

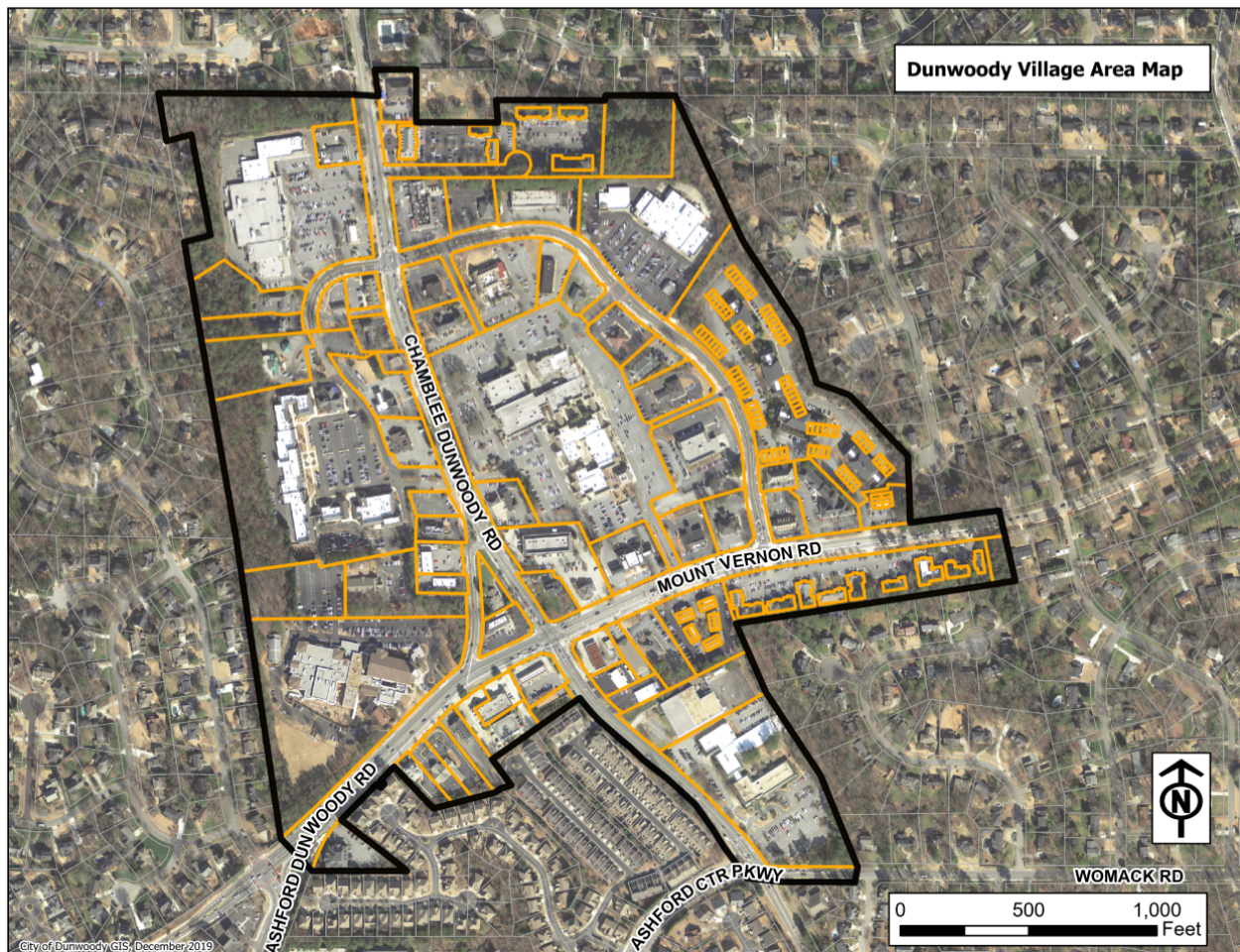
MEMORANDUM

To: City Council

From: John Olson, AICP

Date: November 9, 2020

Subject: **RZ 20-01:** The City of Dunwoody seeks to amend the official zoning map by rezoning multiple parcels within Dunwoody Village to newly adopted Dunwoody Village Districts as depicted in Exhibit "A". The location of each Dunwoody Village District is designated in the official zoning map for rezoning as depicted in Exhibit "D".



Lynn Deutsch Mayor
Eric Linton, ICMA-CM City Manager
Sharon Lowery, CMC City Clerk

Pam Tallmadge City Council Post 1
Jim Riticher City Council Post 2
Tom Lambert City Council Post 3

Stacey Harris City Council Post 4
Joe Seonder City Council Post 5
John Heneghan City Council Post 6

BACKGROUND

The subject properties are found within Dunwoody Village, as referenced in the above map. The Dunwoody Village contains over 150 acres of property made up of eight individual zoning districts (C-1, C-2, O-I, RM-100, O-I-T, R-100, R-150, and CR-1) and one overlay district. These districts consist of a combination of multi-family, office, commercial, and institutional uses, which occupy isolated single-use districts. Under the existing traditional zoning, a mixture of uses is not permitted; as a result, no mixed use buildings have been developed within the Village. The development within Dunwoody Village consists of three suburban scale shopping centers, a church, the Dunwoody Village Townhomes, which are currently under construction, and several auto repair shops, gas stations, office buildings and banks. Most of the development within the Village was constructed in the 1970's and 1980's. As automobile oriented developments, buildings are mostly one-story in height, contain large surface parking lots and have minimal functional public open space.

In an effort to provide a better framework for land use and development, the City of Dunwoody seeks to amend the official zoning map by initiating a rezoning of multiple parcels within Dunwoody Village. The proposed rezoning is outlined within the proposed zoning action map as depicted in Exhibit "A", which shows a reclassification of the old zoning to newly adopted Dunwoody Village (DV) zoning districts. As well, a proposed list of the reclassified parcels are listed in Exhibit "C". One of the main objectives of this rezoning is to implement policies and objectives of the City of Dunwoody's Comprehensive Plan and the Dunwoody Village Master Plan. They are further intended to help:

- 1.) Maintain and enhance the identity and image of Dunwoody Village;
- 2.) Accommodate and promote walkable, development patterns containing a complementary mix of land uses;
- 3.) Create opportunities for functional landscaped open and gathering spaces in the commercial core of Dunwoody;
- 4.) Ensure that new development and substantial additions to existing buildings are designed to promote Dunwoody Village as an area of unique character while requiring that all new construction makes use of design standards and materials that enhance the district, complement existing character, and allow for the introduction of new design elements while encouraging the addition of walkability and green space;
- 5.) Support efforts to create a vibrant shopping and entertainment area in which merchants and businesses thrive and grow, thereby helping to maintain property values and keeping vacancy rates low; and
- 6.) Maintain and enhance the area's role as a place for civic activities and public gatherings within well designed open spaces.

As indicated in the proposed zoning action map, "Exhibit B", the existing eight zoning districts and overlay will be replaced with four new DV zoning districts:

- Village Commercial District ("DV-1"),
- Village Office District ("DV-2"),
- Village Residential District ("DV-3")
- Village Center District ("DV-4").

It is important to note that the action of the rezoning will also carry over the conditions of Dunwoody Village Townhomes (Exhibit "E"), so they remain tied to the development of the site. Further, the action of this rezoning will add each of the four DV districts within the official zoning Map for the city (Exhibit "D").

Public participation in the Dunwoody Village Master Plan and zoning update involved two open house meetings that were held on June 29th, 2019 and November 16th, 2019 where approximately 200 people attended. As well, a community survey (Exhibit "E") was posted on the City's website, and more than 300 people responded. According to the survey, 75% of respondents indicated that they supported the changes.

SURROUNDING LAND USE

Dunwoody Village is surrounded on all sides by very stable single-family residential communities including: The Branches, Wynterhall, Cedarhurst, and Vernon North. The table below summarizes all of the nearby zoning districts and land uses:

| Direction | Zoning | Future Land Use | Current Land Use |
|-----------|---------------------------|---|---|
| N | R-100 | Single-Family Residential | Single-Family Residential |
| S | R-100, RM-100, RM-HD, R50 | Single-Family Residential, Multi-Dwelling Residential | Single-Family Residential, Multi-Dwelling Residential |
| E | R-100 | Single-Family Residential | Single-Family Residential |
| W | R-100, R-150 | Public/Institution, Single-Family Residential | Public/Institution, Single-Family Residential |

REVIEW AND APPROVAL CRITERIA

In accordance with Georgia and local law, the following review and approval criteria shall be used in reviewing the respective amendment applications:

Section 27-335. Review and approval criteria.

b. *Zoning Map Amendments.* The following review and approval criteria must be used in reviewing and taking action on all zoning map amendments:

- Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan;

The rezoning proposal appears to align with the policies and intent of the Comprehensive Plan. According to the Dunwoody Village Character Area the Dunwoody Village is: "Mixed-use (containing a mix of office, retail and residential, including both either vertical or horizontal mixed use through the district), townhomes, other owner-occupied housing, live-work units, civic institutional, community retail (not greater than 50,000 square feet per tenant space), local and unique business, boutique retail, public assembly, and entertainment." The DV Districts implements the vision of the Comprehensive Plan as it creates mixed use districts that allow for vertical and horizontal mixed use throughout the various districts.

2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;
The area adjacent to the Dunwoody Village is made up of mostly single-family residential uses that abut higher intensity commercial, office, and multi-family uses. In light of the adjacent single-family uses, the zoning proposal appears to be suitable, as the changes in zoning are designed to enhance the land use and character of the Village, allowing opportunities for connectivity, new public open space, and mixed use within the Dunwoody Village. Also, buffer and transitional yard requirements within the zoning text will provide ample screening between residential and commercial property.
3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
The subject properties have a reasonable economic use as currently designated; however, the current zoning does not align with the vision of the Comprehensive Plan, as the current Dunwoody Village Overlay, coupled with separate underlying zoning districts of commercial, office, and residential zoning areas, do not promote opportunities for mixed use development, public parking decks, connectivity, or public open space. Approving the parcels to DV districts would effectively broaden the economic development as it would support the development of a walkable mixed-use district as one might expect to find in a town center.
4. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.
5. Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal;
In 2018, several zoning texts amendments were completed within Dunwoody Village that relieved regulations on architectural design and design review. In December 2019, a 5-year update to the Comprehensive Plan was kicked off to update the Village's future land use and character area. In early 2019 the city hired TSW, an Atlanta based planning firm, to review and rewrite zoning regulations and update the Master Plan for Dunwoody Village. The change in zoning further implements components of the 2016 Dunwoody Village Master Plan, Perimeter LCI, and Dunwoody Comprehensive Plan to become a vibrant, walkable mixed use district, which provides supporting grounds for approval of this request.
6. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources;
The zoning proposal will not adversely affect any historic buildings, sites, districts, or archaeological resources.
7. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
The zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities,

utilities or schools, as the rezoning request is not attached to any tangible development proposal at this time. During any redevelopment process, however, staff will solicit input from DeKalb County Schools on the impact the project will have on future enrollment. Also, Dekalb County Sewer capacity and Fire approval will be required, prior to the issuance of any land disturbance permit or building permit.

RECOMMENDATION

Based on the analysis of this application, using the standards and criteria found in Chapter 27-335, staff recommends **APPROVAL** of the following exhibits and actions:

EXHIBIT A: Proposed zoning action maps
EXHIBIT B: Ordinance for rezoning
EXHIBIT C: Proposed zoning parcel list
EXHIBIT D: Official zoning map for rezoning
EXHIBIT E: Conditions of Dunwoody Village Townhomes
EXHIBIT F: Dunwoody Village Survey
EXHIBIT G: Existing entitlement list

1. The subject properties, as indicated in the proposed zoning action maps Exhibit "A", and proposed zoning parcel list, Exhibit "B", are hereby rezoned to new DV districts as depicted within the Official Zoning Map for rezoning Exhibit "D"; and
2. With this rezoning action, the conditions of Dunwoody Village Townhomes RZ16-01, as referenced in Exhibit "E", shall remain remain in effect and will be applied to the property concurrent with the adoption of this ordinance;

Attachments

- EXHIBIT A: Proposed zoning action maps
- EXHIBIT B: Ordinance for Village Zoning
- EXHIBIT C: Proposed zoning parcel list
- EXHIBIT D: Official zoning map for Dunwoody Village rezoning
- EXHIBIT E: RZ16-01 Conditions of Dunwoody Village Townhomes
- EXHIBIT F: Dunwoody Village Survey
- EXHIBIT F: Existing Entitlement List

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27-107A Administration.

Intent and applicability.

27-107A Administration.**(a) Intent and applicability.**

(1) **Intent.** The Dunwoody Village (DV) district regulations are intended to implement the policies and objectives of the comprehensive plan and the Dunwoody Village Master Plan. They are further intended to help:

- a. Maintain and enhance the identity and image of Dunwoody Village;
- b. Accommodate and promote walkable development patterns containing a complementary mix of land uses;
- c. Create opportunities for functional landscaped open and gathering spaces in the core of Dunwoody;
- d. Ensure that new development and substantial additions to existing buildings are designed to promote Dunwoody Village as an area of unique character, while requiring that all new construction makes use of design standards and materials that enhance the district, complement existing character, and allow for the introduction of new design elements while supporting the addition of walkability and open space;
- e. Support efforts to create a vibrant shopping and entertainment area in which merchants and businesses thrive and grow,

thereby helping to maintain property values and keeping vacancy rates low; and

- f. Maintain and enhance the area's role as a place for civic activities and public gatherings within well-designed open spaces.

(2) Applicability.

- a. DV district regulations apply to properties zoned to a DV district in accordance with the regulating map (figure 27-107B-1) and the amendment procedures of article V, division 2.
- b. The general applicability provisions of Sec. 27-3 of this zoning ordinance apply to properties zoned a DV district, except where alternative applicability standards exist in DV district regulations.

(b) Administration and procedures.

- (1) **Establishment of Dunwoody Village districts.** Dunwoody Village (DV) zoning district classifications may be applied to property and DV district boundaries may be amended only in accordance with the amendment procedures of article V, division 2 and the regulating map of figure 27-107B-1.
- (2) **Effect of establishment.** Once property has been classified in a DV district, that property is subject

27-107A Administration.

Administration and procedures.

exclusively to the applicable DV district regulations.

(3) Review and approval procedures.

Unless otherwise expressly stated, all uses and development in DV districts are subject to the applicable review and approval procedures of article V, as well as any applicable procedures in chapter 16 of the municipal code (land development regulations).

(4) Pre-application conference. Pre-application conferences with staff are required for development permit applications (see the pre-application provisions of section 27-305).**(5) Site plan review.** Development permits applications must be accompanied by a site plan, which is subject to review and approval in accordance with article V, division 10.**(6) Relief.** The DV districts are intended to accommodate development as-of-right when such development occurs in strict conformance with applicable regulations. In some instances, however, unique site conditions, existing building circumstances, or other constraints related to the subject property may make strict compliance impossible or highly impractical. In such instances, an applicant may seek relief from applicable regulations. Any relief granted and conditions imposed run with the land and are binding on the subject property owner and all future property owners.**a. Minor exception - Administrative relief.**

The community development director is authorized to approve the following minor exceptions in accordance with the special administrative permit procedures of article v, division 7:

1. The location of a building relative to any minimum setback requirement or build-to zone width/location, provided that the location deviates from strict compliance by no more than five feet, except when a greater deviation is necessary to minimize the impact on special or specimen trees;
2. An increase in total impervious coverage by no more than five percent, not to exceed the total amount of permitted impervious plus semi-pervious coverage;
3. A decrease in the percent of building façade in the build-to zone by no more than 10 percent, except when a greater decrease is necessary to minimize the impact on special or specimen trees;
4. A reduction in the amount of required shopfront building frontage along primary streets, by no more than 10 percent,

Division 6. Dunwoody Village Districts

27-107A Administration.

Text and Graphics.

DRAFT

except when a greater reduction is necessary to minimize the impact on special or specimen trees;

5. Additional height of any building story by no more than two feet, provided that the overall building height does not exceed the maximum permitted height;
6. An increase in the maximum permitted height of a retaining wall by up to five feet;
7. A modification to the required streetscape along existing streets with existing utilities, special trees, or specimen trees within or adjacent to the otherwise required streetscape; and
8. Any other minor exception expressly authorized under the Dunwoody Village district regulations.

- b. **Major exceptions - Special exceptions.** Major exceptions to strict compliance with the DV district regulations include any exception to strict compliance that is not expressly authorized as a minor exception under the provisions of subsection 27-107A(b)(6)a. Major exceptions require review and approval in accordance with the special exception procedures of article V, division 6.

(c) **Text and Graphics.**

Graphics are included in DV districts to illustrate the intent and requirement of the text. In the case of a conflict between the text and any graphics, the text governs.

(d) **Primary street designation.**

When used within a DV district, “primary street” means Chamblee Dunwoody Road, Mt. Vernon Road, and Dunwoody Village Parkway.

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DRAFT**27-107B Districts.**

Districts and regulating map.

27-107B Districts.**(a) Districts and regulating map.**

- (1) **District map.** The location for each DV district is designated in figure 27-107B-1, regulating map.
- (2) **Official zoning map.** The location for each DV district shown on the regulating map shall also be designated on the official zoning map.
- (3) **District requirements.** The requirements in this subsection apply to the DV districts as follows.
 - a. **Requirements specific to each district.** Refer to sections 27-107B(b) through 27-107B(e) for specific descriptions and requirements for each district.
 - b. **Use requirements for all districts.** Refer to section 27-107B(f), uses, for use requirements applicable to all districts.
- (4) **General regulations.** Refer to section 27-107C for general regulations that apply to all DV districts.
- (5) **Building type regulations.** Refer to section 27-107D for building type regulations that apply to all DV districts.
- (6) **Open space regulations.** Refer to section 27-107E for open space

regulations that apply to all DV districts.

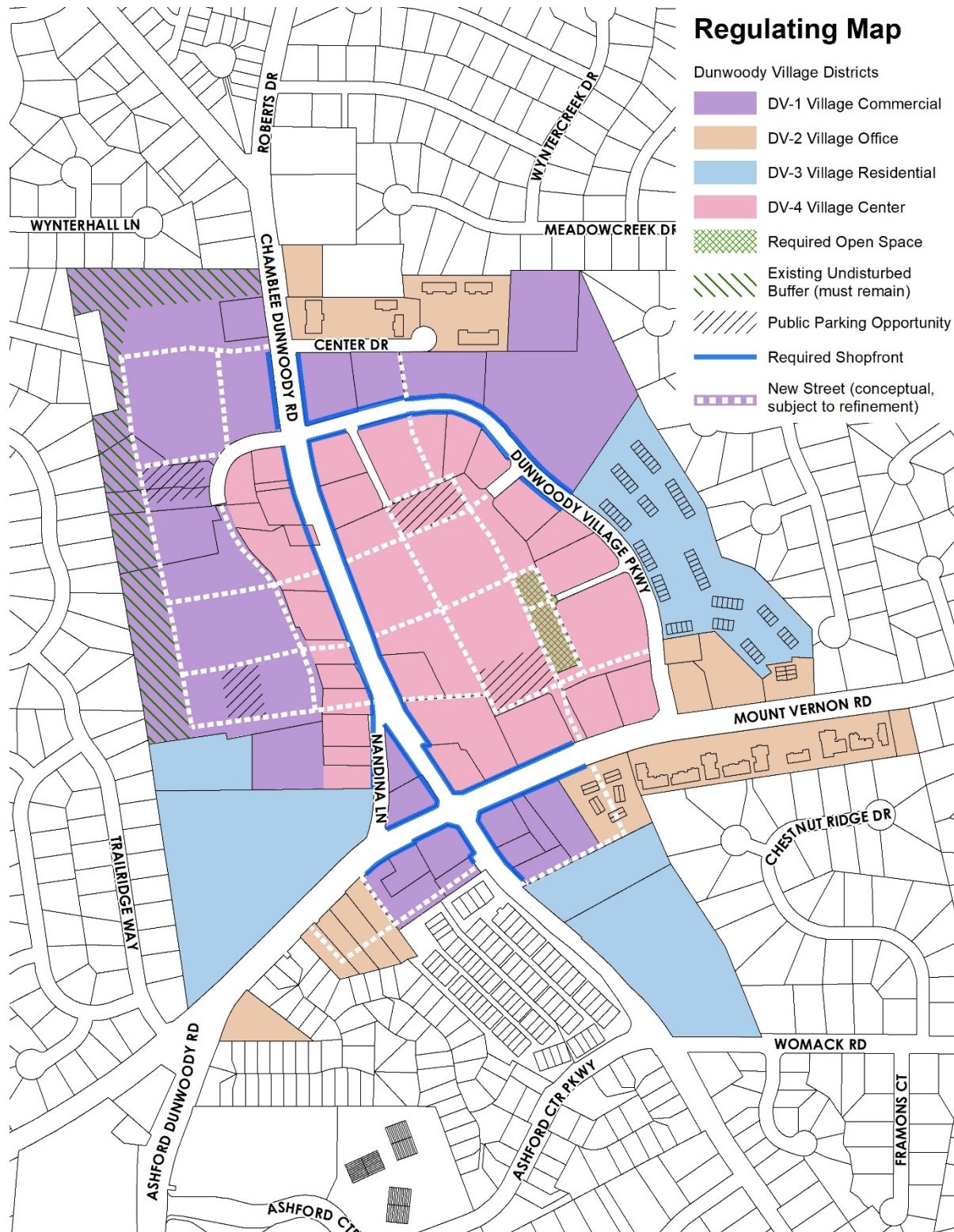
(7) Buffers and transition yards.

- a. Refer to section 27-230, transition yards, for information on buffer and screen requirements between different districts and uses, except where b. below applies.
- b. Where a DV-1 Village Commercial district abuts any single-family residential zoning district to the west, an undisturbed buffer with a depth of 130 feet is required abutting the single-family zoning district, except adjacent to 1205 and 1206 Hidden Ridge Lane, where an undisturbed buffer with a depth of 50 feet is required, as shown on the regulating map, figure 27-107B-1. Adjacent to the undisturbed buffer, a TY4 transition yard is required with a minimum width of 20 feet, except adjacent to the buffer adjacent to 1205 and 1206 Hidden Ridge Lane, where no transition yard is required. The total combined depth of the undisturbed buffer and transition yard shall be 150 feet, except adjacent to 1205 and 1206 Hidden Ridge Lane, where it shall be 50 feet.

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27-107B Districts.

Districts and regulating map.

DRAFT**Figure 27-107B-1** Regulating Map

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27-107B Districts.

DV-1 Village Commercial District.

DRAFT**(b) DV-1 Village Commercial District.**

Requirements for this district are provided in figure 27-107B-1. DV-1 District Requirements.

- (1) **Description & Intent.** The DV-1 District is intended to provide areas for commercial uses that primarily serve the needs of nearby neighborhoods. The district also includes opportunities for residential uses when incorporated into mixed-use developments.

Figure 27-107B-2 DV-1 District Requirements

| DV-1 VILLAGE COMMERCIAL DISTRICT REQUIREMENTS | | | Reference |
|---|---|--|---|
| BUILDING TYPES | Shopfront | ● | section 27-107D Building Types |
| | General | ● | |
| | Townhouse | ● | |
| | Civic | ● | |
| USE MIX | Mixed-Use Requirement | Maximum 75% of floor area may be residential | section 27-107B(f) Uses |
| HEIGHT | Maximum: less than 100 feet from a lot line adjacent to single family zoning district | 3 stories or 45 feet, whichever is less | section 27-107D(c) through (f) for floor-to-floor heights per Building Type |
| | Maximum: greater than 100 feet to a lot line adjacent to single family zoning district | 4 stories or 65 feet, whichever is less | |
| SITE COVERAGE | Maximum Impervious Cover (Sites under 1 acre) | 85 percent | section 27-621 Terms Defined |
| | Maximum Impervious Coverage (Sites 1 Acre or Larger) | 80 percent | |
| LOTS | Lot Area | No minimum | |
| | Lot Width | 20 feet minimum | |
| SETBACKS | Build-to Zone | No minimum / 10 feet maximum | |
| | Parking (front and side corner) | 30 feet minimum | |
| | Side (interior) | No minimum | |
| | Side (corner) | See front | |
| | Rear | No minimum | |
| OPEN SPACE REQUIREMENTS | Plaza | ● | section 27-107E Open Space Types |
| | Green | ● | |
| | Commons | ● | |
| | Park | ● | |
| | Minimum Area (Sites Under 1 Acre) | 5 percent of total site area | |
| | Minimum Area (1 to 10 Acres) | 10 percent of total site area | |
| | Minimum Area (Sites Over 10 Acres) | 15 percent of total site area | |

● = permitted

Division 6. Dunwoody Village Districts

27-107B Districts.

DV-2 Village Office District.

DRAFT**(c) DV-2 Village Office District.**

Requirements for this district are provided in figure 27-107B-3. DV-2 District Requirements.

- (1) **Description & Intent.** The DV-2 District is intended to provide areas for small-scale office uses to serve nearby neighborhoods.

Figure 27-107B-3 DV-2 District Requirements

| DV-2 VILLAGE OFFICE DISTRICT REQUIREMENTS | | | Reference |
|---|--|---|---|
| BUILDING TYPES | Shopfront | ● | section 27-107D Building Types |
| | General | ● | |
| | Townhouse | | |
| | Civic | ● | |
| USE MIX | Mixed-Use Requirement | Ground floor residential use not permitted along a public or private street | section 27-107B(f) Uses |
| HEIGHT | Maximum | 3 stories or 52 feet, whichever is less | section 27-107D(c) through (f) for floor-to-floor heights per Building Type |
| SITE COVERAGE | Maximum Impervious Cover (Sites under 1 acre) | 85 percent | section 27-621 Terms Defined |
| | Maximum Impervious Coverage (Sites 1 Acre or Larger) | 80 percent | |
| LOTS | Lot Area | No minimum | |
| | Lot Width | 16 feet minimum | |
| SETBACKS | Build-to Zone | No minimum / 10 feet maximum | |
| | Parking (front and side corner) | 30 feet minimum | |
| | Side (interior) | No minimum | |
| | Side (corner) | See front | |
| | Rear | No minimum | |
| OPEN SPACE REQUIREMENTS | Plaza | ● | section 27-107E Open Space Types |
| | Green | ● | |
| | Commons | ● | |
| | Park | ● | |
| | Minimum Area (Sites Under 1 Acre) | 5 percent of total site area | |
| | Minimum Area (1 to 10 Acres) | 10 percent of total site area | |
| | Minimum Area (Sites Over 10 Acres) | 15 percent of total site area | |

● = permitted

Division 6. Dunwoody Village Districts

27-107B Districts.

DV-3 Village Residential District.

DRAFT**(d) DV-3 Village Residential District.**

Requirements for this district are provided in figure 27-107B-4. DV-3 District Requirements.

- (1) **Description & Intent.** The DV-3 District is intended to provide areas for residential uses that are within walking distance of retail and services. The district also supports existing quasi-public and institutional uses within Dunwoody Village.

