- U. Neighborhood recreation centers;
- V. Nursing home facilities;
- W. Continuum of care retirement facilities
- X. Parks, public and private;
- Y. Public utility facilities;
- Z. Religious institutions;
- AA. Restaurants;
- BB. Retirement centers;
- CC. Schools, public and private;
- DD. Public uses.

2) Conditional uses requiring a use permit

- I. Low intensity manufacturing not to exceed 2,500 square feet for each use. Such facilities must be located in an enclosed building or structure, must be designed to fit the architectural theme of the community, must not emit any noxious odors or noise and shall not be used for the storage of hazardous materials.

3) Prohibited uses

- I. Structure and land shall not be used for the following purposes: Adult entertainment establishments; adult video stores; adult bookstores; adult novelty stores; mobile homes; race tracks; commercial composting business; or any use not designated as a permitted use.

4) Land area

- I. Land area for any mixed-use village shall be a minimum of 1 acre and a maximum of 20 acres in size.

5) Density, dimensions, yard and lot sizes.

- I. The intent of mixed-use village areas is to promote innovative design. There is no specific lot or yard size or density required or specified. Lot sizes shall be based on the development master plan presented and approved by the mayor and council. Conservation and greenspace requirements are those specified in this overlay.

6) Height

- I. The maximum height of any structure in a mixed-use village is two stories.

7) Requirement for a mix of uses in development

- I. Any multistory building in a mixed-use village must have at least one-third of its total square footage devoted to commercial space. Residential townhomes are specifically excluded

- II. A mixed-use village must have a minimum of 25% of its total square footage devoted to non-residential uses not including required greenspace, community space, amenities, and utilities

8) Design Standards, General

- I. In general, Mixed Use Developments shall be laid out so the non-residential buildings are located close to the Village Core Area, close to major roads, close to public transit, or close to public green space
- II. Non-residential uses shall be clustered together into one or two groupings
- III. Non-residential buildings shall be grouped together along streets so it is a short walking distance from one building to the next
- IV. Non-residential buildings shall be placed to make walking to green space and residential areas a short walking distance
- V. Townhouses and multifamily apartments should be located near the non-residential uses
- VI. Mixed residential neighborhoods should be designed so different housing types are well integrated, similar to patterns found in traditional villages

9) Design Standards, Non-Residential

- I. Building Footprint. The maximum building footprint of non-residential buildings shall not exceed seven thousand (7,000) square feet.
- II. Building Orientation and Entrance. Front facades of non-residential buildings shall be oriented towards commercial/main streets within the mixed-use tract, with an everyday public entrance in this front facade. When buildings are located on corners, the entrance may be located on the corner with an appropriate building articulation, such as a chamfered corner, turret, canopy, or other similar building feature. The municipal governing body may allow front facades to face existing streets rather than proposed streets, when these facades will extend an existing commercial district located along this existing street.
- III. Walls and Windows. Blank walls shall not be permitted along any exterior wall facing a street. Exterior walls in these locations shall meet the following criteria:
 - A. Such walls shall have architectural treatments that are the same as the front facade, including consistent style, materials, colors, and details.
 - B. Windows. The ground floor of any wall facing a street shall contain windows in accordance with the following requirements:
 - i. The ground floor front facades of retail commercial uses, personal service businesses, and restaurants shall consist of at least 35% window area, but not more than 75% window area, with views provided through these windows into the business.
 - ii. Except for institutional uses, all other ground floor walls facing a street shall contain at least 25% window area but not more than 75% window area, with views provided through these windows into the business.
 - iii. For institutional uses, ground floor walls facing a street, parking area, or walking area shall not consist of more than 75% window area.

- C. Dark tinted glass or reflective glass in windows is prohibited.
 - D. Walls or portions of walls where windows are not provided shall have architectural treatments designed to break up the bulk of the wall, including at least four of the following treatments: masonry but not flat block; concrete or masonry plinth at the base of the wall; belt courses of a different texture or color; projecting metal canopy; decorative tilework; trellis containing plantings; medallions; opaque or translucent glass; artwork, vertical visual articulation, horizontal visual articulation; lighting fixtures; or a similar architectural element not listed above, as approved by the municipal governing body.
- IV. Roofs
- A. All non-residential buildings shall have pitched roofs covering at least 80 percent of the building with a pitch of at least 6 vertical inches to every 12 horizontal.
 - B. Pitched roofs shall provide overhanging eaves that extend a minimum of one foot beyond the building wall.
- V. Non-residential buildings must have at least a 3-foot off-set in all facades or roofs for every 40 feet of continuous facade. Such off-sets may be met through the use of bay windows, porches, porticos, building extensions, towers, bays, gables, dormers, steeples, and other architectural treatments.
- VI. Non-residential buildings shall contain materials, windows, doors, architectural details, massing, floor heights, and roofs that are compatible with proposed residential buildings within the development and adjoining historic village buildings.

