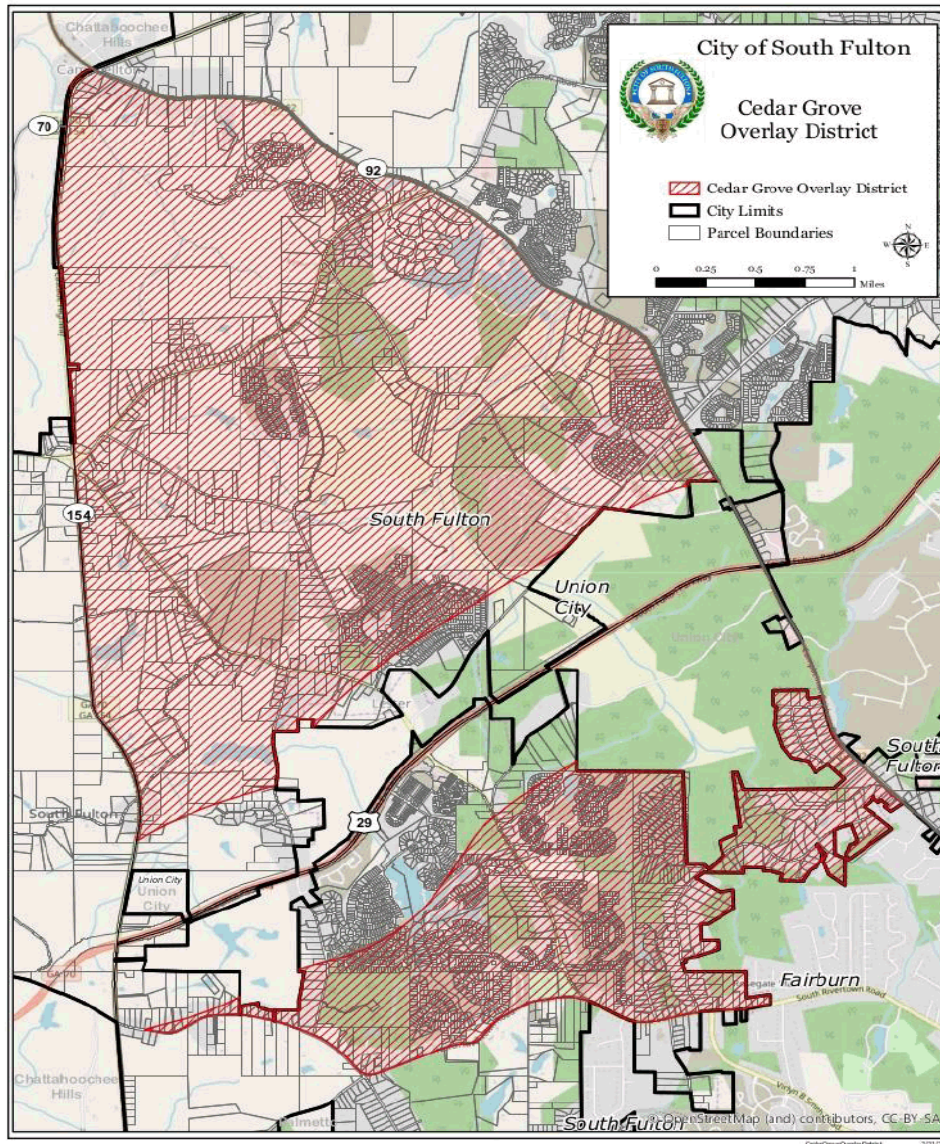


PART 2 - CODE OF ORDINANCES
Appendix C - ZONING
ARTICLE 5. - OVERLAY DISTRICTS
Sec. 507. Cedar Grove Overlay District.

Sec. 507. Cedar Grove Overlay District.

Sec. 507.01. Boundary map.



Sec. 507.02. Purpose and intent.