Figure 27-107B-4 DV-3 District Requirements

| DV-3 VILLAGE RESIDENTIAL DISTRICT REQUIREMENTS | | | Reference |
|--|--|---|---|
| BUILDING TYPES | Shopfront | | section 27-107D Building Types |
| | General | ● | |
| | Townhouse | ● | |
| | Civic | ● | |
| USE MIX | Mixed-Use Requirement | n/a | section 27-107B(f) Uses |
| HEIGHT | Maximum | 3 stories or 52 feet, whichever is less | section 27-107D(c) through (f) for floor-to-floor heights per Building Type |
| SITE COVERAGE | Maximum Impervious Cover (Sites under 1 acre) | 85 percent | section 27-621 Terms Defined |
| | Maximum Impervious Coverage (Sites 1 Acre or Larger) | 80 percent | |
| LOTS | Lot Area | No minimum | |
| | Lot Width | 20 feet minimum | |
| SETBACKS | Build-to Zone | No minimum / 10 feet maximum | |
| | Parking (front and side corner) | 30 foot minimum | |
| | Side (interior) | 10 foot minimum | |
| | Side (corner) | See front | |
| | Rear | No minimum | |
| OPEN SPACE REQUIREMENTS | Plaza | ● | section 27-107E Open Space Types |
| | Green | ● | |
| | Commons | ● | |
| | Park | ● | |
| | Minimum Area (Sites Under 1 Acre) | 5 percent of total site area | |
| | Minimum Area (1 to 10 Acres) | 10 percent of total site area | |
| | Minimum Area (Sites Over 10 Acres) | 15 percent of total site area | |

● = permitted

Division 6. Dunwoody Village Districts

27-107B Districts.

DV-4 Village Center District.

DRAFT**(e) DV-4 Village Center District.**

Requirements for this district are provided in figure 27-107B-5. DV-4 District Requirements.

- (1) **Description & Intent.** The DV-4 District is intended to serve as the core of Dunwoody Village and provide its most intense mix of uses, centralized landscaped open spaces, and highly walkable development patterns.

Figure 27-112-5 DV-4 District Requirements

| DV-4 VILLAGE CENTER DISTRICT REQUIREMENTS | | | Reference |
|---|--|---|--|
| BUILDING TYPES | Shopfront | ● | section 27-107D Building Types |
| | General | ● | |
| | Townhouse | | |
| | Civic | ● | |
| USE MIX | Mixed-Use Requirement | For all developments with over 15,000 square feet of floor area, a minimum 2 use categories shall be provided | section 27-107B(f) Uses |
| HEIGHT | Minimum | 2 stories along all public streets | section 27-107D(c) through (f) for floor-to-floor heights per Building Type |
| | Maximum | 5 stories or 80 feet, whichever is less | |
| SITE COVERAGE | Maximum Impervious Cover (Sites under 1 acre) | 95 percent | section 27-621 Terms Defined |
| | Maximum Impervious Coverage (Sites 1 Acre or Larger) | 90 percent | |
| LOTS | Lot Area | No minimum | |
| | Lot Width | 20 feet minimum | |
| SETBACKS | Build-to Zone | No minimum / 10 feet maximum | |
| | Parking (front and side corner) | 30 foot minimum | |
| | Side (interior) | No minimum | |
| | Side (corner) | See front | |
| | Rear | 10 foot minimum | |
| OPEN SPACE REQUIREMENTS | Plaza | ● | section 27-107E Open Space Types |
| | Green | ● | |
| | Commons | ● | |
| | Park | ● | |
| | Minimum Area (Sites Under 1 Acre) | 5 percent of total site area | |
| | Minimum Area (1 to 10 Acres) | 10 percent of total site area | |
| | Minimum Area (Sites Over 10 Acres) | 15 percent of total site area | |

● = permitted

Division 6. Dunwoody Village Districts

27-107B Districts.**DRAFT****Uses.****(f) Uses.**

The following applies to all DV districts.

(1) **Use table.** The following apply to the uses outlined in this section. Refer to figure 27-107B-6, use table.

- a. **Use categories.** Refer to sections 27-111 through 27-116.
- b. **Permitted and special uses.** Each use may be permitted as-of-right, permitted with a special administrative permit, permitted as a special exception, or permitted with a special land use permit. Refer to figure 27-107B-6, use tables.
- c. **Number of uses.** A lot may contain more than one use.
- d. **Principal and accessory uses.** Each of the uses may function as either a principal use or accessory use on a lot, unless otherwise specified.
- e. **Building type.** Each use shall be located within a permitted building type (refer to section 27-107D, building types), unless otherwise specified.

(2) **Use subcategories.** For the purposes of fulfilling the use mix requirements defined in each district table (refer to section 27-107B(b) through section 27-107B(e)), utilize the following subcategories of uses, consisting of those uses listed in the table, that may

contribute to the mix. Some permitted uses are not included.

a. **Lodging and residence subcategory.**

Household living
Group living
Lodging

b. **Civic subcategory.**

Club or lodge, private
Cultural exhibit
Educational services
Hospital
Place of worship

c. **Office subcategory.**

Construction and building sales and service
Medical service
Office or consumer service
Research and testing services

d. **Retail sales subcategory.**

Retail sales
Food and beverage retail sales

e. **Service use subcategory.**

Animal services
Day care
Repair or laundry services, consumer
Personal improvement services
Eating and drinking establishments
Financial services
Entertainment and spectator sports

Division 6. Dunwoody Village Districts

27-107B Districts.**DRAFT**

Uses.

(3) Live-Work

- a. **Defined.** Accessory nonresidential activity conducted wholly within a dwelling unit that allows employees, customers, or clients to visit.

limitation, noise, dust, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses, off the premises.

- b. **Use Standards.** All live-work is subject to the following:

- Live-work is only allowed when the dwelling unit to which it is accessory has been approved in accordance with figure 27-107B-6, use table.
- Live-work is only allowed on the ground story of a building.
- At least one person must occupy the dwelling containing the live-work use as their primary place of residence.
- The live-work use may employ no more than two persons not living on the premises at any one time.
- No business storage or warehousing of material, supplies, or equipment is permitted outside of the dwelling containing the live-work use.
- The nonresidential use of the live-work use is limited to a use allowed in the DV district.
- No equipment or process may be used that creates, without

Figure 27-107B-6 Use Table

| USES | DISTRICT | | | | Reference |
|---|-----------------------------|---------|------|------|---------------|
| | DV-1 | DV-2 | DV-3 | DV-4 | |
| RESIDENTIAL | | | | | |
| Household Living | | | | | |
| Detached house | - | - | - | - | |
| Attached house, rental | S | - | S | - | |
| Attached house, owner occupied | P | - | P | - | |
| Multi-unit building, rental | S[1] | S[1, 4] | S[1] | S[1] | |
| Multi-unit building, owner occupied | P[1] | P[1, 4] | P[1] | P[1] | |
| Age-Restricted Multi-unit building, rental | P | P | P | P | |
| Age-Restricted Multi-unit building, owner occupied | P | P | P | P | |
| Live/work | See principal dwelling unit | | | | 27-107B(f)(3) |
| Group Living | S | - | S | S | |
| QUASI-PUBLIC & INSTITUTIONAL | | | | | |
| Ambulance Service | S | S | S | S | |
| Club or Lodge, Private | P | - | - | P | |
| Cultural Exhibit | P | P | P | P | |
| Day Care | P | P | P | P | |
| Educational Services | S | S | - | S | |
| Hospital | - | - | - | - | |
| Place of Worship | P | P | P | P | 27-146 |
| Utility Facility, Essential | P | P | P | P | 27-151 |
| COMMERCIAL | | | | | |
| Animal Services | S | S | - | P | |
| Microbrewery, wine specialty shop, distillery, cidery | P[2] | - | - | P[2] | |
| Communication Services | | | | | |
| Telecommunications antenna mounted to building or similar structure | A | A | A | A | |

Division 6. Dunwoody Village Districts

27-107B Districts.**DRAFT**

Uses.

| USES | DISTRICT | | | | Reference |
|---|----------|------|------|------|---------------|
| | DV-1 | DV-2 | DV-3 | DV-4 | |
| All other | P | P | P | P | |
| Standalone tower | S | S | S | S | |
| Construction and Building Sales and Services | P[2] | - | - | P[2] | |
| Eating and Drinking Establishments | | | | | |
| Food truck | P | P | - | P | 27-138 |
| Other eating or drinking establishment | P[2] | - | - | P[2] | |
| Drive-through Facility | - | - | - | - | |
| Entertainment and Spectator Sports | | | | | |
| Indoor | P[2] | - | - | P[2] | |
| Outdoor | - | - | - | - | |
| Financial Services | | | | | |
| Brokerage and investment services | P | P | - | P | |
| Banks, credit unions, savings and loan associations | P[3] | P[3] | - | P[3] | |
| Food and Beverage Retail Sales | P[2] | - | - | P[2] | |
| Funeral and Interment Services | - | - | - | - | |
| Lodging | P | P | - | P | |
| Medical Service | P | P | - | P | |
| Office or Consumer Service | P | P | - | P | |
| Parking, Non-accessory | P | P | - | P | 27-107D(i)(5) |
| Personal Improvement Service | P[2] | P[2] | - | P[2] | |
| Repair or Laundry Service, Consumer | P | P | - | P | |
| Research and Testing Services | P | P | - | P | |
| Retail Sales | P[2] | - | - | P[2] | |
| Sports and Recreation, Participant | | | | | |
| Indoor | P[2] | - | - | P[2] | |
| Outdoor | - | - | - | - | |
| Vehicle and Equipment, Sales and Service | | | | | |
| Gasoline sales | - | - | - | - | |
| Vehicle sales and rental | P[5] | - | - | P[5] | 27-154 |
| Vehicle repair, minor | - | - | - | - | 27-153 |

P = use permitted as of right

A = special administrative permit required

S = special land use permit required

- [1] No more than 60% of dwelling units may have a floor area of less than 800 square feet.
- [2] Individual establishments shall not exceed 50,000 square feet in gross floor area.
- [3] Use shall not be located within 1,320 feet of the same use (as measured in a straight line from property line to property line), including any uses not within a DV district.
- [4] Use shall not be located on the ground story along any public or private street. When the use is allowed on the ground story it must be set at least 30 feet behind the street-facing façade.
- [5] No more than 4 vehicles for sale or rent may be displayed on site. All vehicles for sale or rent must be located in conditioned space.

27-107C General Regulations

Streets, Blocks, and Paths.

27-107C General Regulations

(a) Streets, Blocks, and Paths.

(1) **Intent.** The intent of the following is to form an interconnected network of streets with multiple intersections and block sizes scaled to support multiple modes of transportation, including walking, biking, transit use, and driving, within Dunwoody Village. Refer to chapter 16 for additional regulations.

(2) **Applicability.** New development and redevelopment must meet these street, block, and path requirements under any of the following circumstances:

a. **New structure.** Development of a new principal structure on a lot or portion of a lot.

b. **Redevelopment or renovation.** Redevelopment or renovation to an existing structure or site that increases the gross building square footage by more than 10 percent over a 12-month period.

c. **Parking lots.** Redevelopment or revision to 10 percent or more of an existing parking lot or development of a new parking lot, not including resurfacing, restriping, or minor repairs to an existing lot.

(3) New street locations.

a. **Regulating map streets.** New streets must be installed in the

approximate locations shown on figure 27-107B-1, regulating map, in order to establish a network that fulfills the streets, block, and path intent and regulations. Additional streets not shown on the regulating map are also allowed.

b. **Community development approval.** The design and locations of all streets shall be approved by the community development director during the site plan review process.

(4) **Street connectivity.** The following provides requirements and guidance for locating new streets and connecting to surrounding context.

a. The arrangement of streets must provide for the continuation of existing streets from adjoining areas into new developments.

b. Cul-de-sac and dead-end streets shall only be allowed where topography and other existing barriers, such as or waterways, prevent street connectivity.

c. Streets must follow natural features rather than interrupting or dead-ending at the feature.

d. Streets must terminate at another street with either landscaped open space or a building façade across from the termination.

e. When adjacent developments do not provide street connectivity,

27-107C General Regulations

Streets, Blocks, and Paths.

DRAFT

applicants must coordinate with the community development director to determine the potential for future connections and provide for those connections.

(5) **Block configuration.** Refer to figure 27-107C-1 for an illustration of typical block elements and section 16-240 for blocks.

- a. Blocks should be deep enough to accommodate buildings that face streets with parking located in the interior of the block.

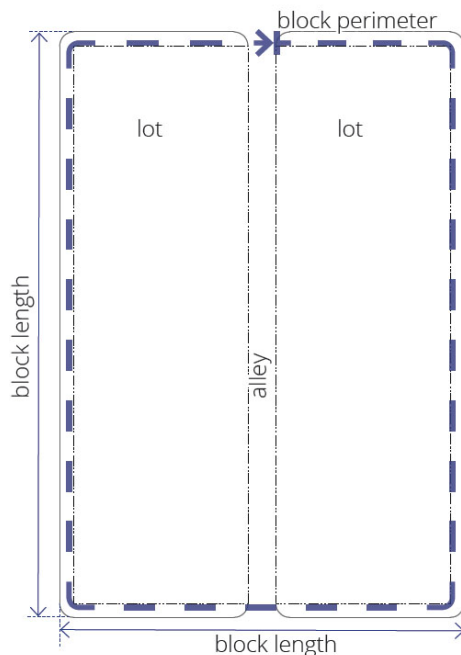


Figure 27-107C-1 Typical Block Elements

- b. Blocks may be configured to include existing lots within an existing zoning district that is not a DV district.

- c. A network of streets is required to meet the maximum block size requirement.
- d. Maximum block perimeter is 1,800 feet, except where the new streets required by the regulating map result in a smaller block perimeter, in which case such smaller block perimeter shall apply.
- e. Exceptions to block sizes may be granted by the community development director for new blocks that contain only open spaces or in locations adjacent to natural features such as steep grades and drainage areas, or other existing physical barriers.

(6) **Block driveway access.**

- a. Blocks may include internal alleys, drives, or driveway entrances for service, parking accessibility, and other routes internal to the development.
- b. Alleys shall have a maximum paved surface width of:
1. Twelve feet when only serving attached houses; otherwise
 2. Twenty-four feet.
- c. Alleys and driveways should be aligned with alleys, driveways, and similar access points in other blocks.

27-107C General Regulations

Streets, Blocks, and Paths.

(7) Mid-block pedestrian ways.

- a. Mid-block pedestrian ways are required through blocks longer than 800 feet and at locations that connect public rights-of-way with other public facilities such as parks and transit stops.
- b. When combined with mid-block street crossings, these pathways should align to facilitate easy pedestrian movements.
- c. Mid-block pedestrian ways should be located in the middle third of a block face.
- d. The minimum width for mid-block pedestrian ways rights-of-way or easements is 20 feet.
- e. A minimum of one canopy tree per 600 square feet of area is required.
- f. Mid-block pedestrian ways shall be treated with the same design requirements as existing streets per subsection (8), streetscapes.
- g. Required new pedestrian paths per figure 27-107B-1 may fulfill the requirements for mid-block pedestrian ways.

(8) Streetscapes.

- a. **Applicability.** The following standards apply on existing and new public or private streets.
- b. **Landscape area.** All streets must incorporate the following

landscape area abutting the back of the curb:

1. **New streets.** Refer to section 27-107C(9), new streets.
2. **Existing streets.** A minimum 6-foot wide landscaped area, except when an official City plan or project uses an alternate design. When an alternate design is used, existing streets must conform to said design.
- c. **Sidewalk area.** All streets must incorporate the following sidewalks immediately adjacent to the required landscape area:
 1. **New streets.** Refer to section 27-107C(9), new streets.
 2. **Existing streets.** A minimum 12-foot wide sidewalk, except when an official City plan or project uses an alternate design. When an alternate design is used, existing streets must conform to said design.
- d. **Buildings.** Buildings must be built to the back of the sidewalk as established by build-to zone regulations. If buildings are set back from the edge of the required sidewalk, the setback area must include features such as outdoor dining and seating areas or plazas and landscaped open spaces that provide a safe, comfortable, and

27-107C General Regulations

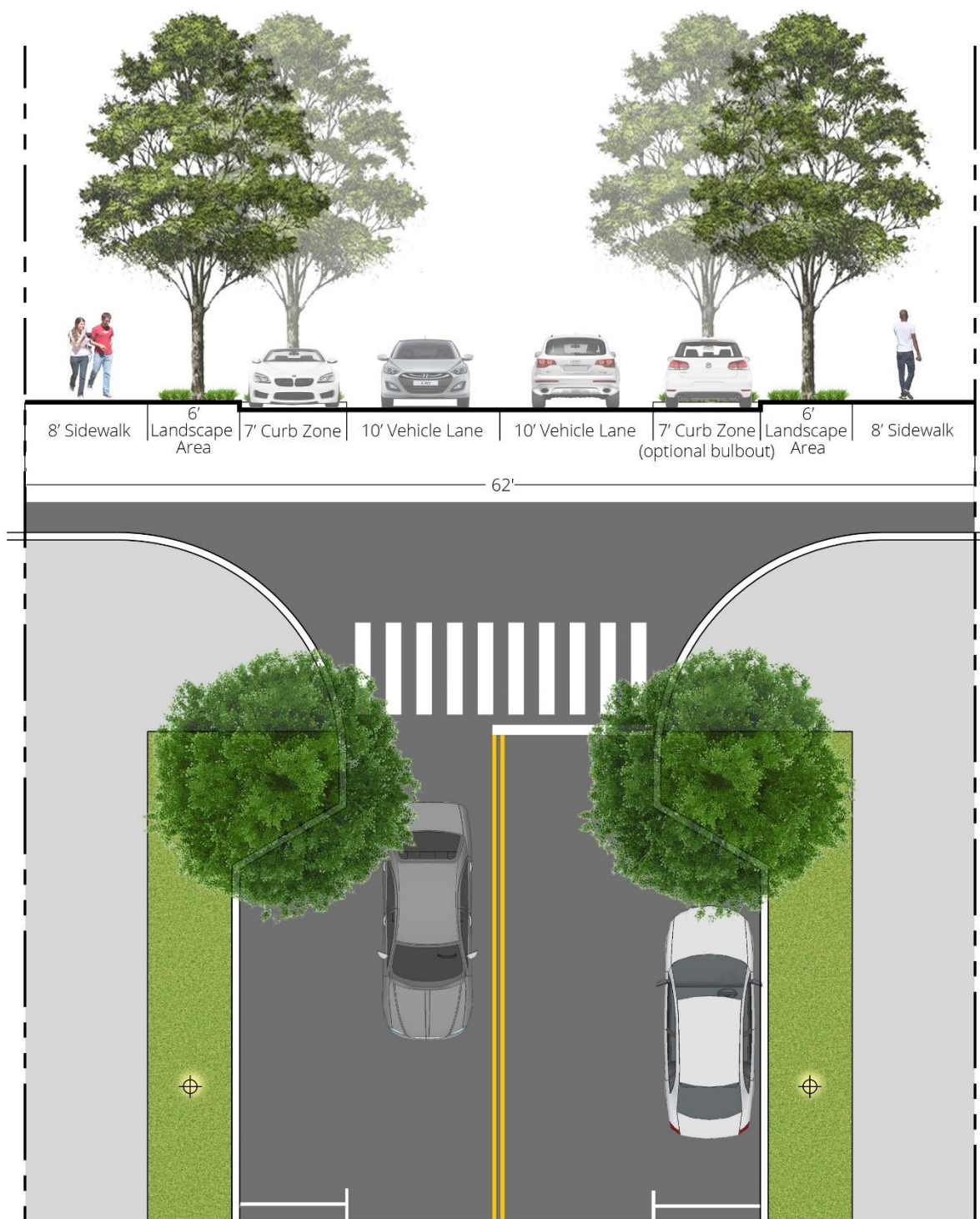
Streets, Blocks, and Paths.

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- active environment for pedestrians.
- e. **Lighting.** Lighting must conform to the following:
1. Pedestrian and street lighting must be installed in the streetscape landscape zone at intervals of 50 to 70 feet on center and must be located an equal distance from required street trees.
 2. Pole height may not exceed 15 feet.
 3. Light poles and lamps must be selected from the city's approved streetscape list, which is available in the public works department. Alternative designs may be approved on a case-by-case basis with the approval of the community development director.
- f. **Street Furniture.** Street furniture must be provided as follows:
1. Benches and trash and recycling receptacles must be installed every 250 feet along the street and at each building entrance adjacent to a pedestrian walkway.
 2. Furniture must be selected from the city's approved streetscape list, which is available in the community development department;
- alternative designs may be approved on a case-by-case basis with the approval of the community development director.
- g. **Maintenance.** Maintenance of trash and recycling receptacles, including servicing, repair, and replacement, is the full responsibility of the nearest adjacent property owner.
- h. **Recycling receptacles.** Recycling receptacles must be clearly identified with symbols and/or text indicating its intended use.
- (9) **New Streets.** The following apply to all new streets, including those not required by the regulating map.
- a. **Street type.** All new streets must be designed in accordance with new street type a, except where new street type b or new street type c are authorized by approval of both the community development director and the public works director, and except as provided for in "d" below.
 - b. **Public use.** All streets shall be available for public use at all times. Gated streets and streets posted as private are not permitted.
 - c. **Public street standards.** All new streets shall be public streets or private streets built to public standards.

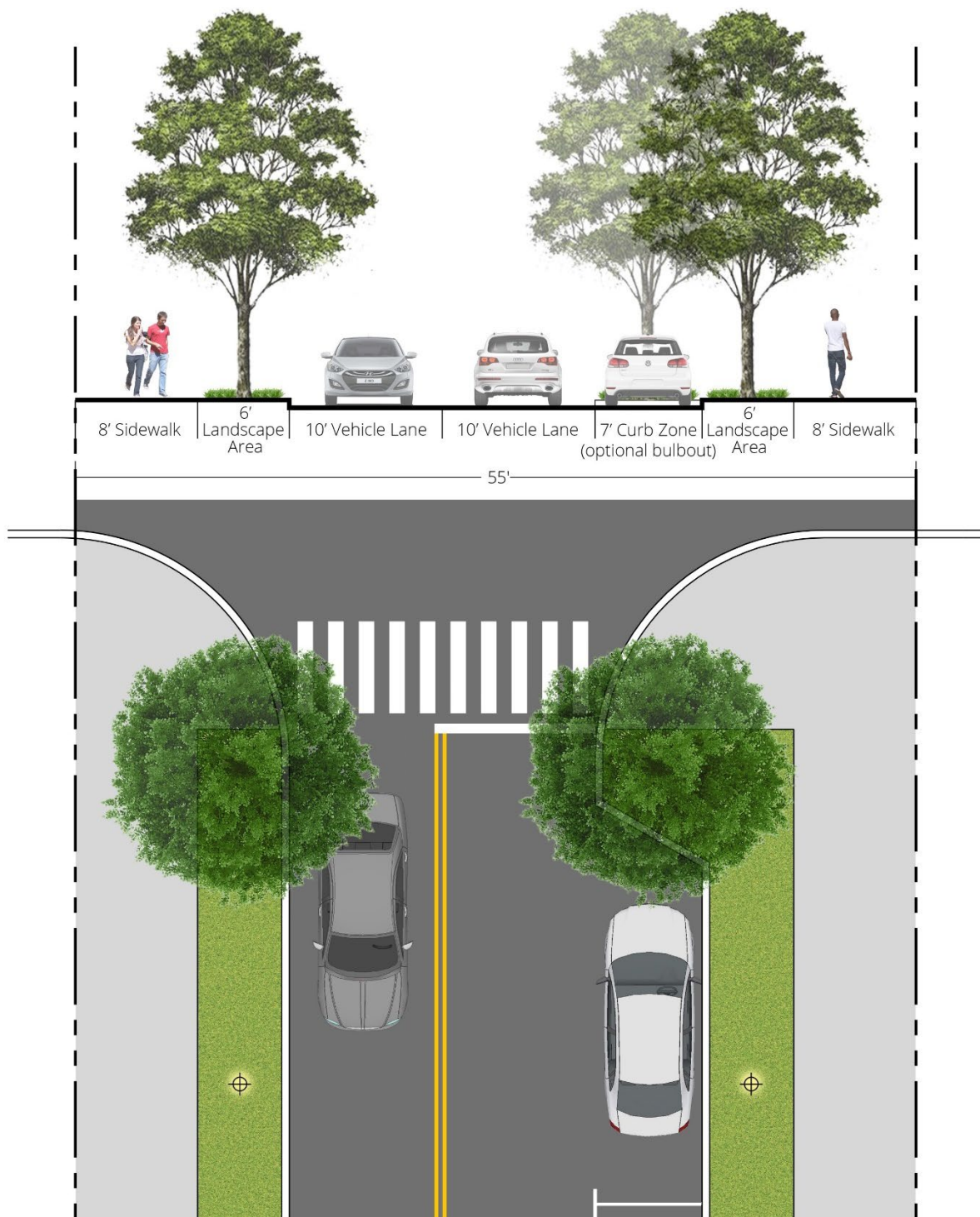
27-107C General Regulations

Streets, Blocks, and Paths.

DRAFT**Figure 27-107C-4** New Street Type A (not to scale)

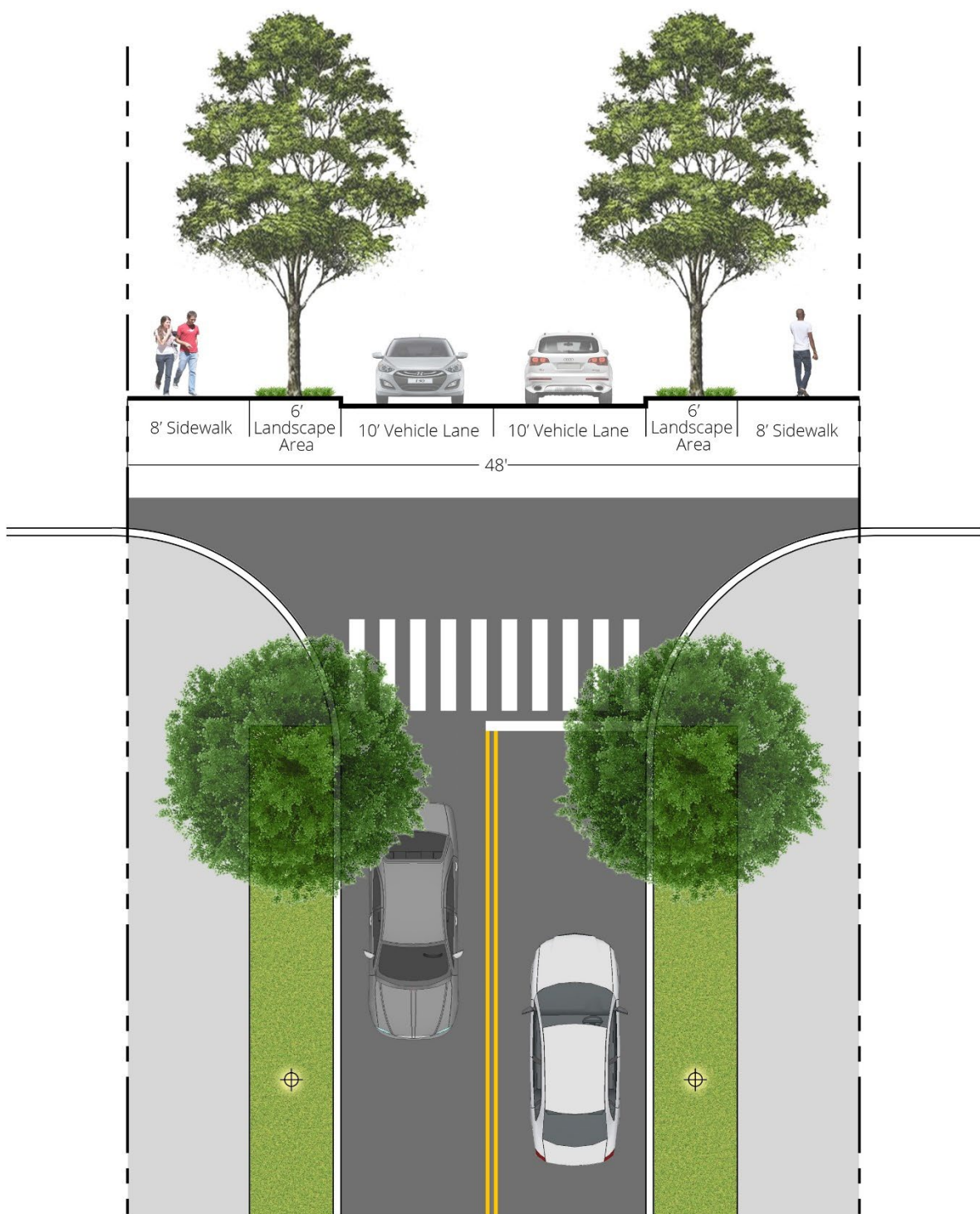
27-107C General Regulations

Streets, Blocks, and Paths.