10) Design Standards, Residential

- I. All dwelling units must have at least one primary entrance in the front facade. For single family semi-detached units, this requirement may be met if at least one of the units has its primary entrance in the front facade.
- II. No more than **two** single-family attached homes may be attached in a building. Adequate soundproofing between connected units must be included.
- III. Residential buildings shall be designed to be compatible with the appearance of buildings found in the community.
- IV. All residential buildings shall have pitched roofs covering at least eighty percent (80%) of the building with a pitch of at least six (6) vertical inches to every twelve (12) horizontal inches.
- V. Village houses must meet all the following criteria:
 - A. They shall contain a roofed but unenclosed porch extending across at least half of the front of the dwelling and being at least seven (7) feet in depth.

11) Parking Standards

- I. Garages, parking lots, and/or driveways should not be the dominant aspect of the building design, as seen from the street.
- II. Non-Residential Parking Design Standards. Off-street parking for non-residential buildings shall comply with the following requirements.

- A. Off street parking areas shall be located to the side and/or rear of non-residential buildings, unless there is an additional and larger building on the lot between the proposed parking/building and the street.
 - B. Off-street parking areas may not be located between buildings and streets, unless there is an additional and larger building on the lot between the proposed parking/building and the street.
 - C. Off-street parking shall be visually screened from existing and proposed streets by hedges, walls, buffer plantings, or similar site elements.
 - D. Parking areas on abutting non-residential lots shall be interconnected by access driveways.
 - E. Each non-residential lot shall provide easements for its parking areas and access driveways guaranteeing access and use to all other non-residential lots within the tract.
 - F. Garage doors in non-residential buildings shall not face any existing or proposed street. Non-residential parking lots shall be set back at least ten (10) feet from residential lots within the mixed-use development and at least (10) feet from street ultimate rights-of-way.
- III. Single-Family Detached Parking Design Standards.
- A. Garages for single-family detached units shall meet one of the following design options:
 - i. The attached garage is side entry, so garage doors are perpendicular or radial to the street which the front facade faces.
 - ii. The garage is located behind the rear facade of the house. This garage may be detached from or attached to the house, and the garage doors may face any direction.
 - iii. The garage is rear entry, so garage doors are on the opposite side of the house from the front facade.
- IV. Single-Family Attached Parking Design Standards
- A. Single-family attached shall meet the following requirements:
 - i. Garages must be rear facing
 - ii. All unenclosed off-street parking spaces must be located to the rear of the unit or in common parking to the side of the townhouse building.
- V. Multi-Family Parking Design Standards.
- A. Parking areas and/or garages for all multifamily buildings may not be located between the front facade of the building and the street, unless an additional and equally-sized or larger building on the lot is between the proposed parking/building and the street; instead, parking areas and/or garages shall meet one of the following requirements:
 - i. The parking, whether consisting of surface spaces or garages, is located behind the rear facade of the building or buildings.
 - ii. The parking is in garages located to the side of multifamily buildings and the garage doors are side-entry, so garage doors are perpendicular or radial to the street which the front facade faces.

- iii. The parking is located to the side of the multifamily buildings and screened by one of the following mechanisms:
 - 1. A low architectural wall, no less than three (3) feet and no more than four (4) feet in height (made of brick, stone, or other materials deemed appropriate by the governing body)
 - 2. Screen planting in the form of 1 canopy tree, 2 ornamental trees, 2 evergreen trees, and 5 shrubs per 100 linear feet of road frontage.
- VI. Amount of Required Parking.
 - A. All uses shall comply with the minimum parking requirements required by section of the municipal zoning ordinance, except as adjusted below:
 - i. For any non-residential use, the amount of parking that is provided shall not exceed the minimum parking that is required by the Zoning Ordinance.
 - ii. On-street parking along the front property line of a lot may be used to meet the minimum parking requirement for non-residential or multifamily uses on that lot.
 - iii. Required parking for a non-residential use may be located in a common parking facility or on an abutting lot, provided such spaces are located within 200 feet of the non-residential use.
 - iv. When different non-residential uses or multi-family uses share common parking, the total number of spaces required for all uses may be reduced when the (municipal governing body) determines that the peak parking demand between two or more uses will be different enough to allow an overall reduction. The amount of required shared parking will depend on the amount and type of each use.

12) Driveway Design Standards

- I. For mixed-use villages on tracts of five (5) acres or more, no lot, non-residential use, or dwelling unit shall take driveway access from an existing collector or existing higher classification road.
- II. When feasible, abutting lots must share a common driveway.
- III. Off-Street Loading Areas, Outdoor Storage, and Trash Disposal Areas
 - A. All loading areas and loading docks shall be located to the sides and rears of buildings. Loading docks shall not be visible from public streets. All loading areas and loading docks shall be set back at least twenty-five (25) feet from residential property lines.
 - B. Outdoor storage or display of materials shall not be permitted overnight.
 - C. Trash disposal areas shall be located within buildings or within an opaque screened area that completely hides the trash and is located to the side or rear of a building. All outdoor trash disposal areas shall be set back at least twenty-five (25) feet from residential property lines.