- (a) The City Council of South Fulton, Georgia hereby declares it to be the purpose and intent of the Cedar Grove Overlay District (the District) to **establish procedures to protect, enhance, and preserve the cohesiveness of design, and use of places, sites, buildings, structures, streets, neighborhoods, and landscape features** in the Cedar Grove Overlay District in accordance with the provisions herein **in addition to extending the map of the cedar grove overlay to include all of cedar grove excluding the Cedar Grove Agricultural Overlay.**
- (b) The Cedar Grove Overlay District is adopted as part of a strategy designed to promote the health, **safety, prosperity,** and general welfare of the citizens of South Fulton through the regulation of design, aesthetics, location, bulk, size of buildings and structures, and the density and distribution of population.
- (c) This District also seeks to reduce congestion on the streets; to provide safety from fire, flood and other dangers; provide adequate light and open space; protect the natural environment and address other public requirements, in order to provide **sustainable quality development that involves the pursuit of economic prosperity and environmental protection.**
- (d) The intent of this district is to preserve the rural and suburban character of the district and to add mixed use medium density in nodes at major intersections, where appropriate. The area is further delineated by the live work corridor along South Fulton Parkway that allows more intense uses and creates a transition from the Parkway into the rural and suburban neighborhoods.
- (e) This District also seeks to promote community driven design principles in areas of new development and redevelopment, to enhance local aesthetic and functional quality, and to stimulate business and promote economic development.
- (f) The purpose and intent of the Campbellton Crossroads Sub-District is to protect the existing area from uses and buildings which are incompatible with the scale, character, and needs of the surrounding area. The goal is to develop traditional and pedestrian scale buildings on a small scale with local serving commercial uses. Prohibitions or reasonable controls will be placed on the development of inappropriate large scale, highway-oriented retail service, office and dining uses which are intended to serve larger areas of the city than the rural and suburban area of this community. Development pressure on the surrounding rural area will be alleviated by placing reasonable controls on development and expansion of strip commercial uses. Safe, attractive, convenient pedestrian circulation and minimizing conflicts between pedestrians and vehicles will be encouraged in addition to a nodal form of small-scale commercial development that other zoning is unable to facilitate.
- (g) In consideration of the **rural and suburban characters** of the Cedar Grove Overlay District, the regulations in this Section 507 are intended to define and **monitor certain** uses, construction and design, prevent functional and visual disunity, promote desirable conditions for community and commerce and protect property against blight and depreciation.

Sec. 507.03. Applicability.

- (a) The Cedar Grove Overlay District and the regulations of this Section 507 apply to all properties zoned or developed for nonresidential and residential uses (except as indicated in Section 507.03(b) below), within the area illustrated on the attached map (excluding the South Fulton Parkway Overlay District) under Section 507.01 above.
- (b) Single-family detached dwellings are exempt from the Cedar Grove Overlay District requirements, with the exception that the exterior finish prohibitions in Section **507.13(b)** shall apply.

-
- (c) This Overlay District also recognizes the Campbellton Crossroads Plan as adopted by Council and designated in the South Fulton Comprehensive Plan. Development in the Campbellton Crossroads sub-district is subject to design and architectural standards as laid out in that plan, along with parameters to encourage a pedestrian-friendly traditional urban form which enhances community aesthetics and limits conflicts between vehicles and pedestrians. These development standards supersede the guidelines listed in this overlay.
 - (d) Within the Campbellton plan, three specific land use districts are discussed. These are the Community Hamlet District, the Transitional Residential District and the Rural Living District. Each district complements the other and development should smoothly transition from one district to the next. The districts each have a unique character and a specific urban form that runs through the public realm. The intent of this overlay is to allow for those districts to develop with their intended density and style.

Sec. 507.04. Architectural review process.

- (a) Prior to issuance of a land disturbance permit (LDP) or a building permit, the applicant shall submit details of exterior materials, colors, landscape strips, buffers, signage, lighting, parking, streets and paths, entrances design and architectural features of the proposed site and building which demonstrate compliance with the design standards set forth herein.
- (b) All building plans submitted as an application for a building permit shall clearly indicate all of the proposed building materials and colors for each facade in accordance with Section 507.12 and Section 507.13. The plans should clearly show the location and calculate the amount/percentage of all building materials per facade.
- (c) 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.
- (d) 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.

Sec. 507.05. Mixed use nodes.