DRAFT**Figure 27-107C-3 New Street Type B (not to scale)**

27-107C General Regulations

Streets, Blocks, and Paths.

DRAFT**Figure 27-107C-2** New Street Type C (not to scale)

27-107C General Regulations

Streets, Blocks, and Paths.

d. Street design minor exceptions.

Minor exceptions to the street types identified in “a” above may be authorized by approval of both the community development director and the public works director where both directors find that the minor exception is for one or more of the following public purposes:

1. To provide on- or off-street bicycle facilities;
2. To provide narrower sidewalks or landscaped zones in order to accommodate existing buildings, existing landscaping, existing topography, other existing features, lot size, or lot shape which restrict the ability to provide the required width;
3. To provide a median, a left turn lane, or combination thereof;
4. To add or eliminate bulb-outs;
5. To provide hardscape surface in the landscaped zone in order to provide pedestrian access to adjacent on-street parking;
6. To provide alternative curb zone or on-street parking configurations, such as angled parking, or to eliminate on-street parking along one or both sides;

7. To increase or decrease the travel lane width; or

8. To provide traffic calming or pedestrian safety measures.

(10) Pedestrian paths.

- a. **Location.** New pedestrian paths shall be required in the approximate location shown in the Dunwoody Village Master Plan or other plan that has been adopted by the City, in order to establish an off-street bicycle and pedestrian network. Additional pedestrian paths not shown in adopted plans are also allowed.
- b. **Path type.** All new paths shall be designed in accordance with figure 27-107C-5, new pedestrian path.
- c. **Public use.** All pedestrian paths shall be available for public use at all times. Gated pedestrian paths or paths posted as private are not permitted.
- d. **Adjustments to requirements.** During the pre-submittal conference, the community development director and/or public works director may adjust requirements for path location, right-of-way width and alignment, pavement width, or pedestrian path elements depending on

27-107C General Regulations**DRAFT**

Required shopfronts.

unique site locations and characteristics.



Figure 27-107C-5 New Pedestrian Path (not to scale)

(b) Required shopfronts.

New shopfront buildings (refer to section 27-107D(e)) must be constructed in areas shown on figure 27-107B-1, regulating map, in order to concentrate commercial activity in a pedestrian-friendly location.

(c) Parking and circulation.

The parking and circulation regulations of article IV, division 1 apply except as modified by the following regulations. (Refer also to the parking regulations of 27-107D(i)(5).)

- (1) Parking may be provided in excess of the citywide parking maximums by special exception (see article V, division 6) only when all of the following occur:

- a. The excess parking is located within a parking deck having at least two parking levels.
- b. The excess parking is located in a location identified as a public parking opportunity on the regulating map.
- c. The excess parking is available to the general public, either with or without paying a fee, on a daily basis.
- d. The excess parking may not be assigned to or otherwise deemed accessory to any on-site or off-site use.

- (2) Parking lots and parking structures must observe the parking setbacks established by district regulation and building type. Parking lot and parking structure setbacks are shown in figure 27-107C-6.
- (3) Parking lots must be set back from a lot line abutting another property a minimum of five feet.
- (4) Any parking deck which faces any public or private street must provide an intervening building having habitable space along the full length of the parking structure.
- (5) Wherever possible, parking lots must be confined to the rear of structures and parking decks must be placed underground.

27-107C General Regulations

Landscaping.

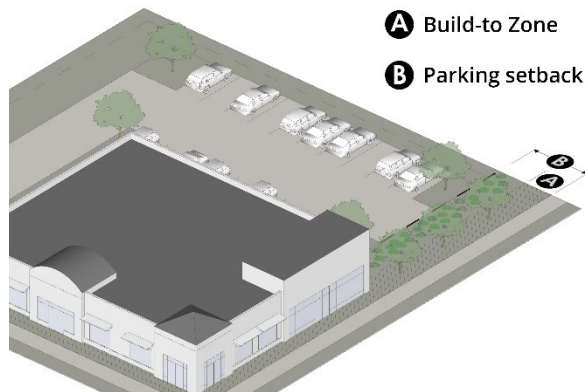
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Figure 27-107C-6 Parking setback for parking lots and parking structures

(d) Landscaping.

- (1) The landscaping and screening regulations of article IV, division 2, apply.
- (2) Street tree regulations of chapter 16, section 16-238 apply.

(e) Service areas, retaining walls, parking, and drive-throughs.

- (1) Dumpsters and other building service areas must be concealed from view of public rights-of-way, publicly accessible areas of the site, and residential zoning districts. All dumpsters must be concealed with secured gates screening in accordance with section 27-231.
- (2) Retaining walls must comply with the city building code. Visible areas of retaining wall must be faced with brick or stone compatible with the façade materials of the closest downhill building. Visible horizontal retaining wall expanses exceeding 20 feet must

include offset pilasters faced with the same brick or stone as the wall, rising three courses above the top of the adjoining wall, and finished with a double course capital of the same brick or stone. As used here, “visible” means visible from a public street, private street, or adjacent parcels.

- (3) Parking must be concealed from view of public rights-of-way by buildings, evergreen hedges, or street walls. Evergreen hedges and street walls must be no less than 75 percent opaque and built along the build-to-line. Street walls must be a minimum of 3.5 feet in height. The street wall shall have other individual openings not exceeding four square feet in area at height of less than 3.5 feet.
- (4) Utilities must be placed underground unless otherwise approved by the director of community development.
- (5) New drive-throughs are prohibited and existing drive-throughs shall be deemed non-conforming uses subject to section 27-554.

27-107D Building Types.

General standards.

27-107D Building Types.

(a) General standards.

The building types detailed in this section define the required building forms for new construction and renovated structures within the DV districts defined in section 27-107B, districts.

(b) Applicability. The provisions of this section shall only apply to improvements which involve one or more of the following:

- (1) **New structure.** Development of a new principal structure on a lot or portion of a lot; or
- (2) **Expansions of existing structures.** Redevelopment or expansion that results in an increase in existing building gross floor area on the subject property by more than 10 percent, based on the total floor area added over the previous 12-month period.

(c) Districts, building types.

For each lot, a designated DV district is found on figure 27-107B-1, regulating map.

- (1) **District.** Each district, per section 27-107B, districts, has a set of requirements related to permitted building types, building height, site coverage, lot dimensions, setbacks, uses, and open spaces.
- (2) **Building types.** Each building type, as established in this section has a set of requirements.

- (3) **Uses.** Uses are permitted by district, per 27-107B27-107B(f), uses. Each building type can house a variety of uses depending on the district in which it is located. Some building types have additional limitations on permitted uses as located within the building.

- (4) **Multiple principal structures.** Multiple structures are permitted on all lots. All structures shall meet the requirements of one of the permitted building types for the district.

- (5) **Permanent structures.** All buildings constructed shall be permanent construction, unless otherwise noted.

- (6) **Other structures.** Utility structures and towers permitted in the district are exempt from the building type standards.

(7) Build to the corner.

- a. The corner of the lot is defined as the intersection of the two build-to zones of each street.
- b. Buildings shall be built up to the corner along both adjoining streets, occupying the intersection of the two build-to zones of any intersection streets. Courtyards shall not be located in this area.

- (8) **Treatment of build-to zones, setbacks.** See section 27-621 terms defined for definition of build-to zones and setbacks.

27-107D Building Types.

Districts, building types.

- a. **Landscape areas.** All build-to zones and setbacks not containing authorized buildings shall only contain courtyards (as permitted by street type frontage), plazas (as permitted by street type frontage), patios (as permitted by street type frontage), sidewalk or path extensions, buffers, and/or landscape yards, unless otherwise specifically noted.

(9) Driveways.

- a. **Public works director.** The public works director shall determine the need to close existing driveways, width of driveways, and proximity of driveways to other driveways or streets.
- b. **Alleys/lanes.** Access from an adjacent alley or lane is unlimited. Construction of new private or public alleys/lanes through blocks is encouraged. Typically, alleys or lanes cut through a block and provide vehicular access to multiple garages, parking lots, or service areas.
- c. **Secondary street access.** If no alley exists, one driveway access per 200 linear feet of street frontage or two total driveway access points, whichever is greater, are permitted from each secondary street per site.

- d. **Driveway access.** If no alley or secondary street exists, one driveway access point is permitted off each primary street.
- e. **Shared driveways.** Shared driveways are required for all adjacent developments.
- f. **Inter-lot drives.** When two or more parking lots are located adjacent to each other and each lot is within the same DV district, the parking lots shall be connected with a drive perpendicularly crossing the transition yard. Other parking lots should be connected wherever practical.
- g. **Pedestrian facilities.** At-grade, designated pedestrian routes, including sidewalks and crosswalks, shall be provided to connect each parking area to either the primary sidewalk (and front entrance) or a rear public entrance.
 - 1. Vehicular areas, such as driveways, parking lot aisles, bike lanes/facilities, and parking areas, shall not be utilized as designated pedestrian routes.
 - 2. Pedestrian connections are required between all adjacent sites and land uses.
- h. **Driveway location.** Driveways may cross perpendicularly through build-to zones and setbacks, or to

27-107D Building Types.

Architectural standards.

connect to a parking lot on an abutting lot.

(10) Loading facilities.

- a. Loading facilities may not face a primary street.
- b. Loading facilities may not be located in any required building setback area or within the build-to zone.
- c. The preferred location for loading facilities is in the interior of the lot, not visible from any streets.
- d. Loading facilities visible from a street must be screened from the sidewalk by a fence/wall or a combination of fence/wall and landscape screening.
 1. **Fence/wall.** Fences and walls shall be no taller than six feet and shall have a minimum overall opacity of 80 percent. Materials must meet the requirements of section 27-107D(d)(3)a, predominant exterior materials.
 2. **Landscape.** Tree canopies shall be used to screen above the six-foot wall or fence.
 3. **Shrubs and hedges.** Shrubs and hedges may be utilized to fulfill no more than one third of the screening, as measured along the screen length. A double row of five-gallon

shrubs, with mature height of a minimum six feet, is required.

(11) Accessory buildings.

- a. Attached accessory structures are considered part of the principal structure and shall meet all requirements of the principal structure.
- b. Detached accessory structures are not permitted between the face of the building and any public or private street right-of-way line.

(d) Architectural standards.

- (1) **Applicable façades.** These standards shall apply to all façades visible from the street, facing streets, facing main parking lots, and adjacent to open spaces, unless otherwise noted.
- (2) **Applicability.** In addition to the applicability requirements of 27-107D(b), the provisions of this section shall apply to any alteration to an existing structure that includes renovation of more than 25 percent of an applicable façade. Work that includes maintenance and repair of the existing doors, windows, paint, and roofs does not apply.
- (3) **Exterior materials.**
 - a. **Predominant exterior materials.** Predominant exterior finish materials are limited to:
 1. Brick;

27-107D Building Types.

Architectural standards.

2. Unpainted natural stone;
 3. Fiber cement siding;
 4. Hard-coat stucco; or
 5. Architectural ceramic panels.
- b. **Secondary exterior materials.** Secondary façade materials include all predominant materials. Other materials may be approved by the director of community development during the site plan review process.
- c. **Accent materials.** The following materials may be used for trim, details, soffits, eaves, and other accent areas: all predominant exterior materials, wood (including painted wood), synthetic materials, fiber cement, and aluminum or other durable metals. Other materials may be approved by the director of community development.
- d. **Restrictions.** The use of plain concrete block, aluminum siding, and vinyl siding are prohibited as façade materials.
- e. **Roof materials.** Acceptable roofing materials include asphalt shingles, wood shingles, reflective flat roofing systems, and other materials approved by the director of community development. Wherever asphalt shingles are used, they shall be a minimum three-dimensional architectural

type. Standing seam metal roofs are permitted only as accents on porches or dormers.

(4) Building façades.

- a. Façades shall provide front entrance(s) that are distinct and visible from the street, but should not exaggerate or double the height of the entrance.
- b. Simple massing is preferred and should be used with stoops, porches, galleries, arcades, roof eaves, and/or balconies to provide expressive character.
- c. Façades of all buildings with two or more stories shall provide a discernable base, middle, and cap that are clearly defined by horizontal elements along the bottom and top of the building. Expression of the elements should be handled through changes in material selection, color, or plane. Use of horizontal bands, cornices, and/or varied window patterns can assist in expression.
- d. Building wall materials may be combined on each façade only horizontally, with the lighter above more substantial materials.
- e. All glass shall be clear and free of color.
- f. Low pitch or flat roofs must be enclosed by a parapet that is a minimum of 42 inches in height, or

27-107D Building Types.

Architectural standards.

- a greater height as necessary to conceal mechanical equipment.
- g. Hardwood used for rafters, fascia boards, and all visible portions of roof decking shall be varnished, oiled, stained, or painted. Pressure treated wood shall be painted.
- (5) **Awnings.** All awnings must be canvas, glass, or metal. Plastic awnings are prohibited. Canvas and metal awnings may not be translucent.
- (6) **Shutters.** Where installed, shutters, whether functional or not, must be designed to the following standards:
 - a. All shutters must be sized for the windows, so that if the shutters were to be closed, they would not be too small for complete coverage of the window.
 - b. Shutters must be wood, metal, or fiber cement. Other "engineered" woods may be approved during the site plan review process with an approved sample and examples of successful, high quality local installations.
- (7) **Garage doors.** The following requirements apply to garage doors provided on any street façade:
 - a. **Location.** Garage doors are not permitted on primary street façades unless not utilized for vehicular access (but may be used for patio access, open air dining, or similar purposes). Garage doors are permitted on secondary street façades with direct access to the street. The preferred location is on interior lot façades.
 - b. **Recessed from façades.** Garage doors located on street facing façades shall be recessed a minimum of three feet from the dominant façade of the principal building facing the same street.
 - c. **Design.** Garage doors facing a secondary street and intended to be closed during business hours shall be clad with materials consistent with the design of the building. Carriage-style doors are required on the townhouse building type.
- (8) **Ground story at sloping façades.**
 - a. **Intent.** Given the topography in many parts of Dunwoody Village, building design must accommodate grade changes along the sidewalk without creating tall, out-of-scale blank walls. Large, unarticulated building façades signal to pedestrians that an area is not intended for walking, reducing activity in the area and creating dead zones.
 - b. **Regulations for shopfronts.**
 - 1. Grade transitions on the building along the sidewalk should be designed to maximize active pedestrian-

27-107D Building Types.

Architectural standards.

scale frontages between waist and eye level while minimizing blank walls.

2. Unless impracticable, the interior floor level shall step to match the exterior grade.
 3. If it is necessary for the interior floor to remain constant along the grade, changes may be accommodated by a storefront window display space.
 4. Knee wall and retaining walls shall not exceed 30 inches in height except along a maximum 15-foot section of façade length.
 5. If grade change is more than 12 feet along a single block face, entrance requirements may be increased to one entrance per 80 feet of building frontage.
- c. **Regulations for residential and other building frontages.**
1. Grade transitions at the building along the sidewalk

should be designed to minimize blank walls.

2. Unless impracticable, the interior floor level should step to match the exterior grade.
3. Transition zones between the sidewalk and building façade of porches, terraces, and landscape areas may be used assist with grade changes.
4. If it is necessary for the interior floor to remain constant along the grade, changes can be accommodated by terraced planters and retaining walls.
5. Retaining walls shall not exceed 30 inches in height except along a maximum 15-foot section of frontage.
6. When the elevation of the first floor is more than three feet above grade, windows should be provided into the basement or lower floor elevations.

Division 6. Dunwoody Village Districts

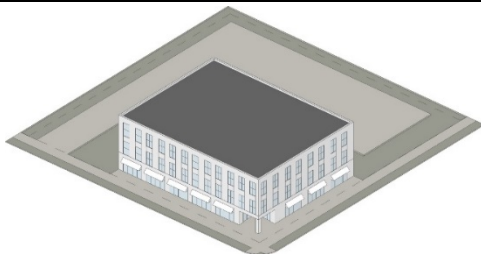
27-107D Building Types.

Shopfront building regulations.

DRAFT**(e) Shopfront building regulations.**

(1) **Intent.** The shopfront building is intended for use as a mixed-use building located close to the sidewalk with parking in the rear or side of the lot. The most distinctive element of this building type is the ground floor front façade with large amounts of storefront glass and regularly spaced pedestrian entrances along the sidewalk, typically for retail and service uses.

(2) **Standards.** The following are the regulations for shopfront buildings.

| SHOPFRONT BUILDING STANDARDS | | | | |
|---|---|------------------------------|------------------------------|----------|
|  | DV-1 Village Commercial District | DV-2 Village Office District | DV-4 Village Center District | |
| | BUILDING SITING See section 27-107B, districts, for build-to zone dimensions by DV district | | | |
| | Percent of building façade in build-to zone (primary street) | 70% min. | 60% min. | 90% min. |
| | Percent of building façade in build-to zone (all other existing and new streets) | 50% min. | No min. | 50% min. |
| Off-street parking along frontage | Not permitted | Not permitted | Not permitted | |
| FLOOR-TO-FLOOR HEIGHT See figure 27-107D-2 Measuring Story Height and section 27-107(i)(2) Floor-To-Floor Height. | | | | |
| Ground Story Minimum Height | 14 ft. | 14 ft. | 14 ft. | |
| Ground Story Maximum Height | 30 ft. | 24 ft. | 30 ft. | |
| Ground Story Elevation | 80% between 0 to 2 ft. above adjacent sidewalk in right-of-way; visible basement not permitted (see 27-107D(d)(8) Ground Story at Sloping Façades for stepping façades at sloped sidewalks) | | | |
| USES | | | | |
| Ground Story | any retail subcategory, service subcategory, lobbies for lodging (see 27-107B(f) uses) permitted in the district | | | |
| Upper Story | any use permitted in the district | | | |
| Parking within Building | permitted fully in any basement and in rear of ground and upper stories; parking entrance shall not be on a primary street | | | |
| Required Occupied Space | 30 ft. deep from any façade on all ground and upper stories | | | |
| STREET FAÇADE DESIGN REQUIREMENTS See section 27-114(d)(4) Street Façade Design Requirements | | | | |
| Ground Story Fenestration Measured between 2 and 10 ft. above grade | 75% min. | 60% min. | 75% min. | |
| Upper Story Fenestration | 15% min. | 15% min. | 15% min. | |
| Ground Story Blank Wall along a Primary Street | 20 ft. max. length or height | | | |
| Entry Area | recessed between 3 and 8 ft. from the façade closest to the street | | | |
| Entrance Elevation | within 2 ft. of average grade at the sidewalk adjacent to entrance | | | |
| Required Number of Street Entrances along a Primary Street | 1 per establishment located along the front façade | | | |
| Vertical Façade Divisions | 1 per 30 ft. of façade width max. | | | |

Division 6. Dunwoody Village Districts

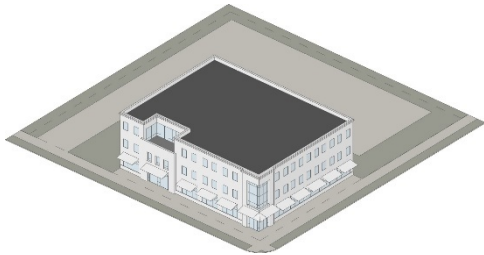
DRAFT**27-107D Building Types.**

General building regulations.

(f) General building regulations.

(1) **Intent.** The general building is intended to be built close to the sidewalk, but may also have a landscape yard. This building can be structured to house offices or residential uses including multi-family, and may have limited amounts of accessory retail and service uses in the ground floor. Parking is typically provided in structures at the rear of the lot, internally in the rear of the building, but may also have limited surface parking along the side of the building.

(2) **Standards.** The following are the regulations for general buildings.

| GENERAL BUILDING STANDARDS | | | | | |
|---|---|------------------------------|-----------------------------------|----------------------------|---------------|
|  | DV-1 Village Commercial District | DV-2 Village Office District | DV-3 Village Residential District | DV-4 Village Core District | |
| | BUILDING SITING See section 27-107B, districts, for build-to zone dimensions by DV district | | | | |
| | Percent of building façade in build-to zone (primary street) | 80% min. | 70% min. | 60% min. | 80% min. |
| | Percent of building façade in build-to zone (all other existing and new streets) | 30% min. | 30% min. | 30% min. | 30% min. |
| | Off-street parking along Frontage | Not permitted | Not permitted | Not permitted | Not permitted |
| FLOOR-TO-FLOOR HEIGHT See figure 27-107D-2 Measuring Story Height and section 27-107(i)(2) Floor-To-Floor Height. | | | | | |
| Ground Story Minimum Height | 14 ft. | 14 ft. | 12 ft. | 14 ft. | |
| Ground Story Maximum Height | 30 ft. | 24 ft. | 24 ft. | 30 ft. | |
| Ground Story Elevation | maximum of 2.5 ft. above the adjacent sidewalk in right-of-way without visible basement and a maximum of 4.5 ft. above the sidewalk with a visible basement | | | | |
| USES | | | | | |
| Ground Story | any use permitted in the district | | | | |
| Upper Story | any use permitted in the district | | | | |
| Parking within Building | permitted fully in any basement and in rear of ground and upper floors; parking entrance shall not on a primary street | | | | |
| Required Occupied Space | 30 ft. deep from any façade on all ground and upper stories | | | | |
| STREET FAÇADE DESIGN REQUIREMENTS See section 27-114(d)(4) Street Façade Design Requirements | | | | | |
| Ground Story Fenestration Measured between 2 and 10 ft. above grade | 20% min. | 20% min. | 20% min. | 20% min. | |
| Upper Story Fenestration | 15% min. | 15% min. | 15% min. | 15% min. | |
| Ground Story Blank Wall along a primary street | 30 ft. max. length or height | | | | |
| Entry Area | recessed minimum 3 ft. from the façade closest to the street | | | | |
| Required Number of Street Entrances along a primary street | 1 per 150 ft. width of front façade | | | | |
| Vertical Façade Divisions | 1 per 150 ft. of façade width max. | | | | |

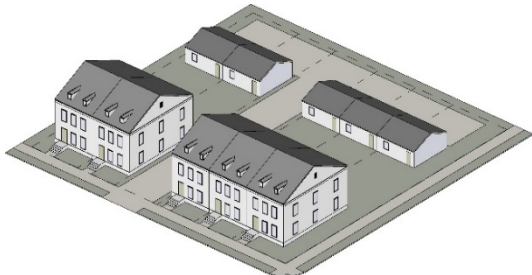
Division 6. Dunwoody Village Districts

27-107D Building Types.

Townhouse building regulations

DRAFT**(g) Townhouse building regulations**

- (1) **Intent.** The townhouse building is typically comprised of several multi-story attached house units, located adjacent to each other, each with its own pedestrian entrance to the street.
- (2) **Standards.** The following are the regulations for townhouse buildings.

| TOWNHOUSE BUILDING STANDARDS | | | | | |
|---|--|--|-----------------------------------|--|-----|
|  | DV-1 Village Commercial District | DV-2 Village Office District (townhouses not permitted) | DV-3 Village Residential District | DV-4 Village Center District (townhouses not permitted) | |
| | BUILDING SITING See section 27-107B districts, for build-to zone dimensions by DV district | | | | |
| | Percent of building façade in build-to zone (primary street) | 65% max. | n/a | 65% max. | n/a |
| | Percent of building façade in build-to zone (all other existing and new streets) | No min. | n/a | No min. | n/a |
| | Off-street parking along Frontage | Not permitted | n/a | Not permitted | n/a |
| FLOOR-TO-FLOOR HEIGHT See figure 27-107D-2 Measuring Story Height and section 27-107(i)(2) Floor-To-Floor Height. | | | | | |
| Ground Story Minimum Height | 9 ft. | n/a | 9 ft. | n/a | |
| Ground Story Maximum Height | 14 ft. | n/a | 14 ft. | n/a | |
| Ground Story Elevation | maximum of 2.5 ft. above the sidewalk without a visible basement and a maximum of 4.5 ft. above the sidewalk with a visible basement | | | | |
| USES | | | | | |
| Ground Stories | attached house, live-work | | | | |
| Upper Story | attached house | | | | |
| Parking within Building | permitted fully in any basement and in rear of ground and upper floors; garage doors and access to structured parking shall be off an interior side or rear façade (not a street façade), except parking may be front or rear loaded from an internal driveway | | | | |
| Required Occupied Space | 20 feet deep from any façade along a primary street on all ground and upper stories | | | | |
| STREET FAÇADE DESIGN REQUIREMENTS See section 27-114(d)(4) Street Façade Design Requirements | | | | | |
| Ground Story Fenestration Measured between 2 and 10 ft. above grade | 15% min. | n/a | 15% min. | n/a | |
| Ground Story Blank Wall along a Primary Street | No max. | n/a | No max. | n/a | |
| Entry Area | Entrance shall be off a stoop or a porch. See 27-621 Terms Defined. The porch shall be at least 5 feet deep and 8 feet wide. The stoop shall be at least 3 feet deep and 5 feet wide. | | | | |
| Required Number of Street Entrances | 1 per unit | n/a | 1 per unit | n/a | |
| Vertical Façade Divisions | No more than two side by side units may share the same façade plane and then a 2 foot offset is required. | | | | |

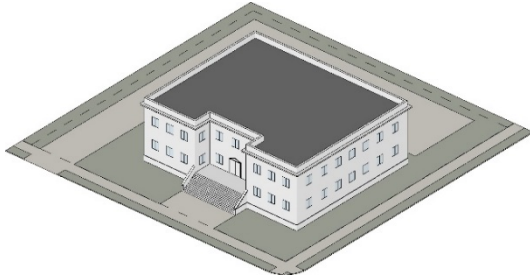
Division 6. Dunwoody Village Districts

27-107D Building Types.

