



CITY OF DUNWOODY

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MEMORANDUM

To: Mayor and City Council

From: Howard J. Koontz, City Planner

Date: August 23, 2010

Subject: Text amendment to City of Dunwoody Zoning Ordinance

BACKGROUND

On behalf of the Sustainability Commission and at the direction of the Mayor and City Council, staff has researched the possibility of expanding the definition of “paved” to include pervious surfaces. The City of Dunwoody Zoning Ordinance currently only allows vehicular parking on impervious surfaces, such as concrete and asphalt. Staff recommends adding a definition for “pervious surface” and amending the definition of “paved” to include pervious surfaces.

DISCUSSION

Impervious paving decreases the natural groundwater recharge and collects pollutants and contributes to poorer water quality through stormwater runoff and erosion. Pervious surfaces provide the strength and stability of impervious surfaces, but allow precipitation to absorb through the paving, providing a level of filtration of toxic materials and reducing stormwater runoff and its adverse effects.

Amending the Zoning Ordinance would allow parking alternatives in compliance with the City’s dedication to sustainable living. Staff recommends amending the following text of Chapter 27, Article 1, Section 27-1, “Definitions” to amend and add the following:

Paved means an improved area ~~which is~~, covered by asphalt, concrete, or other ~~impervious surface~~ hard-surface material, which may or may not be impervious. “Paved” specifically excludes dry gravel and similar materials as a finished product.

Pervious Surface means a ground covering of hard-surfaced material(s) placed in an improved area, for such uses as walkways and pedestrian plazas/terraces, on-grade vehicle parking lots, and driveways. Pervious surfaces include but are not limited to porous concrete and modular porous paver systems that are designed to allow infiltration of stormwater, consistent with Stormwater BMPs. Pervious paving areas shall not be considered as “impervious surface areas” for the purpose of calculating impervious surface coverage.

RECOMMENDATION

Community Council voted on the amendment at their June 10 meeting and approved the motion 6-0 with the condition that “BMP” is spelled-out to read, “best management practices.”

At their regularly scheduled July meeting, Planning Commission discussed the ordinance and voted to approve the amendment 5-0.