- (a) Mixed use nodes are 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 mixed use node should also contain dense housing as compared to the rest of the community. When a developer is proposing construction of a mixed use node, they must be designated on a submitted site plan as such.
- (b) In any node, the underlying zoning must be in agreement with any development proposal. However, the guidelines herein supersede any conflicting regulations in the underlying zoning.
- (c) For any mixed use node, the development guidelines of the mixed use section 507.20 supersede any conflicting guidelines in this ordinance. However, all guidelines of section 507 are in effect when not in conflict.

Sec. 507.06. Buffers and landscaping requirements.

- (a) All AG-1 and residentially zoned developments shall provide a minimum 50-foot wide natural, undisturbed buffer with a ten-foot improvement setback along all public streets.

-
- (b) All non-residentially (except AG-1 and MIX) zoned developments shall provide a minimum 50-foot wide landscape strip along all public streets.
 - (c) A minimum 15-foot wide landscape strip shall be provided along any interior property line adjacent to a nonresidential zoning and/or use.
 - (d) Large, overstory trees shall be planted 40 to 60 feet on center and shall be located along both sides of all public streets (except residential streets).
 - (e) Small, understory trees shall be planted ten to 30 feet on center and shall be located along both sides of residential streets.
 - (f) Street trees shall be a minimum two-inch caliper diameter at breast height (DBH).
 - (g) Street trees shall be selected from Appendix E of the South Fulton Tree Preservation Ordinance and Administrative Guidelines or as may be approved by the South Fulton Arborist.

Sec. 507.07. Accessory site features; placement and screening.

- (a) Accessory site features are prohibited in the front yard of any property.
- (b) Accessory site features located on the ground shall be screened from view from any public right-of-way, any residential use, or any residential or AG-1 zoning district by one of the following: placement behind the building, 100 percent opaque fencing, berm or vegetative screen planted to buffer standards.
- (c) Accessory site features on a roof shall be screened by a parapet or other architectural feature or as approved by the CDRA Director.
- (d) Refuse areas and receptacles.
 - (1) Refuse areas and receptacles shall be placed in the least visible location from public streets and shall be enclosed on three sides with opaque walls. The fourth side shall be a self-closing gate made from noncombustible materials. Opaque walls shall be a minimum of 12 inches higher than the receptacle. Wall materials shall be noncombustible brick, stone, or split-faced concrete masonry block.
 - (2) Refuse receptacles shall not be placed within 100 feet of an existing residential or AG-1 zoning district.

Sec. 507.08. Fencing and wall requirements.

- (a) Screening walls shall be screened with a hedge of evergreen shrubbery, a minimum of two feet in height at planting.
- (b) Fencing materials along public streets and side yards are restricted to brick, stone, iron, decorative wrought iron, and treated wood.
- (c) Chain link fencing may be used only along golf courses, play fields, and other recreational areas. All chain link fencing shall be black or hunter green vinyl coated.
- (d) When required, fencing material around detention/retention facilities shall be black or hunter green vinyl coated chain link fence.
- (e) Retaining walls shall be faced with or constructed of stone, brick, or decorative concrete modular block only.

Sec. 507.09. Sidewalks/pedestrian paths.

- (a) Sidewalks are required along all public and private road frontages (except alleys) and shall meet all applicable Americans with Disabilities Act (ADA) standards.

-
- (b) Sidewalks and other paths (multi-purpose or pedestrian) shall be illustrated on the site plan submitted at the time of application for a land disturbance permit.
 - (c) Sidewalks shall be a minimum width of five feet.
 - (d) Pedestrian paths may be constructed of either colored/textured materials or conventional sidewalk materials and shall be clearly identified.
 - (e) Multi-use paths for bicycles and pedestrians may be substituted for the required sidewalks as approved by the CDRA Director and the Public Works Director when the path is part of an approved transportation plan.
 - (f) Multi-use paths designed for use by bicyclists and pedestrians shall be 12 feet wide.
 - (g) Multi-use paths designed with separate paths for bicyclists and pedestrians shall be 15 feet wide, ten feet for bicycles and five feet for pedestrians.
 - (h) Street furniture shall be located outside the specified width of any path.
 - (i) Sidewalks and paths shall be connected to signalized crosswalks where applicable.
 - (j) Sidewalks and paths shall be designed to minimize direct auto-pedestrian interaction.
 - (k) Sidewalks and paths should be direct and convenient routes between points of origin (such as a bus stop) and destination (such as a shop, bank, etc.).
 - (l) Pedestrian access should be provided to all entrances including access from rear parking areas.
 - (m) Inter-parcel connectivity shall be required for multiuse, pedestrian paths and sidewalks.