Civic building regulations

DRAFT**(h) Civic building regulations**

- (1) **Intent.** The civic building is the most flexible building type and is limited to civic and institutional types of uses. These buildings are distinctive within the village fabric created by the other building types and could be designed as iconic structures.
- (2) **Standards.** The following are the regulations for civic buildings.

| CIVIC BUILDING STANDARDS | | | | |
|---|--|------------------------------|-----------------------------------|------------------------------|
|  | DV-1 Village Commercial District | DV-2 Village Office District | DV-3 Village Residential District | DV-4 Village Center District |
| BUILDING SITING See section 27-107B, districts, for build-to zone dimensions by DV district | | | | |
| Percent of building façade in build-to zone (all streets) | No min. | No min. | No min. | No min. |
| Off-street parking along Frontage | Not permitted | Not permitted | Not permitted | Not permitted |
| FLOOR-TO-FLOOR HEIGHT See figure 27-107D-2 Measuring Story Height and section 27-107(i)(2) Floor-To-Floor Height. | | | | |
| Ground Story Minimum Height | 14 ft. | 14 ft. | 14 ft.. | 14 ft. |
| Ground Story Maximum Height | 30 ft. | 30 ft. | 30 ft. | 30 ft. |
| Ground Story Elevation | maximum of 2.5 ft. above the adjacent sidewalk in right-of-way without visible basement and a maximum of 4.5 ft. above the sidewalk with a visible basement | | | |
| USES | | | | |
| All Stories | Limited to civic subcategory of uses | | | |
| Parking within Building | Permitted fully in any basement and in rear of ground and upper floors; entrance should be from an interior façade | | | |
| Required Occupied Space | 30 feet deep from any façade along a primary street on all ground floor and upper stories | | | |
| STREET FAÇADE DESIGN REQUIREMENTS See section 27-114(d)(4) Street Façade Design Requirements | | | | |
| Ground Story Fenestration Measured between 2 and 10 ft. above grade | 20% min. | 20% min. | 20% min. | 20% min. |
| Ground Story Blank Wall along a Primary Street | No max. | | | |
| Entry Area | Entrance shall be off a stoop or a porch. Refer to 27-621 Terms Defined. Porch shall be at least 5 feet deep and 8 feet wide. Stoop shall be at least 3 feet deep and 5 feet wide. | | | |
| Required Number of Street Entrances | One per building | | | |
| Ground Story Vertical Façade Divisions | none required | | | |

27-107D Building Types.

Explanation of specific building type requirements.

(i) **Explanation of specific building type requirements.**

The following explains and further defines the standards outlined on the tables on the previous pages, specific to each building type.

(1) **Building siting.** The following explains the line item requirements for each building type table within the section entitled "Building siting."

a. **Build-to zone coverage.** The minimum percentage of building wall or façade along the street for each street is designated on each building type table.

1. **Measurement.** The width of the principal structures (as measured within the build-to zone along the frontage edge) is divided by the length of the frontage parallel to the property line following the street.

2. **Courtyards.** Courtyards, per section 27-621, terms defined, located along the façade in the build-to zone count towards the minimum coverage. Refer to street types for limitations of courtyards along some frontages.

b. **Build-to zone.**

1. **Defined.** The build-to zone is the area on the lot where a certain percentage of the front

building façade must be located, measured as a minimum and maximum yard (setback) range from the edge of the right-of-way.

2. **Measurement.**

a. The percent of building façade in build-to zone specifies the amount of the front building façade that must be located in the build-to zone, based on the width of the street-facing building façade divided by the width of the lot. The build-to zone is measured from the edge of the street frontage area onto the site. The lot width shall exclude any portions of the lot used for required transitions, provided new streets, or provided open space.

b. When a lot contains multiple buildings, the build-to zone requirements are measured as the sum of all buildings. There are no build-to zone requirements when a building is located behind another building that conforms to build-to zone requirements.

27-107D Building Types.

Explanation of specific building type requirements.

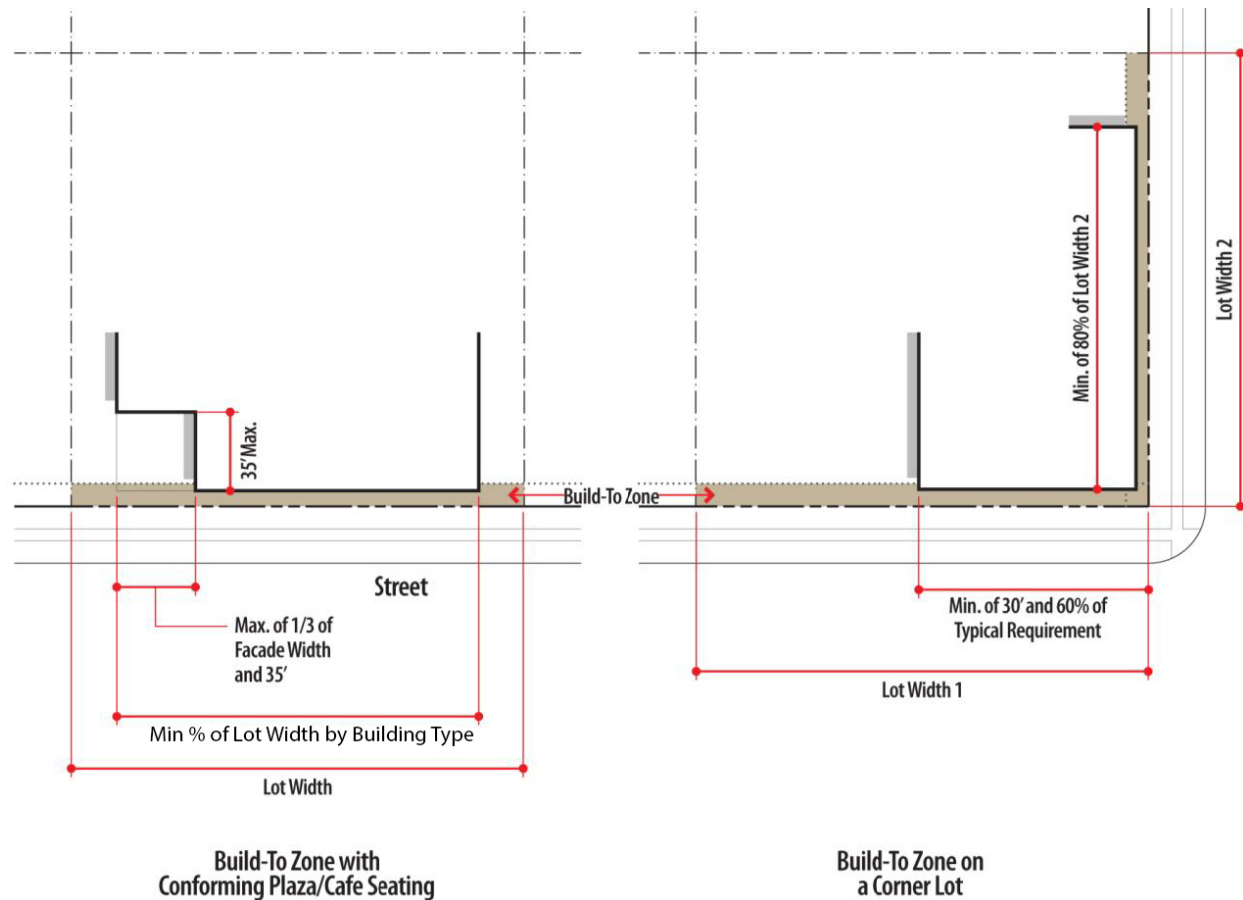


Figure 27-107D-1 Build-to zone with allowed plaza (left) and on corner lot (right)

3. **Open Spaces.** Outdoor open space, plazas, and outdoor dining areas are counted as part of the building for the purpose of measuring compliance with build-to zone requirements, provided that:
 - a. The area does not exceed one-third the length of the building face or 35 feet, whichever is less; and
 - b. The area is no more than 35 feet in depth (refer to figure 27-107D-1).
- c. **Corner Lots.** On corner lots, minimum requirements governing the percent of building façade that must be located in the build-to zone may be reduced by 60 percent along one of the frontages, at the property owner's option, provided that a building façade must be placed in the build-to zone for the first 30 feet along each street extending from the corner (refer to figure 27-107D-1).
 1. **Encroachments.** Awnings and building mounted signage may

27-107D Building Types.

Explanation of specific building type requirements.

extend beyond the build-to zone into the frontage area, but may not extend into the street right-of-way.

2. **Porches, arcades, galleries.**

Porches, arcades, and galleries may be included on the building façade design, utilizing the range of depth permitted by the build-to zone. If located outside the building coverage requirement, the depth of the arcade or gallery may exceed the build-to zone.

(2) **Floor-to-floor height.** The following explains the line item requirements for each building type table within the section entitled "Floor-to-floor height."

- a. Overall permitted building heights are designated by district in stories. Refer to section 27-107B(b) through (e).
- b. **Ground story, minimum and maximum height.** (Refer to figure 27-107D-2, measuring story height). Each building type provides a permitted range of height in feet for the ground story of the building.

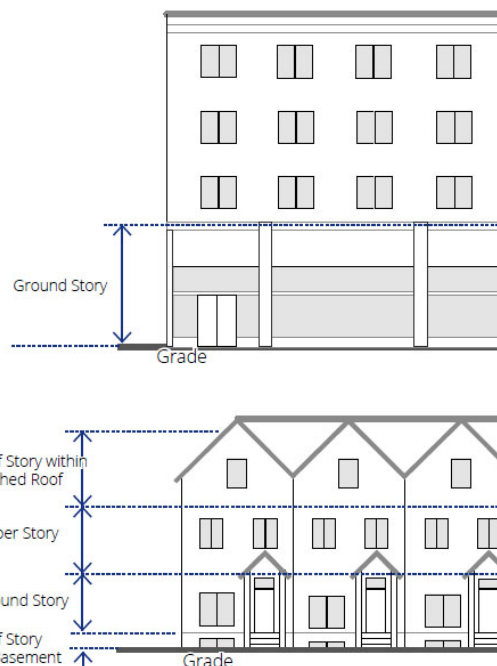


Figure 27-107D-2 Measuring Story Height

1. **Taller spaces.** Spaces exceeding the allowable floor-to-floor heights of the building type are not permitted on primary street façades. These spaces are unlimited on interior lot and other street façades.
- c. **Ground story elevation.** The allowable ground story elevation for each building type is defined, establishing whether or not a visible basement is permitted.
 1. **Visible basements.** Visible basements, permitted by entrance type, are optional. The visible basement must not

27-107D Building Types.

Explanation of specific building type requirements.

exceed one-half the height of the tallest story.

- (3) **Uses within building.** The following explains the line item requirements for each building type table within the section entitled "Uses within building." Refer to section 27-107B(f) uses for uses permitted within each DV district. The requirements in this section of the building type tables may limit those uses within a specific building type.

- a. **Ground and upper story.** The uses or category of uses which may occupy the ground and/or upper story of a building.
- b. **Parking within building.** The area(s) of a building in which parking is permitted within the structure.
- c. **Required occupied space.** The required depth of occupied space from the noted façade(s). Refer to section 27-621, terms defined, for the definition of occupied space.

- (4) **Street façade design requirements.** The following explains the line item requirements for each building type within the section entitled "street façade requirements".

These requirements apply only to façades facing public or private streets and façades facing main parking lots where visitors or customers park.

- a. **Minimum fenestration.** (refer to figure 27-107D-4, measuring

fenestration, per façade). Fenestration shall be measured as the percentage of the total façade area of each story dedicated to glazing. The following articulates the minimum amount of ground story transparent glass required on all façades facing streets.

1. **Measurement.** Ground story fenestration, when defined separately from the overall minimum fenestration, shall be measured as the percentage of the total façade area dedicated to glazing between two feet and ten feet above average grade at the base of the front façade. Refer to figure 27-107D-3, measuring ground story fenestration.
2. **Transparent.** Transparent means any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance. Glazed elements must be clear and non-reflective and not be painted or tinted, except that low-emission (Low-E) glass coatings are permitted.

27-107D Building Types.

Explanation of specific building type requirements.

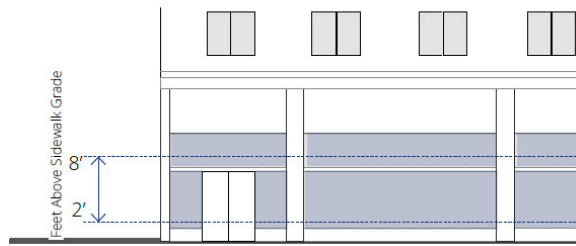


Figure 27-107D-3 Measuring Ground Story Fenestration

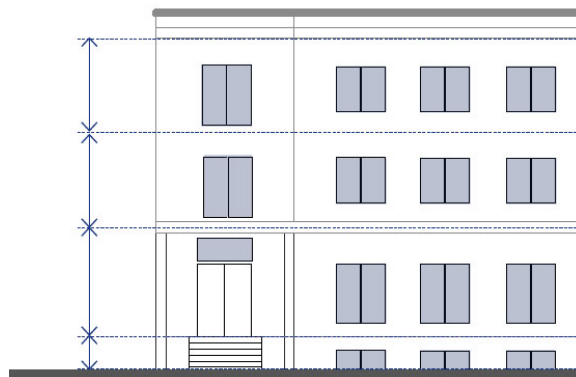


Figure 27-107D-4 Measuring Fenestration per Façade

windows shall be located on the interior façade of any arcade or gallery. Ground story windows shall continue around a minimum of 60 percent of courtyard façades.

b. Blank wall area.

1. Blank walls are areas on the exterior façade of a building that do not include a substantial material change; windows or doors; columns, pilasters or other articulation greater than 12 inches in depth. Blank wall limits are established in 27-107D(e) through 27-107D(h).
2. Blank wall area regulations apply in both a vertical and horizontal direction.

c. Entry area. Size requirements and recommended types of entrance areas per building type.

d. Required number of street entrances. The minimum number of and maximum spacing between entrances on the ground floor building façade with street frontage. Street entrances for all non-residential uses shall remain unlocked during business hours. Entrances located on corners may satisfy the requirement of both adjacent streets.

3. **Other stories.** A general minimum fenestration requirement applies to all other stories visible from any street. The fenestration is measured from top of the finished floor to the top of the finished floor above. When there is no floor above, upper-story fenestration is measured from the top of the finished floor to the top of the wall plate.
4. **Arcades, galleries, courtyards.** Ground story

27-107D Building Types.

Explanation of specific building type requirements.

- e. **Vertical façade divisions.** The use of a vertically oriented expression line or form to divide the façade into vertical divisions at increments no greater than the dimension shown, as measured along the base of the façade. Elements may include a column, pilaster, or other continuous vertical ornamentation a minimum of 1.5 inch depth. Refer to section 27-621, terms defined, for the definition of expression line.

(5) **Parking structures fronting a street.**

The following applies to parking structures fronting a public street, in addition to the requirements of 27-107C(c).

- a. **Primary streets.** Parking structures, whether accessory or principal use, shall not front a primary street, unless otherwise approved with special land use permit per article V, division 3.

- b. **Parking structure design requirements.**

- 1. **Blank wall limitations.** On any street façade, no rectangular area greater than 30 percent of any story's façade, as measured from floor to floor, and no horizontal segment of a story's façade greater than 15 feet in width may be solid, blank wall.

- 2. **Pedestrian entry.** A defined pedestrian entrance/exit is required separate from the vehicular entrance and directly accessing the sidewalk. If the entry is enclosed, 65 percent of the entry must be transparent glass.
- 3. **Screening.** All openings of any parking deck must be fully screened from view from any residential dwelling or adjacent public or private streets so that cars, sloped ramps, and interior deck lighting are not visible.

27-107E Open Space Types.

Intent.

27-107E Open Space Types.

(a) Intent.

To provide open space as an amenity that promotes physical and environmental health within the community and to provide access to a variety of active and passive open space types.

(b) Applicability.

These standards apply to open space required by 27-107B.

(1) **Existing open space.** At the discretion of the city, existing open space on the site may be used to meet the minimum requirement; however, the existing open space shall conform to one of the types defined.

(2) **Historic preservation incentive.** When buildings built before 1930 are incorporated into a development and when no changes are made to their exterior (other than paint color), an area equal to three times the building footprint is may be used to meet the minimum requirement.

(3) **Fee in-lieu.** Open space requirements of this section must be met by open space provided on the development site, unless off-site open space or a fee in lieu of open space provision is approved in accordance with the special administrative permit process.

(c) General requirements.

All open space shall meet the following:

- (1) **Open space types.** All open space provided shall comply with one of the open space types defined by subsections (e) through (i).
- (2) **Location.** Open space must be provided in the approximate location required on figure 27-107B-1, regulating map, when applicable.
- (3) **Access.** All open space types shall provide public access from a pedestrian route associated with a vehicular right-of-way and/or adjacent building entrances/exits.
- (4) **Fencing.** Open space types may incorporate fencing, provided that the following requirements are met.
 - a. **Height.** Fencing shall be a maximum height of 48 inches, unless approved by the community development director for such circumstances as use around athletic facilities.
 - b. **Level of opacity.** Fence opacity shall be no greater than 60 percent.
 - c. **Type.** Chain-link fencing is not permitted along any street frontage, with the exception of dedicated athletic facility fencing approved by the community development director.
 - d. **Spacing of openings.** Openings or gates shall be provided on every street face at a minimum of one per every 200 feet.

27-107E Open Space Types.

General requirements.

- (5) **Open water body.** All open water bodies, such as lakes, ponds, pools, creeks, and streams within an open space type shall be located at least 20 feet from a property line to allow for pedestrian and bicycle access as well as a landscape area surrounding the water body.
- (6) **Parking requirements.** Parking shall not be required for any open space type, unless otherwise determined by the community development director.
- (7) **Continuity.** New open space shall connect to abutting or proximate existing or planned trail rights-of-way.
- (8) **Measuring size.**
 - a. **Size.** The size of the open space shall be is measured to include all landscape and paving areas associated directly with the open space.
 - b. **Minimum dimension.** The minimum dimension shall be the minimum length or width of the open space, as measured along the longest two straight lines intersecting at a right angle which define the maximum length and width of the lot. Refer to figure 27-107E-1, measuring minimum dimensions.

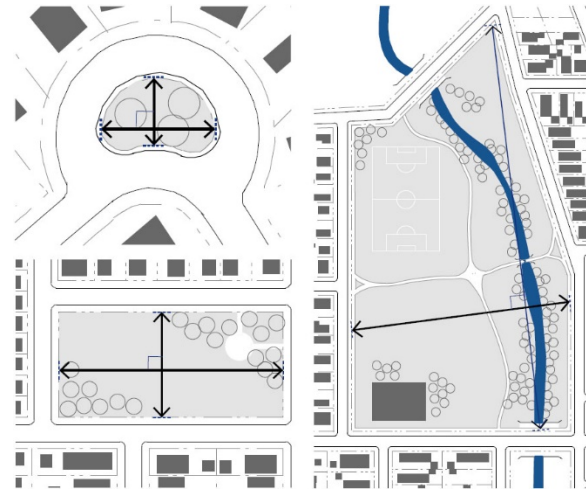


Figure 27-107E-1 Measuring Minimum Dimensions

- (9) **Minimum percentage of street frontage required.** A minimum percentage of the open space perimeter, as measured along the outer edge of the space, shall be located directly adjacent to a primary or secondary street. This requirement provides access and visibility to the open space.

27-107E Open Space Types.

Stormwater in open space types.

(10)**Improvements.** As noted in the specific requirements for each open space type (subsections (e) through (i)), the following types of site improvements and structures may be permitted on an open space.

a. **Fully enclosed structures permitted.** Fully enclosed structures may include such uses as small cafes, kiosks, community centers, and restrooms.

1. **Maximum area.** For some civic open space types, fully enclosed structures are permitted, but limited to a maximum building coverage as a percentage of the open space area.

2. **Semi-enclosed structures.** Open-air structures, such as gazebos, are permitted in all open space types.

b. **Maximum impervious and semi-pervious surface permitted.** The amounts of impervious and semi-pervious coverage are provided separately for each open space type (subsections (e) through (i)) to allow an additional amount of semi-pervious surface, such as permeable paving, above the impervious surfaces permitted, including, but not limited to, sidewalks, paths, and structures as permitted.

c. Maximum percentage of open water body. The maximum amount of area within an open space type that may be covered by an open water body, including, but not limited to, ponds, lakes, and pools.

(d) **Stormwater in open space types.**

Stormwater management practices, such as normally dry storage and retention facilities or ponds maintaining water at all times, may be integrated into open space types and utilized to meet stormwater requirements for surrounding parcels.

(1) **Stormwater features.** Stormwater features in open space may be designed as formal or natural amenities with additional uses other than stormwater management, such as an amphitheater, sports field, or a pond or pool as part of the landscape design. Stormwater features shall not be fenced and shall not impede public use of the land they occupy.

(2) **Walls.** Retaining walls over 30 inches in height are not permitted in any open space accommodating stormwater.

(3) **Qualified professional.** A qualified design professional shall be utilized to incorporate the stormwater features into the design of the open spaces.

27-107E Open Space Types.**DRAFT****Plaza.****(e) Plaza.**

The intent of the plaza is to provide a formal open space type of medium scale to serve as a gathering place for civic, social, and commercial purposes. The plaza may contain a greater amount of impervious coverage than any other open space type. Special features, such as fountains and public art installations, are encouraged.

| PLAZA CRITERIA | |
|--|---|
| Dimensions | |
| Minimum Size | 0.10 acres |
| Minimum Dimension | 60 feet |
| Minimum Percentage of Street Frontage Required | 25% |
| Improvements | |
| Fully Enclosed Structures | Permitted; may cover maximum 5% of plaza area |
| Maximum Impervious Surface + Semi-Pervious Surface | 40% + 20% |
| Maximum Percentage of Open Water & Stormwater Features | 30% |

**(f) Green.**

The intent of the green is to provide informal, medium scale active or passive recreation for building occupants and visitors within walking distance, mainly fronted by streets.

| GREEN CRITERIA | |
|--|---------------|
| Dimensions | |
| Minimum Size | 0.10 acres |
| Minimum Dimension | 45 feet |
| Minimum Percentage of Street Frontage Required | 25% |
| Improvements | |
| Fully Enclosed Structures | Not Permitted |
| Maximum Impervious Surface + Semi-Pervious Surface | 20% + 15% |
| Maximum Percentage of Open Water & Stormwater Features | 30% |

Division 6. Dunwoody Village Districts

27-107E Open Space Types.**Commons.****DRAFT****(g) Commons.**

The intent of the commons is to provide an informal, small to medium scale space for active or passive recreation for a limited area. Commons are typically internal to a block and tend to serve adjacent building occupants.

| COMMONS CRITERIA | |
|--|---|
| Dimensions | |
| Minimum Size | 0.45 acres |
| Minimum Dimension | 45 feet |
| Minimum Percentage of Street Frontage Required | 0%; requires a minimum of two access points with a total depth of 100 feet maximum (minimum 30 feet wide) |
| Improvements | |
| Fully Enclosed Structures | Permitted; may cover maximum 5% of commons area |
| Maximum Impervious Surface + Semi-Pervious Surface | 30% + 10% |
| Maximum Percentage of Open Water & Stormwater Features | 30% |

**(h) Park.**

The intent of the park is to provide informal active and passive large-scale recreational amenities to local residents and the greater region. Parks have primarily natural plantings and are frequently created around an existing natural feature such as a water body or stands of trees.

| PARK CRITERIA | |
|--|--|
| Dimensions | |
| Minimum Size | 0.75 acres |
| Minimum Dimension | 30 feet; minimum average width of 80 feet |
| Minimum Percentage of Street Frontage Required | 30% for parks less than 5 acres; 20% for parks 5 or more acres in size |
| Improvements | |
| Fully Enclosed Structures | Permitted in parks 2 acres or larger in size |
| Maximum Impervious Surface + Semi-Pervious Surface | 20% + 10% |
| Maximum Percentage of Open Water & Stormwater Features | 30% |

27-107E Open Space Types.**Rooftop terrace.****DRAFT****(i) Rooftop terrace.**

The intent of the rooftop terrace is to provide a formal or informal, small to medium scale space for passive or active recreation or gatherings. Rooftop terraces tend to serve adjacent building occupants but must be open to the general public to count toward the open space requirement.

| ROOFTOP TERRACE CRITERIA | |
|--|---|
| Dimensions | |
| Minimum Size | 0.10 acres |
| Minimum Dimension | 45 feet |
| Minimum Percentage of Street Frontage Required | 0% but must have signage that is clearly visible from the street indicating how to access the terrace |
| Minimum Percentage of Accessible Terrace Area | 25% of terrace area must be designed to be accessible; all remaining areas must be planted |
| Improvements | |
| Fully Enclosed Structures | Permitted; may cover maximum 5% of terrace area |
| Maximum Impervious Surface + Semi-Pervious Surface | No maximum |
| Maximum Percentage of Open Water & Stormwater Features | 30% |

Potential Amendments**DRAFT****Amendment 1: Increased Build-to Zone**

To replace Figure 27-107B-2 with the following:

Figure 27-107B-2 DV-1 District Requirements

| DV-1 VILLAGE COMMERCIAL DISTRICT REQUIREMENTS | | | Reference |
|---|---|---|--|
| BUILDING TYPES | Shopfront | ● | section 27-107D Building Types |
| | General | ● | |
| | Townhouse | ● | |
| | Civic | ● | |
| USE MIX | Mixed-Use Requirement | Maximum 75% of floor area may be residential | section 27-107B(f) Uses |
| HEIGHT | Maximum: less than 100 feet from a lot line adjacent to single family zoning district | 3 stories or 45 feet, whichever is less | section 27-107D(c) through (f) for floor-to-floor heights per Building Type |
| | Maximum: greater than 100 feet to a lot line adjacent to single family zoning district | 4 stories or 65 feet, whichever is less | |
| SITE COVERAGE | Maximum Impervious Cover (Sites under 1 acre) | 85 percent | section 27-621 Terms Defined |
| | Maximum Impervious Coverage (Sites 1 Acre or Larger) | 80 percent | |
| LOTS | Lot Area | No minimum | |
| | Lot Width | 20 feet minimum | |
| SETBACKS | Build-to Zone | No minimum / 20 feet maximum (for restaurant outdoor dining only), 10 feet maximum (all other uses) | |
| | Parking (front and side corner) | 30 feet minimum | |
| | Side (interior) | No minimum | |
| | Side (corner) | See front | |
| | Rear | No minimum | |
| OPEN SPACE REQUIREMENTS | Plaza | ● | section 27-107E Open Space Types |
| | Green | ● | |
| | Commons | ● | |
| | Park | ● | |
| | Minimum Area (Sites Under 1 Acre) | 5 percent of total site area | |
| | Minimum Area (1 to 10 Acres) | 10 percent of total site area | |
| | Minimum Area (Sites Over 10 Acres) | 15 percent of total site area | |

● = permitted

Potential Amendments**DRAFT**

and to replace Figure 27-107B-3 with the following:

Figure 27-107B-3 DV-2 District Requirements

| DV-2 VILLAGE OFFICE DISTRICT REQUIREMENTS | | | Reference |
|---|--|---|---|
| BUILDING TYPES | Shopfront | ● | section 27-107D Building Types |
| | General | ● | |
| | Townhouse | | |
| | Civic | ● | |
| USE MIX | Mixed-Use Requirement | Ground floor residential use not permitted along a public or private street | section 27-107B(f) Uses |
| HEIGHT | Maximum | 3 stories or 52 feet, whichever is less | section 27-107D(c) through (f) for floor-to-floor heights per Building Type |
| SITE COVERAGE | Maximum Impervious Cover (Sites under 1 acre) | 85 percent | section 27-621 Terms Defined |
| | Maximum Impervious Coverage (Sites 1 Acre or Larger) | 80 percent | |
| LOTS | Lot Area | No minimum | |
| | Lot Width | 16 feet minimum | |
| SETBACKS | Build-to Zone | No minimum / 20 feet maximum (for restaurant outdoor dining only), 10 feet maximum (all other uses) | |
| | Parking (front and side corner) | 30 feet minimum | |
| | Side (interior) | No minimum | |
| | Side (corner) | See front | |
| | Rear | No minimum | |
| OPEN SPACE REQUIREMENTS | Plaza | ● | section 27-107E Open Space Types |
| | Green | ● | |
| | Commons | ● | |
| | Park | ● | |
| | Minimum Area (Sites Under 1 Acre) | 5 percent of total site area | |
| | Minimum Area (1 to 10 Acres) | 10 percent of total site area | |
| | Minimum Area (Sites Over 10 Acres) | 15 percent of total site area | |

● = permitted

Potential Amendments**DRAFT**

and to replace Figure 27-107B-5 with the following:

Figure 27-112-5 DV-4 District Requirements

| DV-4 VILLAGE CENTER DISTRICT REQUIREMENTS | | | Reference |
|---|--|---|--|
| BUILDING TYPES | Shopfront | ● | section 27-107D Building Types |
| | General | ● | |
| | Townhouse | | |
| | Civic | ● | |
| USE MIX | Mixed-Use Requirement | For all developments with over 15,000 square feet of floor area, a minimum 2 use categories shall be provided | section 27-107B(f) Uses |
| HEIGHT | Minimum | 2 stories along all public streets | section 27-107D(c) through (f) for floor-to-floor heights per Building Type |
| | Maximum | 5 stories or 80 feet, whichever is less | |
| SITE COVERAGE | Maximum Impervious Cover (Sites under 1 acre) | 95 percent | section 27-621 Terms Defined |
| | Maximum Impervious Coverage (Sites 1 Acre or Larger) | 90 percent | |
| LOTS | Lot Area | No minimum | |
| | Lot Width | 20 feet minimum | |
| SETBACKS | Build-to Zone | No minimum / 20 feet maximum (for restaurant outdoor dining only), 10 feet maximum (all other uses) | |
| | Parking (front and side corner) | 30 foot minimum | |
| | Side (interior) | No minimum | |
| | Side (corner) | See front | |
| | Rear | 10 foot minimum | |
| OPEN SPACE REQUIREMENTS | Plaza | ● | section 27-107E Open Space Types |
| | Green | ● | |
| | Commons | ● | |
| | Park | ● | |
| | Minimum Area (Sites Under 1 Acre) | 5 percent of total site area | |
| | Minimum Area (1 to 10 Acres) | 10 percent of total site area | |
| | Minimum Area (Sites Over 10 Acres) | 15 percent of total site area | |

● = permitted

Potential Amendments**DRAFT****Amendment 2: Allowing Detached House (e.g. Single-Family)**

To amend the "Detached House" row of Figure 27-107B-6 as follows:

| USES | DISTRICT | | | | Reference |
|----------------|----------|------|------|------|-----------|
| | DV-1 | DV-2 | DV-3 | DV-4 | |
| Detached house | - | P[6] | - | - | |

And to add a table note [6] as follows:

[6] Detached houses shall be subject to the Street Façade Design Requirements of the Townhouse building type. No other building type standards shall apply.

Potential Amendments**DRAFT****Amendment 3: Multi-Unit Building Unit SLUP**

To amend the “Multi-unit building, owner occupied” row of Figure 27-107B-6 as follows:

| USES | DISTRICT | | | | Reference |
|-------------------------------------|----------|--------|------|------|-----------|
| | DV-1 | DV-2 | DV-3 | DV-4 | |
| Multi-unit building, owner occupied | S[1] | S[1,4] | S[1] | S[1] | |

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27-107A Administration.

Intent and applicability.

27-107A Administration.**(a) Intent and applicability.**

(1) **Intent.** The Dunwoody Village (DV) district regulations are intended to implement the policies and objectives of the comprehensive plan and the Dunwoody Village Master Plan. They are further intended to help:

- a. Maintain and enhance the identity and image of Dunwoody Village;
- b. Accommodate and promote walkable development patterns containing a complementary mix of land uses;
- c. Create opportunities for functional landscaped open and gathering spaces in the core of Dunwoody;
- d. Ensure that new development and substantial additions to existing buildings are designed to promote Dunwoody Village as an area of unique character, while requiring that all new construction makes use of design standards and materials that enhance the district, complement existing character, and allow for the introduction of new design elements while supporting the addition of walkability and open space;
- e. Support efforts to create a vibrant shopping and entertainment area in which merchants and businesses thrive and grow,

thereby helping to maintain property values and keeping vacancy rates low; and

- f. Maintain and enhance the area's role as a place for civic activities and public gatherings within well-designed open spaces.

(2) Applicability.

- a. DV district regulations apply to properties zoned to a DV district in accordance with the regulating map (figure 27-107B-1) and the amendment procedures of article V, division 2.
- b. The general applicability provisions of Sec. 27-3 of this zoning ordinance apply to properties zoned a DV district, except where alternative applicability standards exist in DV district regulations.

(b) Administration and procedures.

- (1) **Establishment of Dunwoody Village districts.** Dunwoody Village (DV) zoning district classifications may be applied to property and DV district boundaries may be amended only in accordance with the amendment procedures of article V, division 2 and the regulating map of figure 27-107B-1.
- (2) **Effect of establishment.** Once property has been classified in a DV district, that property is subject

27-107A Administration.

Administration and procedures.

exclusively to the applicable DV district regulations.

(3) Review and approval procedures.

Unless otherwise expressly stated, all uses and development in DV districts are subject to the applicable review and approval procedures of article V, as well as any applicable procedures in chapter 16 of the municipal code (land development regulations).

(4) Pre-application conference. Pre-application conferences with staff are required for development permit applications (see the pre-application provisions of section 27-305).**(5) Site plan review.** Development permits applications must be accompanied by a site plan, which is subject to review and approval in accordance with article V, division 10.**(6) Relief.** The DV districts are intended to accommodate development as-of-right when such development occurs in strict conformance with applicable regulations. In some instances, however, unique site conditions, existing building circumstances, or other constraints related to the subject property may make strict compliance impossible or highly impractical. In such instances, an applicant may seek relief from applicable regulations. Any relief granted and conditions imposed run with the land and are binding on the subject property owner and all future property owners.**a. Minor exception - Administrative relief.**

The community development director is authorized to approve the following minor exceptions in accordance with the special administrative permit procedures of article v, division 7:

1. The location of a building relative to any minimum setback requirement or build-to zone width/location, provided that the location deviates from strict compliance by no more than five feet, except when a greater deviation is necessary to minimize the impact on special or specimen trees;
2. An increase in total impervious coverage by no more than five percent, not to exceed the total amount of permitted impervious plus semi-pervious coverage;
3. A decrease in the percent of building façade in the build-to zone by no more than 10 percent, except when a greater decrease is necessary to minimize the impact on special or specimen trees;
4. A reduction in the amount of required shopfront building frontage along primary streets, by no more than 10 percent,

Division 6. Dunwoody Village Districts

27-107A Administration.

Text and Graphics.

DRAFT

except when a greater reduction is necessary to minimize the impact on special or specimen trees;

5. Additional height of any building story by no more than two feet, provided that the overall building height does not exceed the maximum permitted height;
6. An increase in the maximum permitted height of a retaining wall by up to five feet;
7. A modification to the required streetscape along existing streets with existing utilities, special trees, or specimen trees within or adjacent to the otherwise required streetscape; and
8. Any other minor exception expressly authorized under the Dunwoody Village district regulations.

- b. **Major exceptions - Special exceptions.** Major exceptions to strict compliance with the DV district regulations include any exception to strict compliance that is not expressly authorized as a minor exception under the provisions of subsection 27-107A(b)(6)a. Major exceptions require review and approval in accordance with the special exception procedures of article V, division 6.

(c) **Text and Graphics.**

Graphics are included in DV districts to illustrate the intent and requirement of the text. In the case of a conflict between the text and any graphics, the text governs.

(d) **Primary street designation.**

When used within a DV district, “primary street” means Chamblee Dunwoody Road, Mt. Vernon Road, and Dunwoody Village Parkway.

27-107B Districts.

Districts and regulating map.

27-107B Districts.**(a) Districts and regulating map.**

- (1) **District map.** The location for each DV district is designated in figure 27-107B-1, regulating map.
- (2) **Official zoning map.** The location for each DV district shown on the regulating map shall also be designated on the official zoning map.
- (3) **District requirements.** The requirements in this subsection apply to the DV districts as follows.
 - a. **Requirements specific to each district.** Refer to sections 27-107B(b) through 27-107B(e) for specific descriptions and requirements for each district.
 - b. **Use requirements for all districts.** Refer to section 27-107B(f), uses, for use requirements applicable to all districts.
- (4) **General regulations.** Refer to section 27-107C for general regulations that apply to all DV districts.
- (5) **Building type regulations.** Refer to section 27-107D for building type regulations that apply to all DV districts.
- (6) **Open space regulations.** Refer to section 27-107E for open space

regulations that apply to all DV districts.

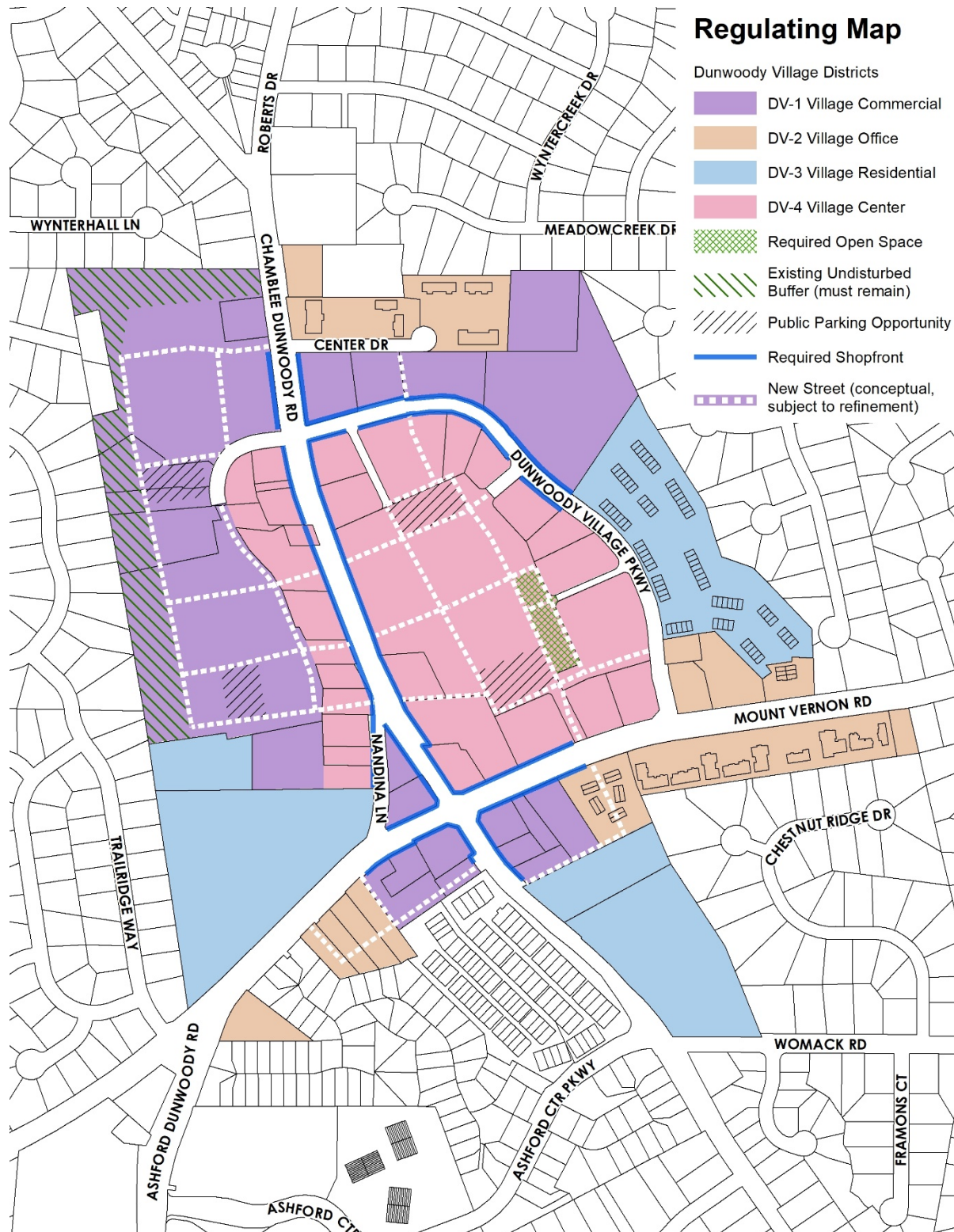
(7) Buffers and transition yards.

- a. Refer to section 27-230, transition yards, for information on buffer and screen requirements between different districts and uses, except where b. below applies.
- b. Where a DV-1 Village Commercial district abuts any single-family residential zoning district to the west, an undisturbed buffer with a depth of 130 feet is required abutting the single-family zoning district, except adjacent to 1205 and 1206 Hidden Ridge Lane, where an undisturbed buffer with a depth of 50 feet is required, as shown on the regulating map, figure 27-107B-1. Adjacent to the undisturbed buffer, a TY4 transition yard is required with a minimum width of 20 feet, except adjacent to the buffer adjacent to 1205 and 1206 Hidden Ridge Lane, where no transition yard is required. The total combined depth of the undisturbed buffer and transition yard shall be 150 feet, except adjacent to 1205 and 1206 Hidden Ridge Lane, where it shall be 50 feet.

Division 6. Dunwoody Village Districts

27-107B Districts.

Districts and regulating map.

DRAFT**Figure 27-107B-1** Regulating Map

Division 6. Dunwoody Village Districts

27-107B Districts.

DV-1 Village Commercial District.

DRAFT**(b) DV-1 Village Commercial District.**

Requirements for this district are provided in figure 27-107B-1. DV-1 District Requirements.

- (1) **Description & Intent.** The DV-1 District is intended to provide areas for commercial uses that primarily serve the needs of nearby neighborhoods. The district also includes opportunities for residential uses when incorporated into mixed-use developments.

Figure 27-107B-2 DV-1 District Requirements

| DV-1 VILLAGE COMMERCIAL DISTRICT REQUIREMENTS | | | Reference |
|---|---|--|---|
| BUILDING TYPES | Shopfront | ● | section 27-107D Building Types |
| | General | ● | |
| | Townhouse | ● | |
| | Civic | ● | |
| USE MIX | Mixed-Use Requirement | Maximum 75% of floor area may be residential | section 27-107B(f) Uses |
| HEIGHT | Maximum: less than 100 feet from a lot line adjacent to single family zoning district | 3 stories or 45 feet, whichever is less | section 27-107D(c) through (f) for floor-to-floor heights per Building Type |
| | Maximum: greater than 100 feet to a lot line adjacent to single family zoning district | 4 stories or 65 feet, whichever is less | |
| SITE COVERAGE | Maximum Impervious Cover (Sites under 1 acre) | 85 percent | section 27-621 Terms Defined |
| | Maximum Impervious Coverage (Sites 1 Acre or Larger) | 80 percent | |
| LOTS | Lot Area | No minimum | |
| | Lot Width | 20 feet minimum | |
| SETBACKS | Build-to Zone | No minimum / 10 feet maximum | |
| | Parking (front and side corner) | 30 feet minimum | |
| | Side (interior) | No minimum | |
| | Side (corner) | See front | |
| | Rear | No minimum | |
| OPEN SPACE REQUIREMENTS | Plaza | ● | section 27-107E Open Space Types |
| | Green | ● | |
| | Commons | ● | |
| | Park | ● | |
| | Minimum Area (Sites Under 1 Acre) | 5 percent of total site area | |
| | Minimum Area (1 to 10 Acres) | 10 percent of total site area | |
| | Minimum Area (Sites Over 10 Acres) | 15 percent of total site area | |

● = permitted

Division 6. Dunwoody Village Districts

27-107B Districts.

DV-2 Village Office District.

DRAFT**(c) DV-2 Village Office District.**

Requirements for this district are provided in figure 27-107B-3. DV-2 District Requirements.

- (1) **Description & Intent.** The DV-2 District is intended to provide areas for small-scale office uses to serve nearby neighborhoods.

Figure 27-107B-3 DV-2 District Requirements

| DV-2 VILLAGE OFFICE DISTRICT REQUIREMENTS | | | Reference |
|---|--|---|---|
| BUILDING TYPES | Shopfront | ● | section 27-107D Building Types |
| | General | ● | |
| | Townhouse | | |
| | Civic | ● | |
| USE MIX | Mixed-Use Requirement | Ground floor residential use not permitted along a public or private street | section 27-107B(f) Uses |
| HEIGHT | Maximum | 3 stories or 52 feet, whichever is less | section 27-107D(c) through (f) for floor-to-floor heights per Building Type |
| SITE COVERAGE | Maximum Impervious Cover (Sites under 1 acre) | 85 percent | section 27-621 Terms Defined |
| | Maximum Impervious Coverage (Sites 1 Acre or Larger) | 80 percent | |
| LOTS | Lot Area | No minimum | |
| | Lot Width | 16 feet minimum | |
| SETBACKS | Build-to Zone | No minimum / 10 feet maximum | |
| | Parking (front and side corner) | 30 feet minimum | |
| | Side (interior) | No minimum | |
| | Side (corner) | See front | |
| | Rear | No minimum | |
| OPEN SPACE REQUIREMENTS | Plaza | ● | section 27-107E Open Space Types |
| | Green | ● | |
| | Commons | ● | |
| | Park | ● | |
| | Minimum Area (Sites Under 1 Acre) | 5 percent of total site area | |
| | Minimum Area (1 to 10 Acres) | 10 percent of total site area | |
| | Minimum Area (Sites Over 10 Acres) | 15 percent of total site area | |

● = permitted

Division 6. Dunwoody Village Districts

27-107B Districts.

DV-3 Village Residential District.

DRAFT**(d) DV-3 Village Residential District.**

Requirements for this district are provided in figure 27-107B-4. DV-3 District Requirements.

- (1) **Description & Intent.** The DV-3 District is intended to provide areas for residential uses that are within walking distance of retail and services. The district also supports existing quasi-public and institutional uses within Dunwoody Village.

Figure 27-107B-4 DV-3 District Requirements

| DV-3 VILLAGE RESIDENTIAL DISTRICT REQUIREMENTS | | | Reference |
|--|--|---|---|
| BUILDING TYPES | Shopfront | | section 27-107D Building Types |
| | General | ● | |
| | Townhouse | ● | |
| | Civic | ● | |
| USE MIX | Mixed-Use Requirement | n/a | section 27-107B(f) Uses |
| HEIGHT | Maximum | 3 stories or 52 feet, whichever is less | section 27-107D(c) through (f) for floor-to-floor heights per Building Type |
| SITE COVERAGE | Maximum Impervious Cover (Sites under 1 acre) | 85 percent | section 27-621 Terms Defined |
| | Maximum Impervious Coverage (Sites 1 Acre or Larger) | 80 percent | |
| LOTS | Lot Area | No minimum | |
| | Lot Width | 20 feet minimum | |
| SETBACKS | Build-to Zone | No minimum / 10 feet maximum | |
| | Parking (front and side corner) | 30 foot minimum | |
| | Side (interior) | 10 foot minimum | |
| | Side (corner) | See front | |
| | Rear | No minimum | |
| OPEN SPACE REQUIREMENTS | Plaza | ● | section 27-107E Open Space Types |
| | Green | ● | |
| | Commons | ● | |
| | Park | ● | |
| | Minimum Area (Sites Under 1 Acre) | 5 percent of total site area | |
| | Minimum Area (1 to 10 Acres) | 10 percent of total site area | |
| | Minimum Area (Sites Over 10 Acres) | 15 percent of total site area | |

● = permitted

Division 6. Dunwoody Village Districts

27-107B Districts.

DV-4 Village Center District.

DRAFT**(e) DV-4 Village Center District.**

Requirements for this district are provided in figure 27-107B-5. DV-4 District Requirements.

- (1) **Description & Intent.** The DV-4 District is intended to serve as the core of Dunwoody Village and provide its most intense mix of uses, centralized landscaped open spaces, and highly walkable development patterns.

Figure 27-112-5 DV-4 District Requirements

| DV-4 VILLAGE CENTER DISTRICT REQUIREMENTS | | | Reference |
|---|--|---|--|
| BUILDING TYPES | Shopfront | ● | section 27-107D Building Types |
| | General | ● | |
| | Townhouse | | |
| | Civic | ● | |
| USE MIX | Mixed-Use Requirement | For all developments with over 15,000 square feet of floor area, a minimum 2 use categories shall be provided | section 27-107B(f) Uses |
| HEIGHT | Minimum | 2 stories along all public streets | section 27-107D(c) through (f) for floor-to-floor heights per Building Type |
| | Maximum | 5 stories or 80 feet, whichever is less | |
| SITE COVERAGE | Maximum Impervious Cover (Sites under 1 acre) | 95 percent | section 27-621 Terms Defined |
| | Maximum Impervious Coverage (Sites 1 Acre or Larger) | 90 percent | |
| LOTS | Lot Area | No minimum | |
| | Lot Width | 20 feet minimum | |
| SETBACKS | Build-to Zone | No minimum / 10 feet maximum | |
| | Parking (front and side corner) | 30 foot minimum | |
| | Side (interior) | No minimum | |
| | Side (corner) | See front | |
| | Rear | 10 foot minimum | |
| OPEN SPACE REQUIREMENTS | Plaza | ● | section 27-107E Open Space Types |
| | Green | ● | |
| | Commons | ● | |
| | Park | ● | |
| | Minimum Area (Sites Under 1 Acre) | 5 percent of total site area | |
| | Minimum Area (1 to 10 Acres) | 10 percent of total site area | |
| | Minimum Area (Sites Over 10 Acres) | 15 percent of total site area | |

● = permitted

Division 6. Dunwoody Village Districts

27-107B Districts.**DRAFT****Uses.****(f) Uses.**

The following applies to all DV districts.

(1) **Use table.** The following apply to the uses outlined in this section. Refer to figure 27-107B-6, use table.

- a. **Use categories.** Refer to sections 27-111 through 27-116.
- b. **Permitted and special uses.** Each use may be permitted as-of-right, permitted with a special administrative permit, permitted as a special exception, or permitted with a special land use permit. Refer to figure 27-107B-6, use tables.
- c. **Number of uses.** A lot may contain more than one use.
- d. **Principal and accessory uses.** Each of the uses may function as either a principal use or accessory use on a lot, unless otherwise specified.
- e. **Building type.** Each use shall be located within a permitted building type (refer to section 27-107D, building types), unless otherwise specified.

(2) **Use subcategories.** For the purposes of fulfilling the use mix requirements defined in each district table (refer to section 27-107B(b) through section 27-107B(e)), utilize the following subcategories of uses, consisting of those uses listed in the table, that may

contribute to the mix. Some permitted uses are not included.

- a. **Lodging and residence subcategory.**
 - Household living
 - Group living
 - Lodging
- b. **Civic subcategory.**
 - Club or lodge, private
 - Cultural exhibit
 - Educational services
 - Hospital
 - Place of worship
- c. **Office subcategory.**
 - Construction and building sales and service
 - Medical service
 - Office or consumer service
 - Research and testing services
- d. **Retail sales subcategory.**
 - Retail sales
 - Food and beverage retail sales
- e. **Service use subcategory.**
 - Animal services
 - Day care
 - Repair or laundry services, consumer
 - Personal improvement services
 - Eating and drinking establishments
 - Financial services
 - Entertainment and spectator sports

Division 6. Dunwoody Village Districts

27-107B Districts.**DRAFT**

Uses.

(3) Live-Work

- a. **Defined.** Accessory nonresidential activity conducted wholly within a dwelling unit that allows employees, customers, or clients to visit.

limitation, noise, dust, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses, off the premises.