Sec. 507.10. Lighting.

- (a) A lighting plan for open parking lots and pedestrian paths shall be submitted for approval prior to the issuance of a land disturbance permit.
- (b) Street lights shall be installed on all interior streets within community crossroads, as identified in the South Fulton Comprehensive Plan.
- (c) Open parking lots and walkways providing access thereto shall be lighted at a minimum of two-foot candles measured at grade level.
- (d) The maximum to minimum foot candle level shall not exceed a 12:1 ratio.
- (e) Non-LED shoebox fixtures, cobra lighting fixtures, and neon lighting are prohibited.
- (f) Any luminaire with a lamp or lamps rated at a total of more than 1,800 lumens, and all flood or spot luminaires with a lamp or lamps rated at a total of more than 900 lumens, shall not emit any direct light above a horizontal plane through the lowest direct-light-emitting part of the luminaire.
- (g) Any luminaire with a lamp or lamps rated at a total of more than 1,800 lumens, and all flood or spot luminaires with a lamp or lamps rated at a total of more than 900 lumens, shall be mounted at a height equal to or less than the value $3 + (D/3)$, where D is the distance in feet to the nearest property boundary. The maximum height of the luminaire may not exceed 20 feet.
- (h) Any luminaire with a lamp or lamps rated at a total of 1,800 lumens or less, and all flood or spot luminaires with a lamp or lamps rated at 900 lumens or less, may be used without restriction to light distribution or mounting height, except that if any spot of flood luminaire rated 900 lumens or less is aimed, directed, or focused such as to cause direct light from the luminaire to be directed toward residential buildings on adjacent or nearby land, or to create glare perceptible to persons operating motor vehicles on public ways, the luminaire shall be redirected or its light output controlled as necessary to eliminate such conditions.

-
- (i) Luminaires used for public-roadway illumination may be installed at a maximum height of 25 feet and may be positioned at that height up to the edge of any bordering property.
 - (j) All temporary emergency lighting needed by police, fire or other emergency services, as well as all emergency vehicular luminaires, shall be exempt from the requirements of this Section.
 - (k) All hazard warning luminaires required by federal regulatory agencies are exempt from the requirements of this Section, except that all luminaries used must be red and must be shown to be as close as possible to the federally required minimum lumen output requirement for the specific task.
 - (l) Luminaires used primarily for sign illumination may be mounted at any height to a maximum of 25 feet, regardless of lumen rating.
 - (m) Lighting fixtures used to illuminate a billboard shall be mounted on the top of the sign structure. All such fixtures shall use a type of shielding to direct lighting downward. Bottom-mounted sign lighting is prohibited.
 - (n) The use of laser source light or any similar high intensity light used outdoors is prohibited.
 - (o) The operation of searchlights is prohibited.
 - (p) Permanent mounted exterior neon lights are prohibited.
 - (q) Back-lit awnings and roof mounted lights are prohibited.

Sec. 507.11. Building design.

- (a) Developments shall include architectural elements such as columns, arcades, covered entry-walkways, arches, facade offsets, windows, balconies, offset walls, clock towers, cupolas and/or courtyards.
- (b) The principal entry area of a building shall be articulated and express greater architectural detail than other portions of the building.
- (c) Shopfront buildings shall utilize a parapet at all street frontages.
- (d) For large commercial/retail buildings variations in facade, roofline and depth shall be provided to lend the appearance of multi-tenant occupancy.
- (e) Buildings are limited to 35 feet in height.
- (f) Permissible roofs are gable, pyramidal, hip or decorative parapets. No parapet shall be required to be greater than four feet above the roof line. Shed roofs are permitted over porches, additions, and accessory structures.

Sec. 507.12. Building orientation.

- (a) All buildings shall be oriented to face a street or a courtyard.
- (b) All primary entrances shall face the street or courtyard.
- (c) All primary entrances which face a street shall be at street level.
- (d) Fuel pumps, canopies and associated gasoline station service areas shall be located at the rear of the structure, not between the building and the street, to allow the building to be the spatial edge of the streetscape.