- b. **Use Standards.** All live-work is subject to the following:

- Live-work is only allowed when the dwelling unit to which it is accessory has been approved in accordance with figure 27-107B-6, use table.
- Live-work is only allowed on the ground story of a building.
- At least one person must occupy the dwelling containing the live-work use as their primary place of residence.
- The live-work use may employ no more than two persons not living on the premises at any one time.
- No business storage or warehousing of material, supplies, or equipment is permitted outside of the dwelling containing the live-work use.
- The nonresidential use of the live-work use is limited to a use allowed in the DV district.
- No equipment or process may be used that creates, without

Figure 27-107B-6 Use Table

| USES | DISTRICT | | | | Reference |
|---|-----------------------------|---------|------|------|---------------|
| | DV-1 | DV-2 | DV-3 | DV-4 | |
| RESIDENTIAL | | | | | |
| Household Living | | | | | |
| Detached house | - | - | - | - | |
| Attached house, rental | S | - | S | - | |
| Attached house, owner occupied | P | - | P | - | |
| Multi-unit building, rental | S[1] | S[1, 4] | S[1] | S[1] | |
| Multi-unit building, owner occupied | P[1] | P[1, 4] | P[1] | P[1] | |
| Age-Restricted Multi-unit building, rental | P | P | P | P | |
| Age-Restricted Multi-unit building, owner occupied | P | P | P | P | |
| Live/work | See principal dwelling unit | | | | 27-107B(f)(3) |
| Group Living | S | - | S | S | |
| QUASI-PUBLIC & INSTITUTIONAL | | | | | |
| Ambulance Service | S | S | S | S | |
| Club or Lodge, Private | P | - | - | P | |
| Cultural Exhibit | P | P | P | P | |
| Day Care | P | P | P | P | |
| Educational Services | S | S | - | S | |
| Hospital | - | - | - | - | |
| Place of Worship | P | P | P | P | 27-146 |
| Utility Facility, Essential | P | P | P | P | 27-151 |
| COMMERCIAL | | | | | |
| Animal Services | S | S | - | P | |
| Microbrewery, wine specialty shop, distillery, cidery | P[2] | - | - | P[2] | |
| Communication Services | | | | | |
| Telecommunications antenna mounted to building or similar structure | A | A | A | A | |

Division 6. Dunwoody Village Districts

27-107B Districts.**DRAFT**

Uses.

| USES | DISTRICT | | | | Reference |
|---|----------|------|------|------|---------------|
| | DV-1 | DV-2 | DV-3 | DV-4 | |
| All other | P | P | P | P | |
| Standalone tower | S | S | S | S | |
| Construction and Building Sales and Services | P[2] | - | - | P[2] | |
| Eating and Drinking Establishments | | | | | |
| Food truck | P | P | - | P | 27-138 |
| Other eating or drinking establishment | P[2] | - | - | P[2] | |
| Drive-through Facility | - | - | - | - | |
| Entertainment and Spectator Sports | | | | | |
| Indoor | P[2] | - | - | P[2] | |
| Outdoor | - | - | - | - | |
| Financial Services | | | | | |
| Brokerage and investment services | P | P | - | P | |
| Banks, credit unions, savings and loan associations | P[3] | P[3] | - | P[3] | |
| Food and Beverage Retail Sales | P[2] | - | - | P[2] | |
| Funeral and Interment Services | - | - | - | - | |
| Lodging | P | P | - | P | |
| Medical Service | P | P | - | P | |
| Office or Consumer Service | P | P | - | P | |
| Parking, Non-accessory | P | P | - | P | 27-107D(i)(5) |
| Personal Improvement Service | P[2] | P[2] | - | P[2] | |
| Repair or Laundry Service, Consumer | P | P | - | P | |
| Research and Testing Services | P | P | - | P | |
| Retail Sales | P[2] | - | - | P[2] | |
| Sports and Recreation, Participant | | | | | |
| Indoor | P[2] | - | - | P[2] | |
| Outdoor | - | - | - | - | |
| Vehicle and Equipment, Sales and Service | | | | | |
| Gasoline sales | - | - | - | - | |
| Vehicle sales and rental | P[5] | - | - | P[5] | 27-154 |
| Vehicle repair, minor | - | - | - | - | 27-153 |

P = use permitted as of right

A = special administrative permit required

S = special land use permit required

- [1] No more than 60% of dwelling units may have a floor area of less than 800 square feet.
- [2] Individual establishments shall not exceed 50,000 square feet in gross floor area.
- [3] Use shall not be located within 1,320 feet of the same use (as measured in a straight line from property line to property line), including any uses not within a DV district.
- [4] Use shall not be located on the ground story along any public or private street. When the use is allowed on the ground story it must be set at least 30 feet behind the street-facing façade.
- [5] No more than 4 vehicles for sale or rent may be displayed on site. All vehicles for sale or rent must be located in conditioned space.

27-107C General Regulations

Streets, Blocks, and Paths.

27-107C General Regulations

(a) Streets, Blocks, and Paths.

(1) **Intent.** The intent of the following is to form an interconnected network of streets with multiple intersections and block sizes scaled to support multiple modes of transportation, including walking, biking, transit use, and driving, within Dunwoody Village. Refer to chapter 16 for additional regulations.

(2) **Applicability.** New development and redevelopment must meet these street, block, and path requirements under any of the following circumstances:

a. **New structure.** Development of a new principal structure on a lot or portion of a lot.

b. **Redevelopment or renovation.** Redevelopment or renovation to an existing structure or site that increases the gross building square footage by more than 10 percent over a 12-month period.

c. **Parking lots.** Redevelopment or revision to 10 percent or more of an existing parking lot or development of a new parking lot, not including resurfacing, restriping, or minor repairs to an existing lot.

(3) New street locations.

a. **Regulating map streets.** New streets must be installed in the

approximate locations shown on figure 27-107B-1, regulating map, in order to establish a network that fulfills the streets, block, and path intent and regulations. Additional streets not shown on the regulating map are also allowed.

b. **Community development approval.** The design and locations of all streets shall be approved by the community development director during the site plan review process.

(4) **Street connectivity.** The following provides requirements and guidance for locating new streets and connecting to surrounding context.

a. The arrangement of streets must provide for the continuation of existing streets from adjoining areas into new developments.

b. Cul-de-sac and dead-end streets shall only be allowed where topography and other existing barriers, such as or waterways, prevent street connectivity.

c. Streets must follow natural features rather than interrupting or dead-ending at the feature.

d. Streets must terminate at another street with either landscaped open space or a building façade across from the termination.

e. When adjacent developments do not provide street connectivity,

27-107C General Regulations

Streets, Blocks, and Paths.

DRAFT

applicants must coordinate with the community development director to determine the potential for future connections and provide for those connections.

(5) **Block configuration.** Refer to figure 27-107C-1 for an illustration of typical block elements and section 16-240 for blocks.

- a. Blocks should be deep enough to accommodate buildings that face streets with parking located in the interior of the block.

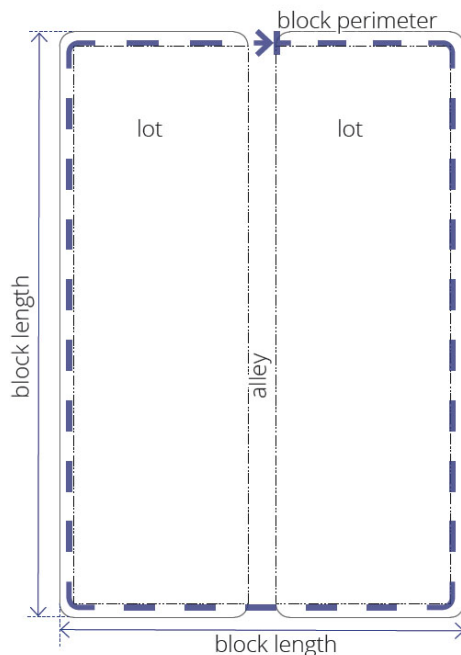


Figure 27-107C-1 Typical Block Elements

- b. Blocks may be configured to include existing lots within an existing zoning district that is not a DV district.

- c. A network of streets is required to meet the maximum block size requirement.
- d. Maximum block perimeter is 1,800 feet, except where the new streets required by the regulating map result in a smaller block perimeter, in which case such smaller block perimeter shall apply.
- e. Exceptions to block sizes may be granted by the community development director for new blocks that contain only open spaces or in locations adjacent to natural features such as steep grades and drainage areas, or other existing physical barriers.

(6) **Block driveway access.**

- a. Blocks may include internal alleys, drives, or driveway entrances for service, parking accessibility, and other routes internal to the development.
- b. Alleys shall have a maximum paved surface width of:
1. Twelve feet when only serving attached houses; otherwise
 2. Twenty-four feet.
- c. Alleys and driveways should be aligned with alleys, driveways, and similar access points in other blocks.

27-107C General Regulations

Streets, Blocks, and Paths.

(7) Mid-block pedestrian ways.

- a. Mid-block pedestrian ways are required through blocks longer than 800 feet and at locations that connect public rights-of-way with other public facilities such as parks and transit stops.
- b. When combined with mid-block street crossings, these pathways should align to facilitate easy pedestrian movements.
- c. Mid-block pedestrian ways should be located in the middle third of a block face.
- d. The minimum width for mid-block pedestrian ways rights-of-way or easements is 20 feet.
- e. A minimum of one canopy tree per 600 square feet of area is required.
- f. Mid-block pedestrian ways shall be treated with the same design requirements as existing streets per subsection (8), streetscapes.
- g. Required new pedestrian paths per figure 27-107B-1 may fulfill the requirements for mid-block pedestrian ways.

(8) Streetscapes.

- a. **Applicability.** The following standards apply on existing and new public or private streets.
- b. **Landscape area.** All streets must incorporate the following

landscape area abutting the back of the curb:

- 1. **New streets.** Refer to section 27-107C(9), new streets.
- 2. **Existing streets.** A minimum 6-foot wide landscaped area, except when an official City plan or project uses an alternate design. When an alternate design is used, existing streets must conform to said design.
- c. **Sidewalk area.** All streets must incorporate the following sidewalks immediately adjacent to the required landscape area:
 - 1. **New streets.** Refer to section 27-107C(9), new streets.
 - 2. **Existing streets.** A minimum 12-foot wide sidewalk, except when an official City plan or project uses an alternate design. When an alternate design is used, existing streets must conform to said design.
- d. **Buildings.** Buildings must be built to the back of the sidewalk as established by build-to zone regulations. If buildings are set back from the edge of the required sidewalk, the setback area must include features such as outdoor dining and seating areas or plazas and landscaped open spaces that provide a safe, comfortable, and

27-107C General Regulations

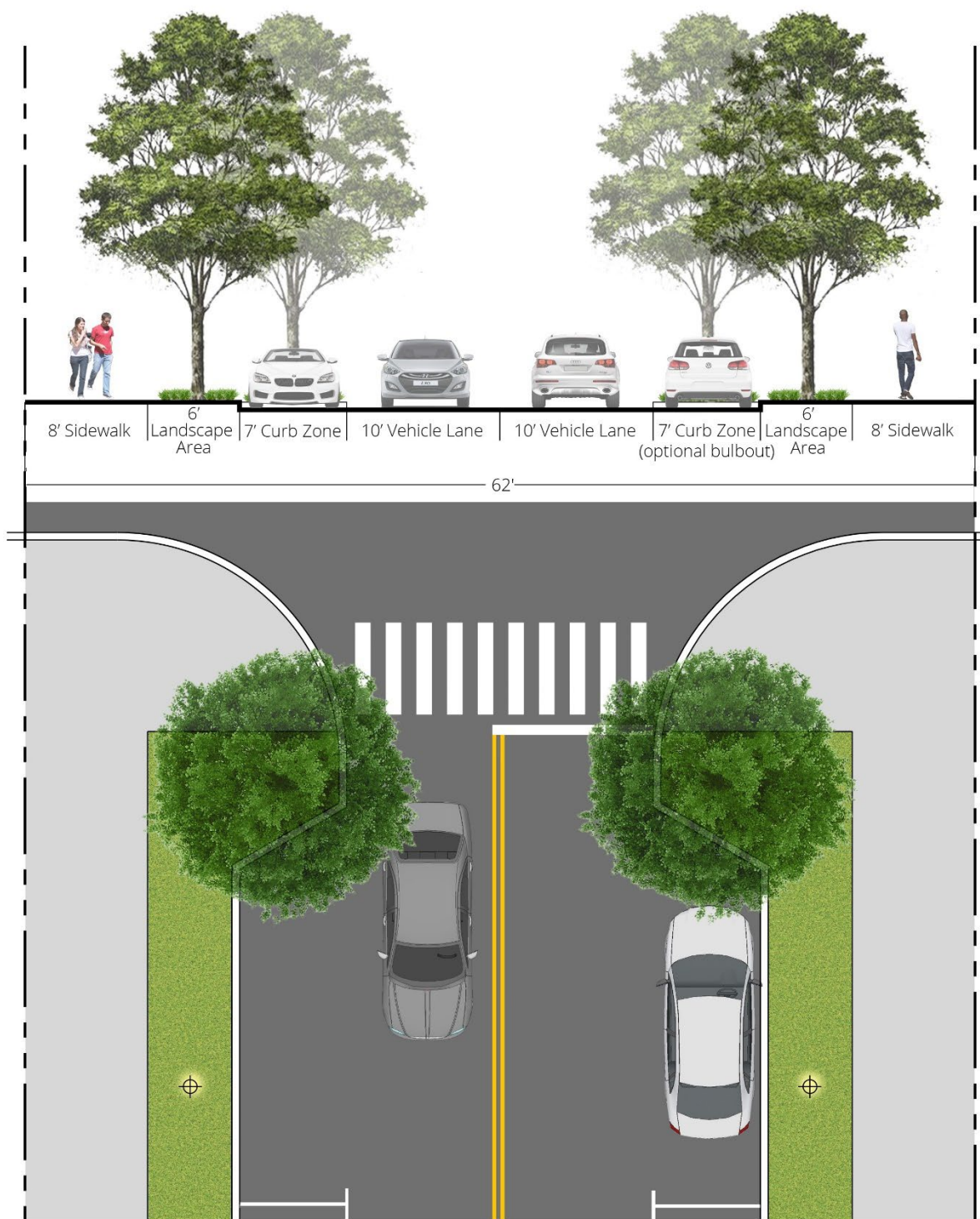
Streets, Blocks, and Paths.

DRAFT

- active environment for pedestrians.
- e. **Lighting.** Lighting must conform to the following:
1. Pedestrian and street lighting must be installed in the streetscape landscape zone at intervals of 50 to 70 feet on center and must be located an equal distance from required street trees.
 2. Pole height may not exceed 15 feet.
 3. Light poles and lamps must be selected from the city's approved streetscape list, which is available in the public works department. Alternative designs may be approved on a case-by-case basis with the approval of the community development director.
- f. **Street Furniture.** Street furniture must be provided as follows:
1. Benches and trash and recycling receptacles must be installed every 250 feet along the street and at each building entrance adjacent to a pedestrian walkway.
 2. Furniture must be selected from the city's approved streetscape list, which is available in the community development department;
- alternative designs may be approved on a case-by-case basis with the approval of the community development director.
- g. **Maintenance.** Maintenance of trash and recycling receptacles, including servicing, repair, and replacement, is the full responsibility of the nearest adjacent property owner.
- h. **Recycling receptacles.** Recycling receptacles must be clearly identified with symbols and/or text indicating its intended use.
- (9) **New Streets.** The following apply to all new streets, including those not required by the regulating map.
- a. **Street type.** All new streets must be designed in accordance with new street type a, except where new street type b or new street type c are authorized by approval of both the community development director and the public works director, and except as provided for in "d" below.
 - b. **Public use.** All streets shall be available for public use at all times. Gated streets and streets posted as private are not permitted.
 - c. **Public street standards.** All new streets shall be public streets or private streets built to public standards.

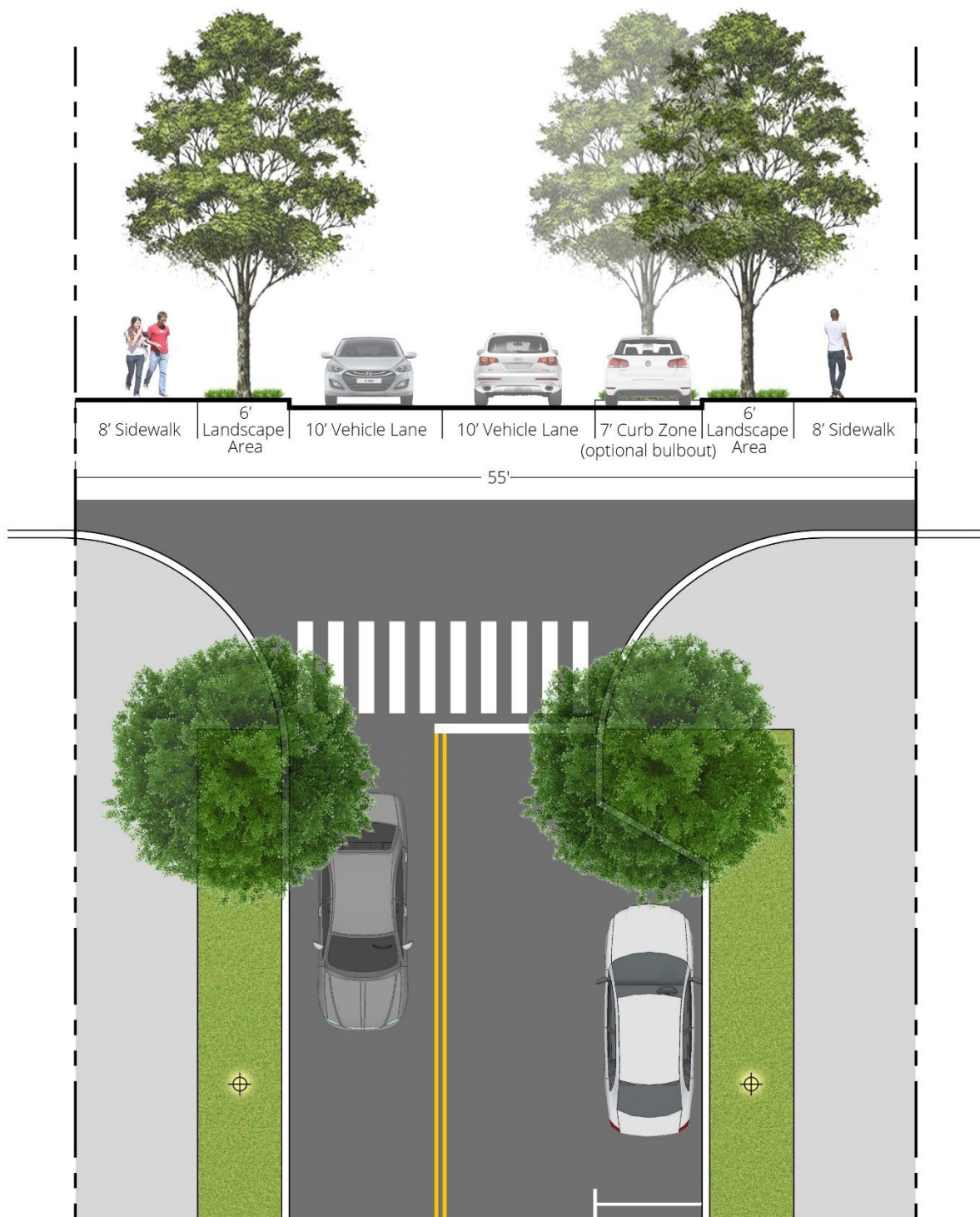
27-107C General Regulations

Streets, Blocks, and Paths.

DRAFT**Figure 27-107C-4** New Street Type A (not to scale)

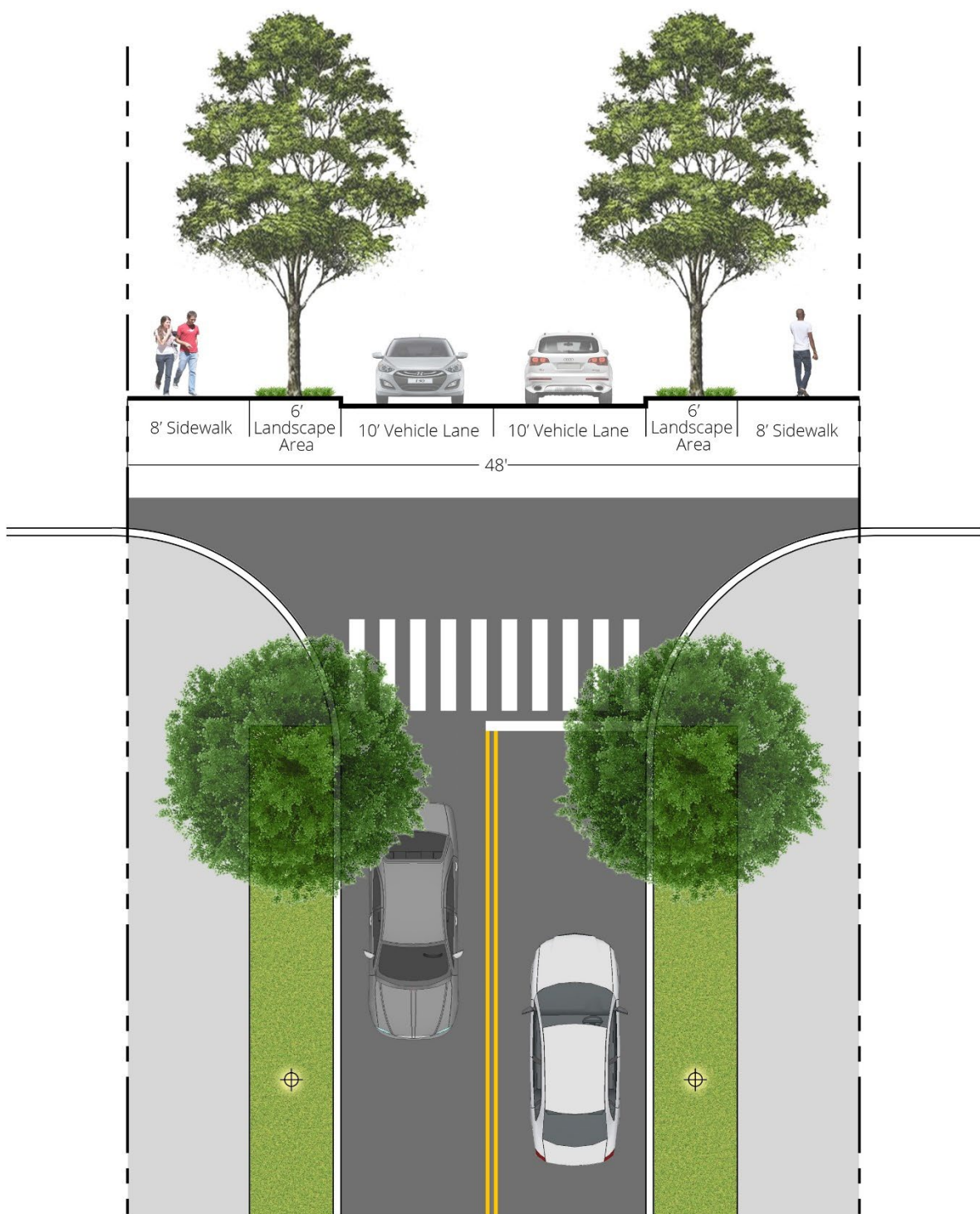
27-107C General Regulations

Streets, Blocks, and Paths.

DRAFT**Figure 27-107C-3 New Street Type B (not to scale)**

27-107C General Regulations

Streets, Blocks, and Paths.

DRAFT**Figure 27-107C-2** New Street Type C (not to scale)

27-107C General Regulations

Streets, Blocks, and Paths.

d. Street design minor exceptions.

Minor exceptions to the street types identified in “a” above may be authorized by approval of both the community development director and the public works director where both directors find that the minor exception is for one or more of the following public purposes:

1. To provide on- or off-street bicycle facilities;
2. To provide narrower sidewalks or landscaped zones in order to accommodate existing buildings, existing landscaping, existing topography, other existing features, lot size, or lot shape which restrict the ability to provide the required width;
3. To provide a median, a left turn lane, or combination thereof;
4. To add or eliminate bulb-outs;
5. To provide hardscape surface in the landscaped zone in order to provide pedestrian access to adjacent on-street parking;
6. To provide alternative curb zone or on-street parking configurations, such as angled parking, or to eliminate on-street parking along one or both sides;

7. To increase or decrease the travel lane width; or

8. To provide traffic calming or pedestrian safety measures.

(10) Pedestrian paths.

- a. **Location.** New pedestrian paths shall be required in the approximate location shown in the Dunwoody Village Master Plan or other plan that has been adopted by the City, in order to establish an off-street bicycle and pedestrian network. Additional pedestrian paths not shown in adopted plans are also allowed.
- b. **Path type.** All new paths shall be designed in accordance with figure 27-107C-5, new pedestrian path.
- c. **Public use.** All pedestrian paths shall be available for public use at all times. Gated pedestrian paths or paths posted as private are not permitted.
- d. **Adjustments to requirements.** During the pre-submittal conference, the community development director and/or public works director may adjust requirements for path location, right-of-way width and alignment, pavement width, or pedestrian path elements depending on

27-107C General Regulations**DRAFT**

Required shopfronts.

unique site locations and characteristics.



Figure 27-107C-5 New Pedestrian Path (not to scale)

(b) Required shopfronts.

New shopfront buildings (refer to section 27-107D(e)) must be constructed in areas shown on figure 27-107B-1, regulating map, in order to concentrate commercial activity in a pedestrian-friendly location.

(c) Parking and circulation.

The parking and circulation regulations of article IV, division 1 apply except as modified by the following regulations. (Refer also to the parking regulations of 27-107D(i)(5).)

- (1) Parking may be provided in excess of the citywide parking maximums by special exception (see article V, division 6) only when all of the following occur:

- a. The excess parking is located within a parking deck having at least two parking levels.
- b. The excess parking is located in a location identified as a public parking opportunity on the regulating map.
- c. The excess parking is available to the general public, either with or without paying a fee, on a daily basis.
- d. The excess parking may not be assigned to or otherwise deemed accessory to any on-site or off-site use.

- (2) Parking lots and parking structures must observe the parking setbacks established by district regulation and building type. Parking lot and parking structure setbacks are shown in figure 27-107C-6.
- (3) Parking lots must be set back from a lot line abutting another property a minimum of five feet.
- (4) Any parking deck which faces any public or private street must provide an intervening building having habitable space along the full length of the parking structure.
- (5) Wherever possible, parking lots must be confined to the rear of structures and parking decks must be placed underground.

27-107C General Regulations

Landscaping.

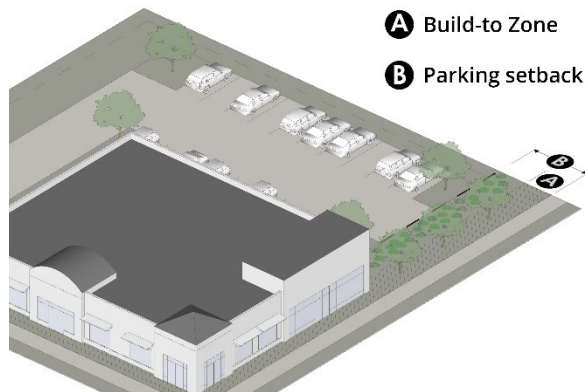
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Figure 27-107C-6 Parking setback for parking lots and parking structures

(d) Landscaping.

- (1) The landscaping and screening regulations of article IV, division 2, apply.
- (2) Street tree regulations of chapter 16, section 16-238 apply.

(e) Service areas, retaining walls, parking, and drive-throughs.

- (1) Dumpsters and other building service areas must be concealed from view of public rights-of-way, publicly accessible areas of the site, and residential zoning districts. All dumpsters must be concealed with secured gates screening in accordance with section 27-231.
- (2) Retaining walls must comply with the city building code. Visible areas of retaining wall must be faced with brick or stone compatible with the façade materials of the closest downhill building. Visible horizontal retaining wall expanses exceeding 20 feet must

include offset pilasters faced with the same brick or stone as the wall, rising three courses above the top of the adjoining wall, and finished with a double course capital of the same brick or stone. As used here, “visible” means visible from a public street, private street, or adjacent parcels.

- (3) Parking must be concealed from view of public rights-of-way by buildings, evergreen hedges, or street walls. Evergreen hedges and street walls must be no less than 75 percent opaque and built along the build-to-line. Street walls must be a minimum of 3.5 feet in height. The street wall shall have other individual openings not exceeding four square feet in area at height of less than 3.5 feet.
- (4) Utilities must be placed underground unless otherwise approved by the director of community development.
- (5) New drive-throughs are prohibited and existing drive-throughs shall be deemed non-conforming uses subject to section 27-554.

27-107D Building Types.

General standards.

27-107D Building Types.**(a) General standards.**

The building types detailed in this section define the required building forms for new construction and renovated structures within the DV districts defined in section 27-107B, districts.