Sec. 507.13. Building materials.

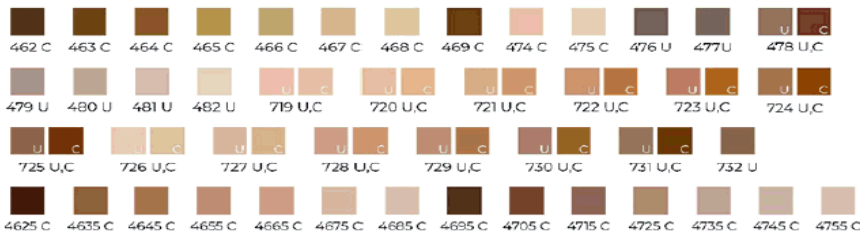
- (a) The exterior wall materials of nonresidential buildings shall consist of a minimum of 60 percent (per vertical wall plane) of the following: brick, stone or clapboard (or an equivalent alternative treatment approved by the Director of Community Development and Regulatory Affairs). Reflective glass is prohibited.
- (b) The exterior wall materials of residential buildings shall consist of a minimum of 60 percent (per vertical wall plane) of the following: brick, stone, cement stucco, split-faced block natural treated wood and/or cement based artificial wood siding, solid plank, cementitious plank, or horizontal clapboard siding (or an equivalent alternative treatment approved by the Director of Community Development and Regulatory Affairs). Synthetic stucco, vinyl siding and aluminum siding are prohibited.
- (c) Any nonresidential building facade shall have a minimum of 25 percent fenestration or as may be approved by the CDRA Director. Black glass, tinted glass and/or reflective glass is prohibited.
- (d) Accent wall materials on residential and nonresidential buildings shall consist of non-reflective or non-tinted glass, architecturally treated concrete masonry, precast stone, or stucco (or an equivalent alternative treatment approved by the Director of Community Development and Regulatory Affairs) and shall not exceed 40 percent per vertical wall plane.
- (e) To the extent any rear or side of any building is visible from any public street or single-family residence, architectural treatment shall continue through the rear or side.
- (f) Exterior finishes for accessory structures shall be consistent with the principal structure.
- (g) Allowable roof materials for pitched roofs are asphalt shingles, composition shingles, natural wood shingles, wood shake, slate, terra cotta, or as may be approved by the CDRA Director.

Sec. 507.14. Building colors.

- (a) Roof colors shall be gray, brown, terra-cotta or green. Reflective and metallic colors are allowed only when not visible from a street.
- (b) Colors for exterior walls, building components, sign structures, accent and decorative elements must be chosen from the tones and shades specified in the color chart below (from the Pantone Formula Color Guide) or as approved by the CDRA Director.

The following colors apply to exterior building walls, building components, sign structure, accent and decorative elements.

Browns, Beiges, Tans



Reds



Reds-Browns

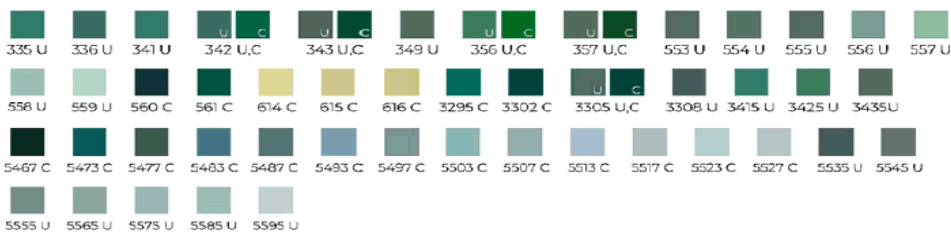


All Whites*

*Refer to the Pantone Formula Color Guide

The following colors apply to accent and decorative elements only.

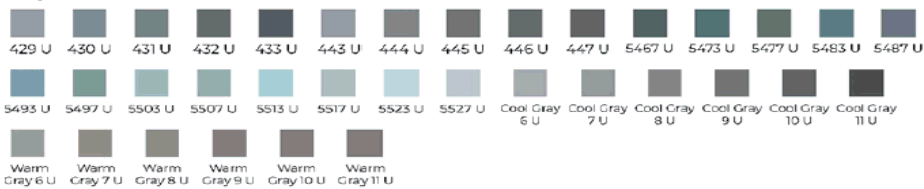
Greens



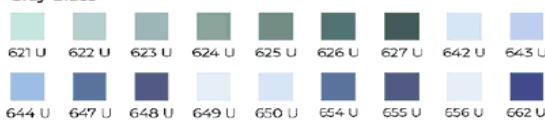
Green-Grays



Grays



Gray-Blues



All Whites*

*Refer to the Pantone Formula Color Guide

All Blacks*

*Refer to the Pantone Formula Color Guide

The code number under each color refers to the Pantone Matching System, an International Color Matching System. An online color search tool can be accessed here: <https://www.pantone.com/color-finder?from=topNav>. To search for a color, type the code number code into the search box. Include a space between the number and letters.

Sec. 507.15. Parking.

- (a) All off-street parking for townhouses and multi-family buildings shall be located to the rear or enclosed.
- (b) A minimum of 50 percent of the required surface parking for out-parcels shall be located at the rear of the building.
- (c) On-street parking is allowed subject to the approval of the CDRA Director.
- (d) No parking or loading area shall be used for the sale, repair, dismantling or servicing of any vehicle, equipment, materials or supplies.

-
- (e) All developments must provide space for parking bicycles. This area may be within the parking lot or courtyard. A bike rack shall be permanently attached to the ground accommodating a bicycle lock or chain.
 - (f) All parking and loading areas shall be screened from public streets by either a minimum four-foot high berm and/or a continuous hedge of evergreen shrubs.

Sec. 507.16. Utility placement.

All utilities shall be located underground.

Sec. 507.17. Signs.

- (a) The architectural color standards of the overlay district apply to the sign structure and not the sign face.
- (b) Sign structures and faces constructed of wood or canvas materials are prohibited.
- (c) Window signs are prohibited.
- (d) Roof mounted flagpoles are prohibited.

Sec. 507.18. Stormwater management facilities.

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.

Sec. 507.19. Overall design standards for the Cedar Grove community.

The purpose of these design standards is to help preserve the rural nature of the Cedar Grove Community, the night sky, green space, vistas, the "country" feel, and open space.

- (a) Site design.
 - (1) All design strategies shall minimize changes to the existing topography and loss of mature vegetation and water features.
 - (2) Minimize level grading. New developments should step with landforms and maximize preservation of existing vegetation and trees. Level grading of entire lots is to be avoided.
 - (3) Transitions at property lines should seem natural for the surrounding terrain. Where the existing terrain is generally level, avoid newly graded slopes greater than 1:3 at property lines.
 - (4) Cut and fill slopes should be rounded where they meet natural grade to blend with natural slope.
 - (5) Natural contouring and re-vegetation are encouraged. Retaining walls should be faced with indigenous rock, brick and/or constructed to blend with adjacent surroundings.
 - (6) Storm water retention for multiple sites should be combined into a lake as opposed to individual drainage ponds.
 - (7) Permanent conservation easements should be established to protect water sheds, view sheds, and rare habitats.
- (b) Buildings and courtyards.
 - (1) Buildings should be oriented to avoid summer overheating.
 - (2) Locate courtyards for optimum southern exposure in winter and provide for shading in the summer.

- (3) Locate buildings so that solar heat is naturally reduced on hot summer days by landscape strips and trees.
- (4) Coordinate corner buildings with adjacent developments. Generally, the primary mass of a building on a corner should not be placed at an angle to the corner. Angled or sculpted building corners and open plazas should not be precluded from corners. Vertical focal points to visually anchor corners are encouraged.
- (5) Courtyards should include such features as sculptures or fountains as focal points, moveable seating and tables, sunny and shaded areas, several entrances into courtyards, variety of textures and colors for visual interest, landscaping, covered and uncovered outdoor passageways.