(b) Applicability. The provisions of this section shall only apply to improvements which involve one or more of the following:

- (1) **New structure.** Development of a new principal structure on a lot or portion of a lot; or
- (2) **Expansions of existing structures.** Redevelopment or expansion that results in an increase in existing building gross floor area on the subject property by more than 10 percent, based on the total floor area added over the previous 12-month period.

(c) Districts, building types.

For each lot, a designated DV district is found on figure 27-107B-1, regulating map.

- (1) **District.** Each district, per section 27-107B, districts, has a set of requirements related to permitted building types, building height, site coverage, lot dimensions, setbacks, uses, and open spaces.
- (2) **Building types.** Each building type, as established in this section has a set of requirements.

- (3) **Uses.** Uses are permitted by district, per 27-107B27-107B(f), uses. Each building type can house a variety of uses depending on the district in which it is located. Some building types have additional limitations on permitted uses as located within the building.

- (4) **Multiple principal structures.** Multiple structures are permitted on all lots. All structures shall meet the requirements of one of the permitted building types for the district.

- (5) **Permanent structures.** All buildings constructed shall be permanent construction, unless otherwise noted.

- (6) **Other structures.** Utility structures and towers permitted in the district are exempt from the building type standards.

(7) Build to the corner.

- a. The corner of the lot is defined as the intersection of the two build-to zones of each street.
- b. Buildings shall be built up to the corner along both adjoining streets, occupying the intersection of the two build-to zones of any intersection streets. Courtyards shall not be located in this area.

- (8) **Treatment of build-to zones, setbacks.** See section 27-621 terms defined for definition of build-to zones and setbacks.

27-107D Building Types.

Districts, building types.

- a. **Landscape areas.** All build-to zones and setbacks not containing authorized buildings shall only contain courtyards (as permitted by street type frontage), plazas (as permitted by street type frontage), patios (as permitted by street type frontage), sidewalk or path extensions, buffers, and/or landscape yards, unless otherwise specifically noted.

(9) Driveways.

- a. **Public works director.** The public works director shall determine the need to close existing driveways, width of driveways, and proximity of driveways to other driveways or streets.
- b. **Alleys/lanes.** Access from an adjacent alley or lane is unlimited. Construction of new private or public alleys/lanes through blocks is encouraged. Typically, alleys or lanes cut through a block and provide vehicular access to multiple garages, parking lots, or service areas.
- c. **Secondary street access.** If no alley exists, one driveway access per 200 linear feet of street frontage or two total driveway access points, whichever is greater, are permitted from each secondary street per site.

- d. **Driveway access.** If no alley or secondary street exists, one driveway access point is permitted off each primary street.
- e. **Shared driveways.** Shared driveways are required for all adjacent developments.
- f. **Inter-lot drives.** When two or more parking lots are located adjacent to each other and each lot is within the same DV district, the parking lots shall be connected with a drive perpendicularly crossing the transition yard. Other parking lots should be connected wherever practical.
- g. **Pedestrian facilities.** At-grade, designated pedestrian routes, including sidewalks and crosswalks, shall be provided to connect each parking area to either the primary sidewalk (and front entrance) or a rear public entrance.
 - 1. Vehicular areas, such as driveways, parking lot aisles, bike lanes/facilities, and parking areas, shall not be utilized as designated pedestrian routes.
 - 2. Pedestrian connections are required between all adjacent sites and land uses.
- h. **Driveway location.** Driveways may cross perpendicularly through build-to zones and setbacks, or to

27-107D Building Types.

Architectural standards.

connect to a parking lot on an abutting lot.

(10) Loading facilities.

- a. Loading facilities may not face a primary street.
- b. Loading facilities may not be located in any required building setback area or within the build-to zone.
- c. The preferred location for loading facilities is in the interior of the lot, not visible from any streets.
- d. Loading facilities visible from a street must be screened from the sidewalk by a fence/wall or a combination of fence/wall and landscape screening.
 1. **Fence/wall.** Fences and walls shall be no taller than six feet and shall have a minimum overall opacity of 80 percent. Materials must meet the requirements of section 27-107D(d)(3)a, predominant exterior materials.
 2. **Landscape.** Tree canopies shall be used to screen above the six-foot wall or fence.
 3. **Shrubs and hedges.** Shrubs and hedges may be utilized to fulfill no more than one third of the screening, as measured along the screen length. A double row of five-gallon

shrubs, with mature height of a minimum six feet, is required.

(11) Accessory buildings.

- a. Attached accessory structures are considered part of the principal structure and shall meet all requirements of the principal structure.
- b. Detached accessory structures are not permitted between the face of the building and any public or private street right-of-way line.

(d) Architectural standards.

- (1) **Applicable façades.** These standards shall apply to all façades visible from the street, facing streets, facing main parking lots, and adjacent to open spaces, unless otherwise noted.
- (2) **Applicability.** In addition to the applicability requirements of 27-107D(b), the provisions of this section shall apply to any alteration to an existing structure that includes renovation of more than 25 percent of an applicable façade. Work that includes maintenance and repair of the existing doors, windows, paint, and roofs does not apply.
- (3) **Exterior materials.**
 - a. **Predominant exterior materials.** Predominant exterior finish materials are limited to:
 1. Brick;

27-107D Building Types.

Architectural standards.

2. Unpainted natural stone;
 3. Fiber cement siding;
 4. Hard-coat stucco; or
 5. Architectural ceramic panels.
- b. **Secondary exterior materials.** Secondary façade materials include all predominant materials. Other materials may be approved by the director of community development during the site plan review process.
- c. **Accent materials.** The following materials may be used for trim, details, soffits, eaves, and other accent areas: all predominant exterior materials, wood (including painted wood), synthetic materials, fiber cement, and aluminum or other durable metals. Other materials may be approved by the director of community development.
- d. **Restrictions.** The use of plain concrete block, aluminum siding, and vinyl siding are prohibited as façade materials.
- e. **Roof materials.** Acceptable roofing materials include asphalt shingles, wood shingles, reflective flat roofing systems, and other materials approved by the director of community development. Wherever asphalt shingles are used, they shall be a minimum three-dimensional architectural

type. Standing seam metal roofs are permitted only as accents on porches or dormers.

(4) Building façades.

- a. Façades shall provide front entrance(s) that are distinct and visible from the street, but should not exaggerate or double the height of the entrance.
- b. Simple massing is preferred and should be used with stoops, porches, galleries, arcades, roof eaves, and/or balconies to provide expressive character.
- c. Façades of all buildings with two or more stories shall provide a discernable base, middle, and cap that are clearly defined by horizontal elements along the bottom and top of the building. Expression of the elements should be handled through changes in material selection, color, or plane. Use of horizontal bands, cornices, and/or varied window patterns can assist in expression.
- d. Building wall materials may be combined on each façade only horizontally, with the lighter above more substantial materials.
- e. All glass shall be clear and free of color.
- f. Low pitch or flat roofs must be enclosed by a parapet that is a minimum of 42 inches in height, or

27-107D Building Types.

Architectural standards.

- a greater height as necessary to conceal mechanical equipment.
- g. Hardwood used for rafters, fascia boards, and all visible portions of roof decking shall be varnished, oiled, stained, or painted. Pressure treated wood shall be painted.
- (5) **Awnings.** All awnings must be canvas, glass, or metal. Plastic awnings are prohibited. Canvas and metal awnings may not be translucent.
- (6) **Shutters.** Where installed, shutters, whether functional or not, must be designed to the following standards:
 - a. All shutters must be sized for the windows, so that if the shutters were to be closed, they would not be too small for complete coverage of the window.
 - b. Shutters must be wood, metal, or fiber cement. Other "engineered" woods may be approved during the site plan review process with an approved sample and examples of successful, high quality local installations.
- (7) **Garage doors.** The following requirements apply to garage doors provided on any street façade:
 - a. **Location.** Garage doors are not permitted on primary street façades unless not utilized for vehicular access (but may be used for patio access, open air dining, or similar purposes). Garage doors are permitted on secondary street façades with direct access to the street. The preferred location is on interior lot façades.
 - b. **Recessed from façades.** Garage doors located on street facing façades shall be recessed a minimum of three feet from the dominant façade of the principal building facing the same street.
 - c. **Design.** Garage doors facing a secondary street and intended to be closed during business hours shall be clad with materials consistent with the design of the building. Carriage-style doors are required on the townhouse building type.
- (8) **Ground story at sloping façades.**
 - a. **Intent.** Given the topography in many parts of Dunwoody Village, building design must accommodate grade changes along the sidewalk without creating tall, out-of-scale blank walls. Large, unarticulated building façades signal to pedestrians that an area is not intended for walking, reducing activity in the area and creating dead zones.
 - b. **Regulations for shopfronts.**
 - 1. Grade transitions on the building along the sidewalk should be designed to maximize active pedestrian-

27-107D Building Types.

Architectural standards.

scale frontages between waist and eye level while minimizing blank walls.

2. Unless impracticable, the interior floor level shall step to match the exterior grade.
 3. If it is necessary for the interior floor to remain constant along the grade, changes may be accommodated by a storefront window display space.
 4. Knee wall and retaining walls shall not exceed 30 inches in height except along a maximum 15-foot section of façade length.
 5. If grade change is more than 12 feet along a single block face, entrance requirements may be increased to one entrance per 80 feet of building frontage.
- c. **Regulations for residential and other building frontages.**
1. Grade transitions at the building along the sidewalk

should be designed to minimize blank walls.

2. Unless impracticable, the interior floor level should step to match the exterior grade.
3. Transition zones between the sidewalk and building façade of porches, terraces, and landscape areas may be used assist with grade changes.
4. If it is necessary for the interior floor to remain constant along the grade, changes can be accommodated by terraced planters and retaining walls.
5. Retaining walls shall not exceed 30 inches in height except along a maximum 15-foot section of frontage.
6. When the elevation of the first floor is more than three feet above grade, windows should be provided into the basement or lower floor elevations.

Division 6. Dunwoody Village Districts

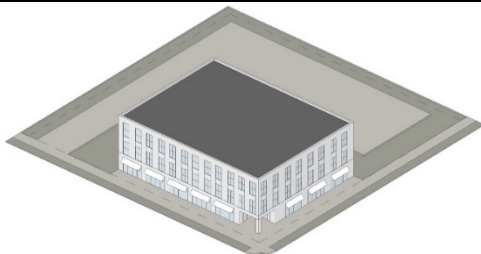
27-107D Building Types.

Shopfront building regulations.

DRAFT**(e) Shopfront building regulations.**

(1) **Intent.** The shopfront building is intended for use as a mixed-use building located close to the sidewalk with parking in the rear or side of the lot. The most distinctive element of this building type is the ground floor front façade with large amounts of storefront glass and regularly spaced pedestrian entrances along the sidewalk, typically for retail and service uses.

(2) **Standards.** The following are the regulations for shopfront buildings.

| SHOPFRONT BUILDING STANDARDS | | | | |
|---|---|------------------------------|------------------------------|---------------|
|  | DV-1 Village Commercial District | DV-2 Village Office District | DV-4 Village Center District | |
| | BUILDING SITING See section 27-107B, districts, for build-to zone dimensions by DV district | | | |
| | Percent of building façade in build-to zone (primary street) | 70% min. | 60% min. | 90% min. |
| | Percent of building façade in build-to zone (all other existing and new streets) | 50% min. | No min. | 50% min. |
| | Off-street parking along frontage | Not permitted | Not permitted | Not permitted |
| FLOOR-TO-FLOOR HEIGHT See figure 27-107D-2 Measuring Story Height and section 27-107(i)(2) Floor-To-Floor Height. | | | | |
| Ground Story Minimum Height | 14 ft. | 14 ft. | 14 ft. | |
| Ground Story Maximum Height | 30 ft. | 24 ft. | 30 ft. | |
| Ground Story Elevation | 80% between 0 to 2 ft. above adjacent sidewalk in right-of-way; visible basement not permitted (see 27-107D(d)(8) Ground Story at Sloping Façades for stepping façades at sloped sidewalks) | | | |
| USES | | | | |
| Ground Story | any retail subcategory, service subcategory, lobbies for lodging (see 27-107B(f) uses) permitted in the district | | | |
| Upper Story | any use permitted in the district | | | |
| Parking within Building | permitted fully in any basement and in rear of ground and upper stories; parking entrance shall not be on a primary street | | | |
| Required Occupied Space | 30 ft. deep from any façade on all ground and upper stories | | | |
| STREET FAÇADE DESIGN REQUIREMENTS See section 27-114(d)(4) Street Façade Design Requirements | | | | |
| Ground Story Fenestration Measured between 2 and 10 ft. above grade | 75% min. | 60% min. | 75% min. | |
| Upper Story Fenestration | 15% min. | 15% min. | 15% min. | |
| Ground Story Blank Wall along a Primary Street | 20 ft. max. length or height | | | |
| Entry Area | recessed between 3 and 8 ft. from the façade closest to the street | | | |
| Entrance Elevation | within 2 ft. of average grade at the sidewalk adjacent to entrance | | | |
| Required Number of Street Entrances along a Primary Street | 1 per establishment located along the front façade | | | |
| Vertical Façade Divisions | 1 per 30 ft. of façade width max. | | | |

Division 6. Dunwoody Village Districts

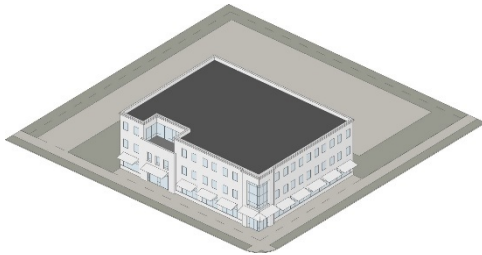
DRAFT**27-107D Building Types.**

General building regulations.

(f) General building regulations.

(1) **Intent.** The general building is intended to be built close to the sidewalk, but may also have a landscape yard. This building can be structured to house offices or residential uses including multi-family, and may have limited amounts of accessory retail and service uses in the ground floor. Parking is typically provided in structures at the rear of the lot, internally in the rear of the building, but may also have limited surface parking along the side of the building.

(2) **Standards.** The following are the regulations for general buildings.

| GENERAL BUILDING STANDARDS | | | | |
|---|---|------------------------------------|---|----------------------------------|
|  | DV-1 Village Commercial District | DV-2 Village Office District | DV-3 Village Residential District | DV-4 Village Core District |
| | | | | |
| BUILDING SITING See section 27-107B, districts, for build-to zone dimensions by DV district | | | | |
| Percent of building façade in build-to zone (primary street) | 80% min. | 70% min. | 60% min. | 80% min. |
| Percent of building façade in build-to zone (all other existing and new streets) | 30% min. | 30% min. | 30% min. | 30% min. |
| Off-street parking along Frontage | Not permitted | Not permitted | Not permitted | Not permitted |
| FLOOR-TO-FLOOR HEIGHT See figure 27-107D-2 Measuring Story Height and section 27-107(i)(2) Floor-To-Floor Height. | | | | |
| Ground Story Minimum Height | 14 ft. | 14 ft. | 12 ft. | 14 ft. |
| Ground Story Maximum Height | 30 ft. | 24 ft. | 24 ft. | 30 ft. |
| Ground Story Elevation | maximum of 2.5 ft. above the adjacent sidewalk in right-of-way without visible basement and a maximum of 4.5 ft. above the sidewalk with a visible basement | | | |
| USES | | | | |
| Ground Story | any use permitted in the district | | | |
| Upper Story | any use permitted in the district | | | |
| Parking within Building | permitted fully in any basement and in rear of ground and upper floors; parking entrance shall not on a primary street | | | |
| Required Occupied Space | 30 ft. deep from any façade on all ground and upper stories | | | |
| STREET FAÇADE DESIGN REQUIREMENTS See section 27-114(d)(4) Street Façade Design Requirements | | | | |
| Ground Story Fenestration Measured between 2 and 10 ft. above grade | 20% min. | 20% min. | 20% min. | 20% min. |
| Upper Story Fenestration | 15% min. | 15% min. | 15% min. | 15% min. |
| Ground Story Blank Wall along a primary street | 30 ft. max. length or height | | | |
| Entry Area | recessed minimum 3 ft. from the façade closest to the street | | | |
| Required Number of Street Entrances along a primary street | 1 per 150 ft. width of front façade | | | |
| Vertical Façade Divisions | 1 per 150 ft. of façade width max. | | | |

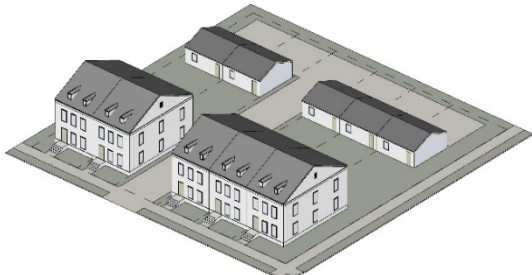
Division 6. Dunwoody Village Districts

27-107D Building Types.

Townhouse building regulations

DRAFT**(g) Townhouse building regulations**

- (1) **Intent.** The townhouse building is typically comprised of several multi-story attached house units, located adjacent to each other, each with its own pedestrian entrance to the street.
- (2) **Standards.** The following are the regulations for townhouse buildings.

| TOWNHOUSE BUILDING STANDARDS | | | | |
|---|--|--|-----------------------------------|--|
|  | DV-1 Village Commercial District | DV-2 Village Office District (townhouses not permitted) | DV-3 Village Residential District | DV-4 Village Center District (townhouses not permitted) |
| BUILDING SITING See section 27-107B districts, for build-to zone dimensions by DV district | | | | |
| Percent of building façade in build-to zone (primary street) | 65% max. | n/a | 65% max. | n/a |
| Percent of building façade in build-to zone (all other existing and new streets) | No min. | n/a | No min. | n/a |
| Off-street parking along Frontage | Not permitted | n/a | Not permitted | n/a |
| FLOOR-TO-FLOOR HEIGHT See figure 27-107D-2 Measuring Story Height and section 27-107(i)(2) Floor-To-Floor Height. | | | | |
| Ground Story Minimum Height | 9 ft. | n/a | 9 ft. | n/a |
| Ground Story Maximum Height | 14 ft. | n/a | 14 ft. | n/a |
| Ground Story Elevation | maximum of 2.5 ft. above the sidewalk without a visible basement and a maximum of 4.5 ft. above the sidewalk with a visible basement | | | |
| USES | | | | |
| Ground Stories | attached house, live-work | | | |
| Upper Story | attached house | | | |
| Parking within Building | permitted fully in any basement and in rear of ground and upper floors; garage doors and access to structured parking shall be off an interior side or rear façade (not a street façade), except parking may be front or rear loaded from an internal driveway | | | |
| Required Occupied Space | 20 feet deep from any façade along a primary street on all ground and upper stories | | | |
| STREET FAÇADE DESIGN REQUIREMENTS See section 27-114(d)(4) Street Façade Design Requirements | | | | |
| Ground Story Fenestration Measured between 2 and 10 ft. above grade | 15% min. | n/a | 15% min. | n/a |
| Ground Story Blank Wall along a Primary Street | No max. | n/a | No max. | n/a |
| Entry Area | Entrance shall be off a stoop or a porch. See 27-621 Terms Defined. The porch shall be a least 5 feet deep and 8 feet wide. The stoop shall be at least 3 feet deep and 5 feet wide. | | | |
| Required Number of Street Entrances | 1 per unit | n/a | 1 per unit | n/a |
| Vertical Façade Divisions | No more than two side by side units may share the same façade plane and then a 2 foot offset is required. | | | |

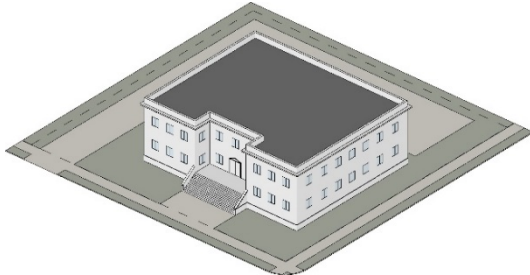
Division 6. Dunwoody Village Districts

27-107D Building Types.

Civic building regulations

DRAFT**(h) Civic building regulations**

- (1) **Intent.** The civic building is the most flexible building type and is limited to civic and institutional types of uses. These buildings are distinctive within the village fabric created by the other building types and could be designed as iconic structures.
- (2) **Standards.** The following are the regulations for civic buildings.

| CIVIC BUILDING STANDARDS | | | | |
|---|--|------------------------------|-----------------------------------|------------------------------|
|  | DV-1 Village Commercial District | DV-2 Village Office District | DV-3 Village Residential District | DV-4 Village Center District |
| BUILDING SITING See section 27-107B, districts, for build-to zone dimensions by DV district | | | | |
| Percent of building façade in build-to zone (all streets) | No min. | No min. | No min. | No min. |
| Off-street parking along Frontage | Not permitted | Not permitted | Not permitted | Not permitted |
| FLOOR-TO-FLOOR HEIGHT See figure 27-107D-2 Measuring Story Height and section 27-107(i)(2) Floor-To-Floor Height. | | | | |
| Ground Story Minimum Height | 14 ft. | 14 ft. | 14 ft.. | 14 ft. |
| Ground Story Maximum Height | 30 ft. | 30 ft. | 30 ft. | 30 ft. |
| Ground Story Elevation | maximum of 2.5 ft. above the adjacent sidewalk in right-of-way without visible basement and a maximum of 4.5 ft. above the sidewalk with a visible basement | | | |
| USES | | | | |
| All Stories | Limited to civic subcategory of uses | | | |
| Parking within Building | Permitted fully in any basement and in rear of ground and upper floors; entrance should be from an interior façade | | | |
| Required Occupied Space | 30 feet deep from any façade along a primary street on all ground floor and upper stories | | | |
| STREET FAÇADE DESIGN REQUIREMENTS See section 27-114(d)(4) Street Façade Design Requirements | | | | |
| Ground Story Fenestration Measured between 2 and 10 ft. above grade | 20% min. | 20% min. | 20% min. | 20% min. |
| Ground Story Blank Wall along a Primary Street | No max. | | | |
| Entry Area | Entrance shall be off a stoop or a porch. Refer to 27-621 Terms Defined. Porch shall be at least 5 feet deep and 8 feet wide. Stoop shall be at least 3 feet deep and 5 feet wide. | | | |
| Required Number of Street Entrances | One per building | | | |
| Ground Story Vertical Façade Divisions | none required | | | |

27-107D Building Types.

Explanation of specific building type requirements.

(i) Explanation of specific building type requirements.

The following explains and further defines the standards outlined on the tables on the previous pages, specific to each building type.

(1) **Building siting.** The following explains the line item requirements for each building type table within the section entitled "Building siting."

a. **Build-to zone coverage.** The minimum percentage of building wall or façade along the street for each street is designated on each building type table.

1. **Measurement.** The width of the principal structures (as measured within the build-to zone along the frontage edge) is divided by the length of the frontage parallel to the property line following the street.

2. **Courtyards.** Courtyards, per section 27-621, terms defined, located along the façade in the build-to zone count towards the minimum coverage. Refer to street types for limitations of courtyards along some frontages.

b. **Build-to zone.**

1. **Defined.** The build-to zone is the area on the lot where a certain percentage of the front

building façade must be located, measured as a minimum and maximum yard (setback) range from the edge of the right-of-way.

2. Measurement.

a. The percent of building façade in build-to zone specifies the amount of the front building façade that must be located in the build-to zone, based on the width of the street-facing building façade divided by the width of the lot. The build-to zone is measured from the edge of the street frontage area onto the site. The lot width shall exclude any portions of the lot used for required transitions, provided new streets, or provided open space.

b. When a lot contains multiple buildings, the build-to zone requirements are measured as the sum of all buildings. There are no build-to zone requirements when a building is located behind another building that conforms to build-to zone requirements.

27-107D Building Types.

Explanation of specific building type requirements.

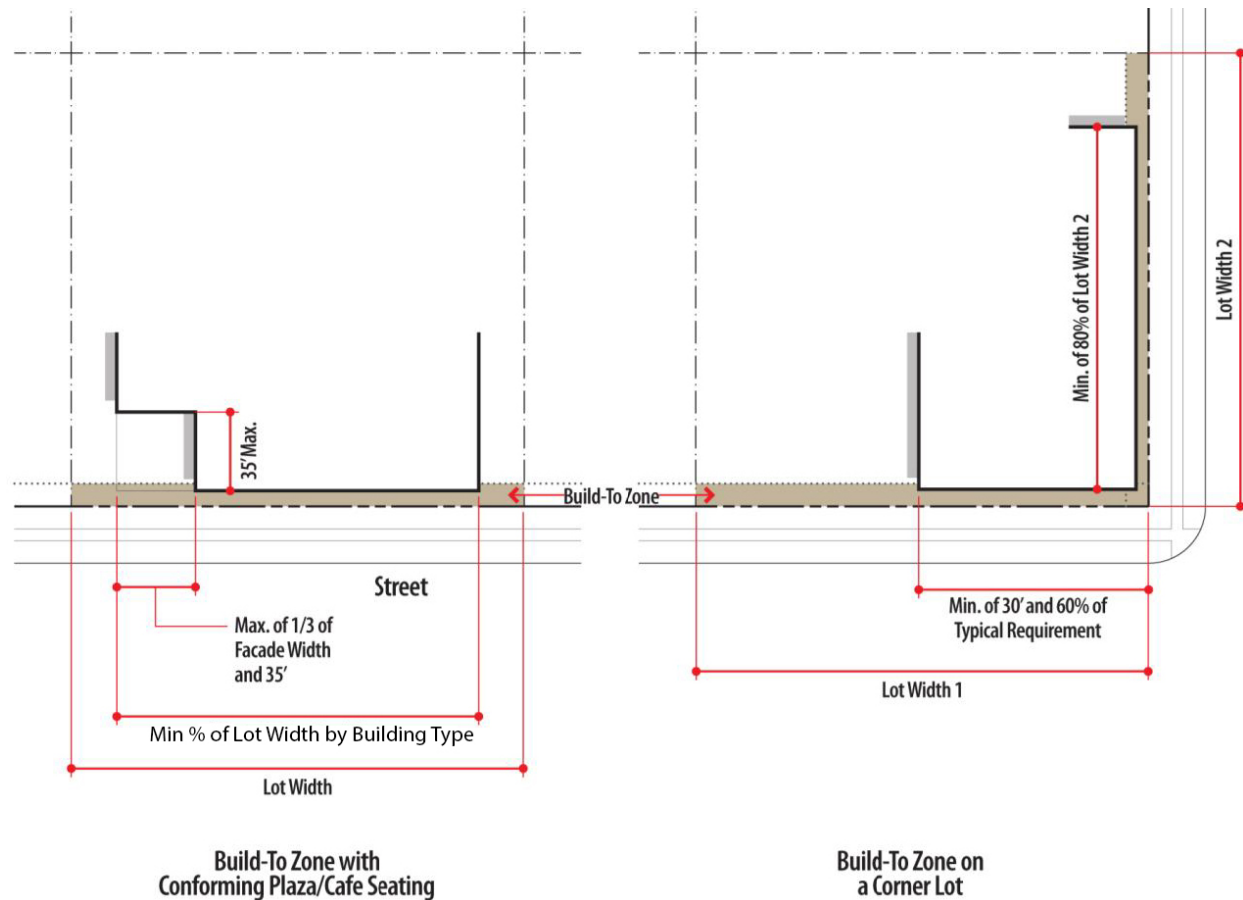


Figure 27-107D-1 Build-to zone with allowed plaza (left) and on corner lot (right)

3. **Open Spaces.** Outdoor open space, plazas, and outdoor dining areas are counted as part of the building for the purpose of measuring compliance with build-to zone requirements, provided that:
 - a. The area does not exceed one-third the length of the building face or 35 feet, whichever is less; and
 - b. The area is no more than 35 feet in depth (refer to figure 27-107D-1).
- c. **Corner Lots.** On corner lots, minimum requirements governing the percent of building façade that must be located in the build-to zone may be reduced by 60 percent along one of the frontages, at the property owner's option, provided that a building façade must be placed in the build-to zone for the first 30 feet along each street extending from the corner (refer to figure 27-107D-1).
 1. **Encroachments.** Awnings and building mounted signage may

27-107D Building Types.