(c) *Street standards.*

- (1) Culs-de-sac are prohibited unless approved by the CDRA Director.
- (2) The following street standards shall also apply:

Design Element	Community Boulevard (major thoroughfare)	Community Avenue (collector)	Community Street (minor street)	Community Lane (service drive, access)	Private Alley
Minimum right-of-way (feet)	60'	60'	54'	18'	16'
Maximum right-of-way (feet)	74'	74'	59'	22'	20'
Number of lanes	2—4	2—4	2	2-1	2-1
Travel lane width (feet)	11—12'	11'	10—11'	10'	8—10'
On-street parking allowed	Yes	Yes	Yes	No	No
Minimum parking lane width (feet)	8'	8'	8'	-	-
Minimum sidewalk width (feet)	10'	8'	5'	-	-
Bicycle lane allowed	Yes	Yes	Yes	-	-
Minimum bicycle lane width (feet)	5'	5'	5'	-	-
Planting area allowed	Yes	Yes	Yes	-	-
Median allowed	Yes	Yes	No	-	-

(d) *Parking.*

- (1) On-street parking in mixed use and commercial areas (parallel, diagonal, and head-in) is encouraged.
- (2) All developments shall provide connectivity to adjacent developments to link buildings and open spaces together to minimize vehicular traffic and other impacts.

(e) Architectural features/enhancements are as follows:

- (1) Trim to include eaves, corner boards, gable and eave boards, pediments, friezes, lintels, sills, quoins, belt courses, balustrades;
- (2) Gables, dormers, pillars, posts, porches, recessed windows and doors, cupolas, bay windows;
- (3) Half-rounded or quarter-rounded roof gutters and down spouts integrated with trim;
- (4) Glass storefronts, transom windows, building wall offsets, projections, recesses, floor level changes, roof-line offsets;
- (5) Architectural treatments of front facades shall continue major features around all visibly exposed sides of a building.
- (6) Restaurants with outdoor seating should allow for ease of pedestrian circulation, adequate shade through the use of extended awnings, canopies, or large umbrellas, provide outdoor trash receptacles, and maintain clean and litter-free premises.

(f) Viewsheds.

- (1) All development proposals should arrange buildings to preserve views from adjacent properties and streets.
- (2) Locate courtyards, surface parking, and open spaces to align with view sheds from adjacent properties.
- (3) Locate drives, parking, and open spaces on high points. Avoid placing buildings except churches or public buildings of high architectural quality on ridge lines.
- (4) All new developments will be reviewed with respect to topography and existing landforms, existing vegetation and trees, soil properties and bed rock depth, existing watercourses, floodway and flood plain areas, drainage patterns, climatic factors and view sheds.
- (5) All new developments will be reviewed for land use and site organization in relation to building form, character, and scale of existing and proposed development, sensitivity and nature of adjoining land uses, location of adjacent roads, rights-of-way, driveways, off-street vehicular connections, pedestrian ways, access points, easements, existing structures and other built improvements, prehistoric and historic sites, structures and routes, and any other features that may be impacted or impact the proposed new development.

Sec. 507.20. Design standards, mixed use node

(a) Permitted uses.

- (1) Within an area defined as a mixed-use node, 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.
- (2) 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. Bread 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. Sports Venue;
 - DD. Schools, public and private;
 - EE. Public uses.

(b) Conditional uses requiring a use permit

- (1) 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.

(c) Prohibited uses

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

(d) Land area

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

(e) Density, dimensions, yard and lot sizes.

- (1) The intent of mixed-use node 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.

(f) Height

- (1) The maximum height of any structure in a mixed-use node is two stories.

(g) Requirement for a mix of uses in development

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

-
- (2) A mixed-use node 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.

(h) Design Standards, General

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

(i) Design Standards, Non-Residential

- (1) Building Footprint. The maximum building footprint of non-residential buildings shall not exceed seven thousand (7,000) square feet.
- (2) 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.
- (3) 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.

(4) 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.

(5) 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.

(6) 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 buildings.

(j) Design Standards, Residential

- (1) 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.
- (2) No more than two single-family attached homes may be attached in a building. Adequate soundproofing between connected units must be included.
- (3) Residential buildings shall be designed to be compatible with the appearance of buildings found in the community.
- (4) 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.
- (5) Mixed use node 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.

(k) Parking Standards

- (1) Garages, parking lots, and/or driveways should not be the dominant aspect of the building design, as seen from the street.
- (2) 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.

(3) 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.

(4) 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.

(5) 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.

(6) 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.

(l) Driveway Design Standards

- (1) For mixed-use nodes 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.

-
- (2) When feasible, abutting lots must share a common driveway.
 - (3) 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.