Explanation of specific building type requirements.

extend beyond the build-to zone into the frontage area, but may not extend into the street right-of-way.

2. **Porches, arcades, galleries.**

Porches, arcades, and galleries may be included on the building façade design, utilizing the range of depth permitted by the build-to zone. If located outside the building coverage requirement, the depth of the arcade or gallery may exceed the build-to zone.

(2) **Floor-to-floor height.** The following explains the line item requirements for each building type table within the section entitled "Floor-to-floor height."

- a. Overall permitted building heights are designated by district in stories. Refer to section 27-107B(b) through (e).
- b. **Ground story, minimum and maximum height.** (Refer to figure 27-107D-2, measuring story height). Each building type provides a permitted range of height in feet for the ground story of the building.

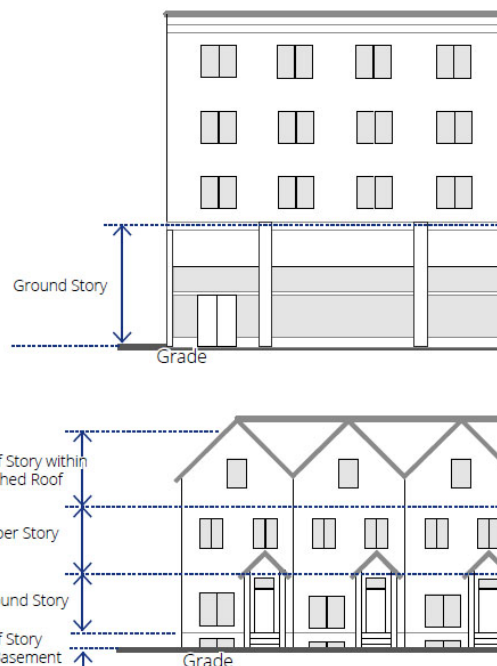


Figure 27-107D-2 Measuring Story Height

1. **Taller spaces.** Spaces exceeding the allowable floor-to-floor heights of the building type are not permitted on primary street façades. These spaces are unlimited on interior lot and other street façades.
- c. **Ground story elevation.** The allowable ground story elevation for each building type is defined, establishing whether or not a visible basement is permitted.
 1. **Visible basements.** Visible basements, permitted by entrance type, are optional. The visible basement must not

27-107D Building Types.

Explanation of specific building type requirements.

exceed one-half the height of the tallest story.

- (3) **Uses within building.** The following explains the line item requirements for each building type table within the section entitled "Uses within building." Refer to section 27-107B(f) uses for uses permitted within each DV district. The requirements in this section of the building type tables may limit those uses within a specific building type.

- a. **Ground and upper story.** The uses or category of uses which may occupy the ground and/or upper story of a building.
- b. **Parking within building.** The area(s) of a building in which parking is permitted within the structure.
- c. **Required occupied space.** The required depth of occupied space from the noted façade(s). Refer to section 27-621, terms defined, for the definition of occupied space.

- (4) **Street façade design requirements.** The following explains the line item requirements for each building type within the section entitled "street façade requirements".

These requirements apply only to façades facing public or private streets and façades facing main parking lots where visitors or customers park.

- a. **Minimum fenestration.** (refer to figure 27-107D-4, measuring

fenestration, per façade). Fenestration shall be measured as the percentage of the total façade area of each story dedicated to glazing. The following articulates the minimum amount of ground story transparent glass required on all façades facing streets.

1. **Measurement.** Ground story fenestration, when defined separately from the overall minimum fenestration, shall be measured as the percentage of the total façade area dedicated to glazing between two feet and ten feet above average grade at the base of the front façade. Refer to figure 27-107D-3, measuring ground story fenestration.
2. **Transparent.** Transparent means any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance. Glazed elements must be clear and non-reflective and not be painted or tinted, except that low-emission (Low-E) glass coatings are permitted.

27-107D Building Types.

Explanation of specific building type requirements.

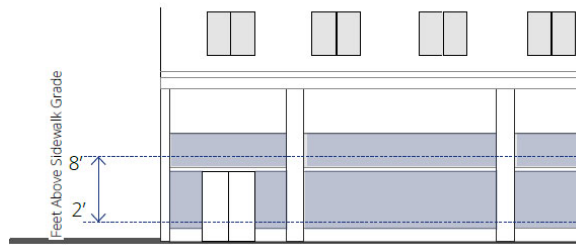


Figure 27-107D-3 Measuring Ground Story Fenestration



Figure 27-107D-4 Measuring Fenestration per Façade

3. **Other stories.** A general minimum fenestration requirement applies to all other stories visible from any street. The fenestration is measured from top of the finished floor to the top of the finished floor above. When there is no floor above, upper-story fenestration is measured from the top of the finished floor to the top of the wall plate.
4. **Arcades, galleries, courtyards.** Ground story

windows shall be located on the interior façade of any arcade or gallery. Ground story windows shall continue around a minimum of 60 percent of courtyard façades.

b. Blank wall area.

1. Blank walls are areas on the exterior façade of a building that do not include a substantial material change; windows or doors; columns, pilasters or other articulation greater than 12 inches in depth. Blank wall limits are established in 27-107D(e) through 27-107D(h).
2. Blank wall area regulations apply in both a vertical and horizontal direction.

- c. **Entry area.** Size requirements and recommended types of entrance areas per building type.

- d. **Required number of street entrances.** The minimum number of and maximum spacing between entrances on the ground floor building façade with street frontage. Street entrances for all non-residential uses shall remain unlocked during business hours. Entrances located on corners may satisfy the requirement of both adjacent streets.

27-107D Building Types.

Explanation of specific building type requirements.

- e. **Vertical façade divisions.** The use of a vertically oriented expression line or form to divide the façade into vertical divisions at increments no greater than the dimension shown, as measured along the base of the façade. Elements may include a column, pilaster, or other continuous vertical ornamentation a minimum of 1.5 inch depth. Refer to section 27-621, terms defined, for the definition of expression line.

(5) Parking structures fronting a street.

The following applies to parking structures fronting a public street, in addition to the requirements of 27-107C(c).

- a. **Primary streets.** Parking structures, whether accessory or principal use, shall not front a primary street, unless otherwise approved with special land use permit per article V, division 3.

b. Parking structure design requirements.

- 1. **Blank wall limitations.** On any street façade, no rectangular area greater than 30 percent of any story's façade, as measured from floor to floor, and no horizontal segment of a story's façade greater than 15 feet in width may be solid, blank wall.

- 2. **Pedestrian entry.** A defined pedestrian entrance/exit is required separate from the vehicular entrance and directly accessing the sidewalk. If the entry is enclosed, 65 percent of the entry must be transparent glass.
- 3. **Screening.** All openings of any parking deck must be fully screened from view from any residential dwelling or adjacent public or private streets so that cars, sloped ramps, and interior deck lighting are not visible.

27-107E Open Space Types.

Intent.

27-107E Open Space Types.

(a) Intent.

To provide open space as an amenity that promotes physical and environmental health within the community and to provide access to a variety of active and passive open space types.

(b) Applicability.

These standards apply to open space required by 27-107B.

(1) **Existing open space.** At the discretion of the city, existing open space on the site may be used to meet the minimum requirement; however, the existing open space shall conform to one of the types defined.

(2) **Historic preservation incentive.** When buildings built before 1930 are incorporated into a development and when no changes are made to their exterior (other than paint color), an area equal to three times the building footprint is may be used to meet the minimum requirement.

(3) **Fee in-lieu.** Open space requirements of this section must be met by open space provided on the development site, unless off-site open space or a fee in lieu of open space provision is approved in accordance with the special administrative permit process.

(c) General requirements.

All open space shall meet the following:

- (1) **Open space types.** All open space provided shall comply with one of the open space types defined by subsections (e) through (i).
- (2) **Location.** Open space must be provided in the approximate location required on figure 27-107B-1, regulating map, when applicable.
- (3) **Access.** All open space types shall provide public access from a pedestrian route associated with a vehicular right-of-way and/or adjacent building entrances/exits.
- (4) **Fencing.** Open space types may incorporate fencing, provided that the following requirements are met.
 - a. **Height.** Fencing shall be a maximum height of 48 inches, unless approved by the community development director for such circumstances as use around athletic facilities.
 - b. **Level of opacity.** Fence opacity shall be no greater than 60 percent.
 - c. **Type.** Chain-link fencing is not permitted along any street frontage, with the exception of dedicated athletic facility fencing approved by the community development director.
 - d. **Spacing of openings.** Openings or gates shall be provided on every street face at a minimum of one per every 200 feet.

27-107E Open Space Types.

General requirements.

- (5) **Open water body.** All open water bodies, such as lakes, ponds, pools, creeks, and streams within an open space type shall be located at least 20 feet from a property line to allow for pedestrian and bicycle access as well as a landscape area surrounding the water body.
- (6) **Parking requirements.** Parking shall not be required for any open space type, unless otherwise determined by the community development director.
- (7) **Continuity.** New open space shall connect to abutting or proximate existing or planned trail rights-of-way.
- (8) **Measuring size.**
 - a. **Size.** The size of the open space shall be is measured to include all landscape and paving areas associated directly with the open space.
 - b. **Minimum dimension.** The minimum dimension shall be the minimum length or width of the open space, as measured along the longest two straight lines intersecting at a right angle which define the maximum length and width of the lot. Refer to figure 27-107E-1, measuring minimum dimensions.

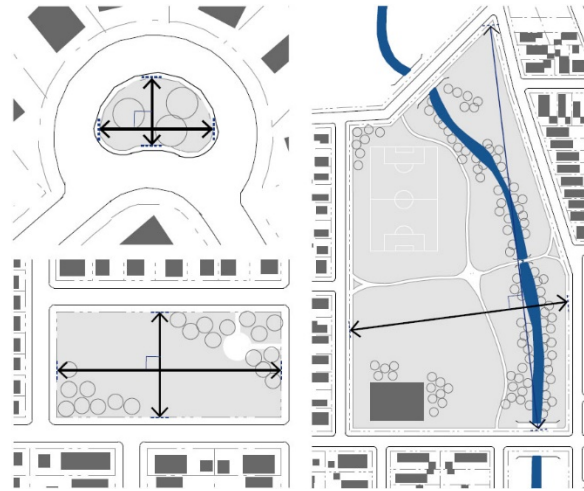


Figure 27-107E-1 Measuring Minimum Dimensions

- (9) **Minimum percentage of street frontage required.** A minimum percentage of the open space perimeter, as measured along the outer edge of the space, shall be located directly adjacent to a primary or secondary street. This requirement provides access and visibility to the open space.

27-107E Open Space Types.

Stormwater in open space types.

(10)**Improvements.** As noted in the specific requirements for each open space type (subsections (e) through (i)), the following types of site improvements and structures may be permitted on an open space.

a. **Fully enclosed structures permitted.** Fully enclosed structures may include such uses as small cafes, kiosks, community centers, and restrooms.

1. **Maximum area.** For some civic open space types, fully enclosed structures are permitted, but limited to a maximum building coverage as a percentage of the open space area.

2. **Semi-enclosed structures.** Open-air structures, such as gazebos, are permitted in all open space types.

b. **Maximum impervious and semi-pervious surface permitted.** The amounts of impervious and semi-pervious coverage are provided separately for each open space type (subsections (e) through (i)) to allow an additional amount of semi-pervious surface, such as permeable paving, above the impervious surfaces permitted, including, but not limited to, sidewalks, paths, and structures as permitted.

c. Maximum percentage of open water body. The maximum amount of area within an open space type that may be covered by an open water body, including, but not limited to, ponds, lakes, and pools.

(d) **Stormwater in open space types.**

Stormwater management practices, such as normally dry storage and retention facilities or ponds maintaining water at all times, may be integrated into open space types and utilized to meet stormwater requirements for surrounding parcels.

(1) **Stormwater features.** Stormwater features in open space may be designed as formal or natural amenities with additional uses other than stormwater management, such as an amphitheater, sports field, or a pond or pool as part of the landscape design. Stormwater features shall not be fenced and shall not impede public use of the land they occupy.

(2) **Walls.** Retaining walls over 30 inches in height are not permitted in any open space accommodating stormwater.

(3) **Qualified professional.** A qualified design professional shall be utilized to incorporate the stormwater features into the design of the open spaces.

27-107E Open Space Types.**DRAFT****Plaza.****(e) Plaza.**

The intent of the plaza is to provide a formal open space type of medium scale to serve as a gathering place for civic, social, and commercial purposes. The plaza may contain a greater amount of impervious coverage than any other open space type. Special features, such as fountains and public art installations, are encouraged.

| PLAZA CRITERIA | |
|--|---|
| Dimensions | |
| Minimum Size | 0.10 acres |
| Minimum Dimension | 60 feet |
| Minimum Percentage of Street Frontage Required | 25% |
| Improvements | |
| Fully Enclosed Structures | Permitted; may cover maximum 5% of plaza area |
| Maximum Impervious Surface + Semi-Pervious Surface | 40% + 20% |
| Maximum Percentage of Open Water & Stormwater Features | 30% |

**(f) Green.**

The intent of the green is to provide informal, medium scale active or passive recreation for building occupants and visitors within walking distance, mainly fronted by streets.

| GREEN CRITERIA | |
|--|---------------|
| Dimensions | |
| Minimum Size | 0.10 acres |
| Minimum Dimension | 45 feet |
| Minimum Percentage of Street Frontage Required | 25% |
| Improvements | |
| Fully Enclosed Structures | Not Permitted |
| Maximum Impervious Surface + Semi-Pervious Surface | 20% + 15% |
| Maximum Percentage of Open Water & Stormwater Features | 30% |

Division 6. Dunwoody Village Districts

27-107E Open Space Types.**Commons.****DRAFT****(g) Commons.**

The intent of the commons is to provide an informal, small to medium scale space for active or passive recreation for a limited area. Commons are typically internal to a block and tend to serve adjacent building occupants.

| COMMONS CRITERIA | |
|--|---|
| Dimensions | |
| Minimum Size | 0.45 acres |
| Minimum Dimension | 45 feet |
| Minimum Percentage of Street Frontage Required | 0%; requires a minimum of two access points with a total depth of 100 feet maximum (minimum 30 feet wide) |
| Improvements | |
| Fully Enclosed Structures | Permitted; may cover maximum 5% of commons area |
| Maximum Impervious Surface + Semi-Pervious Surface | 30% + 10% |
| Maximum Percentage of Open Water & Stormwater Features | 30% |

**(h) Park.**

The intent of the park is to provide informal active and passive large-scale recreational amenities to local residents and the greater region. Parks have primarily natural plantings and are frequently created around an existing natural feature such as a water body or stands of trees.

| PARK CRITERIA | |
|--|--|
| Dimensions | |
| Minimum Size | 0.75 acres |
| Minimum Dimension | 30 feet; minimum average width of 80 feet |
| Minimum Percentage of Street Frontage Required | 30% for parks less than 5 acres; 20% for parks 5 or more acres in size |
| Improvements | |
| Fully Enclosed Structures | Permitted in parks 2 acres or larger in size |
| Maximum Impervious Surface + Semi-Pervious Surface | 20% + 10% |
| Maximum Percentage of Open Water & Stormwater Features | 30% |

27-107E Open Space Types.**Rooftop terrace.****DRAFT****(i) Rooftop terrace.**

The intent of the rooftop terrace is to provide a formal or informal, small to medium scale space for passive or active recreation or gatherings. Rooftop terraces tend to serve adjacent building occupants but must be open to the general public to count toward the open space requirement.

| ROOFTOP TERRACE CRITERIA | |
|--|---|
| Dimensions | |
| Minimum Size | 0.10 acres |
| Minimum Dimension | 45 feet |
| Minimum Percentage of Street Frontage Required | 0% but must have signage that is clearly visible from the street indicating how to access the terrace |
| Minimum Percentage of Accessible Terrace Area | 25% of terrace area must be designed to be accessible; all remaining areas must be planted |
| Improvements | |
| Fully Enclosed Structures | Permitted; may cover maximum 5% of terrace area |
| Maximum Impervious Surface + Semi-Pervious Surface | No maximum |
| Maximum Percentage of Open Water & Stormwater Features | 30% |

Sec. 27-230. - Transition yards.

(a) *Applicability.* The transition yard landscaping regulations of this section apply along interior property lines in those instances expressly identified in this zoning ordinance and only to the following activities:

- (1) The construction or installation of any new principal building or principal use; and
- (2) The expansion of any existing principal building or principal use that increases gross floor area or impervious surface area by more than 25 percent or 1,000 square feet, whichever is greater. In the case of expansions triggering transition yard requirements, the transition yard must be placed to provide reasonable screening and buffering of areas visually impacted by the proposed expansion, as determined by the community development director.

(b) *Transition yard types.*

- (1) Four transition yard types are established in recognition of the different contexts that may exist. They are as follows:

| | Transition Yard Types | | | |
|-------------------------------|-----------------------|-------|-----|-----|
| Specifications | TY1 | TY2 | TY3 | TY4 |
| Min. yard width[1] (feet) | 7.5 | 10 | 15 | 30 |
| Min. fence/wall height (feet) | 6 (wall required) | 6[2] | NA | NA |
| Min. Trees (per 100 feet) | | | | |
| Canopy | Not required | 3 | 4 | 4 |
| Understory | 4 | 3 | 4 | 5 |
| Min. shrubs (per 100 feet) | Not required | 30[2] | 15 | 30 |

[1] Yard widths calculated on the basis of average per 100 feet, provided that the yard width at any point may not be less than 50 percent of the minimums stated in the table. Required zoning district setbacks may be counted toward satisfying transition yard widths.

[2] TY2 transition yard must include either (a) a fence/wall or (b) shrubs meeting the minimum requirements of this table.

Figure 13-4: Transition Yard 1 (TY1)



Figure 13-5: Transition Yard 2 (TY2)



Figure 13-6: Transition Yard 3 (TY3)

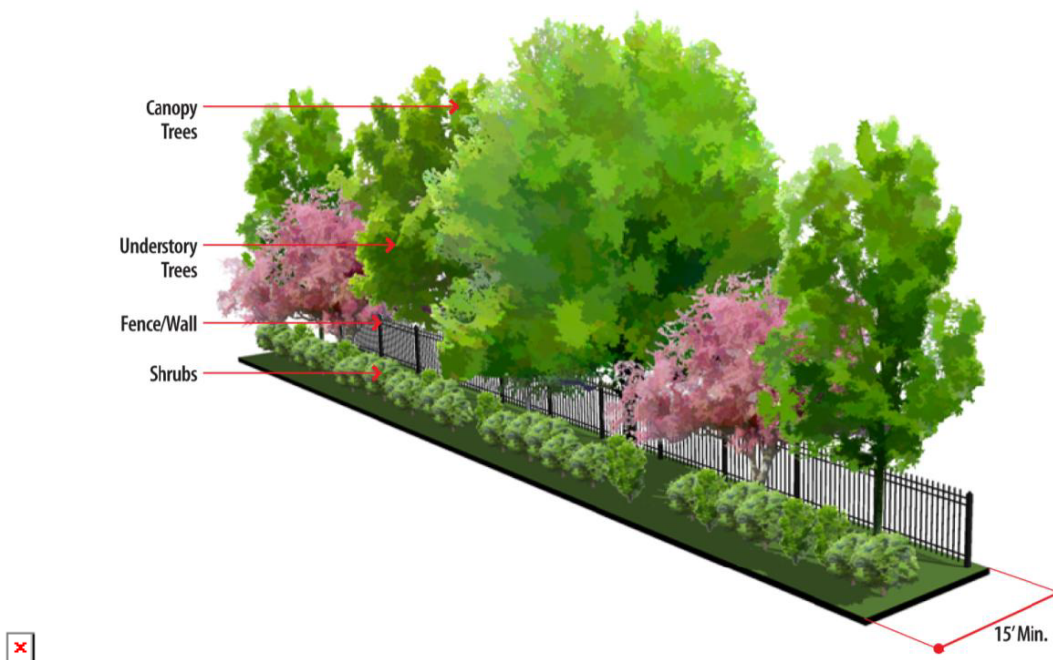
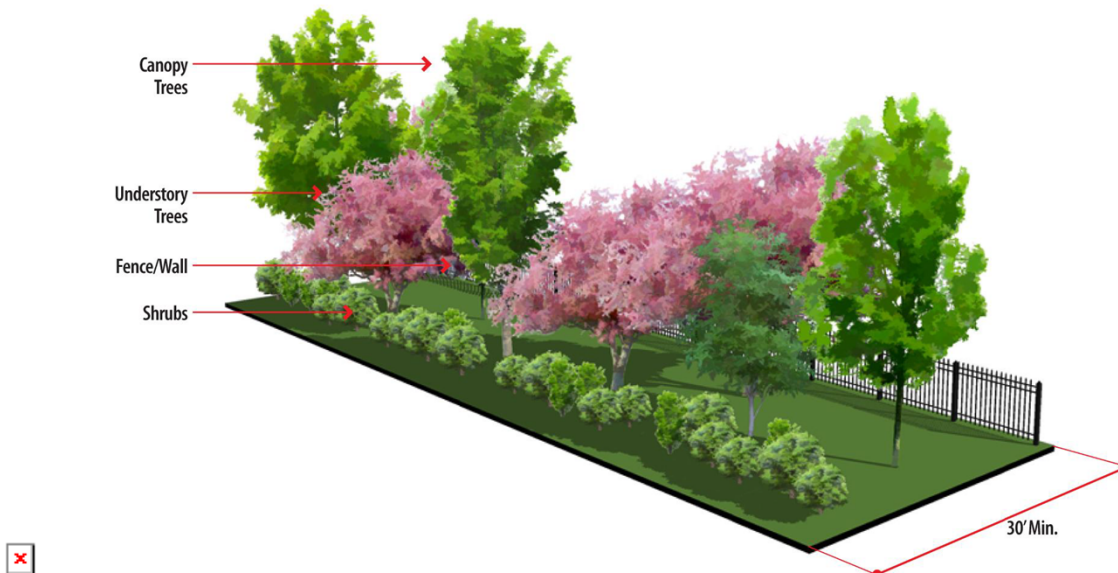


Figure 13-7: Transition Yard 4 (TY4)



- (2) Transition yard requirements are minimum regulations. Property owners who are subject to transition yard requirements may elect to provide a higher level transition yard.
- (3) The city arborist is authorized to count existing vegetation and structural elements as satisfying all or part of transition yard requirements upon determining that such existing vegetation and structural elements meet the overall intent of these landscaping and screening regulations.
- (4) No buildings or parking areas may be located in required transition yards. Breaks for motorized and non-motorized transportation access are allowed.

- (c) *Zoning district transition yards.* Transition yards are required between zoning districts in accordance with the following minimum requirements.

| | Zoning of Abutting Site | | | | | | | | | |
|------------------------|---|------------------------------------|--------------|------------------|-----------|--------------|--|------------|------|------|
| | Zoning District ↓→ | R, RA | RM-150 to 75 | OCR, CR-1, RM-HD | O-I-T, NS | NS, C-1, C-2 | O-I, PC-1, PC-2, <u>DV-1, DV-2, DV-3, DV-4</u> | PC-3, PC-4 | O-D | M |
| Zoning of Subject Site | R or RA | None | TY1 | TY2 | TY1 | TY2 | TY2 | TY1 | TY1 | TY3 |
| | RM-150 to 75 | TY3 | None | None | TY1 | TY1 | TY1 | TY1 | TY1 | TY3 |
| | OCR, CR-1, RM-HD | TY4 | None | None | None | None | None | None | None | None |
| | O-I-T, NS | TY2 | TY1 | TY1 | None | None | None | None | None | None |
| | C-1, C-2 | TY2 | TY1 | TY1 | None | None | None | None | None | None |
| | O-I, PC-1, PC-2 | TY3 | TY2 | TY1 | None | None | None | None | None | None |
| | PC-3, PC-4, <u>DV-1, DV-2, DV-3, DV-4</u> | TY4 | TY3 | None | None | None | None | None | None | None |
| | O-D | TY3 | TY3 | TY2 | TY1 | None | TY1 | TY1 | None | None |
| | M | TY4 | TY3 | TY2 | TY1 | TY1 | TY2 | TY2 | None | None |
| | PD | As approved at time of PD approval | | | | | | | | |

- (d) *Landscape materials and design.* Trees species must be selected from the city's approved street tree list, which is available in the community development department; alternative cultivars may be approved on a case-by-case basis with the approval of the city arborist. Transition yard landscaping is subject to the regulations of section 27-233.

(Ord. No. 2013-10-15, § 1(Exh. A § 27-13.50), 10-14-2013; Ord. No. 2017-04-07, § 4, 4-11-2017)

**STATE OF GEORGIA
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ORDINANCE 2020-__-__

**AN ORDINANCE TO AMEND CHAPTER 27 OF THE CITY OF DUNWOODY ZONING
ORDINANCE TO ADOPT A NEW DUNWOODY VILLAGE DISTRICT ZONING
REGULATION AND TO REPEAL CONFLICTING SECTIONS**

- WHEREAS:** The Dunwoody Village contains over 150 acres of property made up of eight individual zoning districts (C-1, C-2, O-I, RM-100, O-I-T, R-100, R-150, and CR-1c) and one overlay district; and
- WHEREAS:** These districts consist of a combination of multi-family, office, commercial, and institutional uses, which are isolated by zoning type; and
- WHEREAS:** The development within Dunwoody Village consists of three suburban scale shopping centers, a church, the Dunwoody Village Townhomes, which are currently under construction, and several auto-repair shops, gas stations, office buildings and banks; and
- WHEREAS:** Most of the development within the Village was constructed in the 1970s and 1980s and as automobile-oriented developments, the buildings are mostly one-story in height, contain large surface parking lots and have minimal functional public open space; and
- WHEREAS:** In January of 2019 City staff began working with TSW, an Atlanta-based architecture and planning firm, to rewrite the regulations of the Dunwoody Village Overlay and Master Plan; and
- WHEREAS:** The analysis and revisions seek to take into consideration connectivity, public open space, and the future character of development in the areas of the Dunwoody Village Overlay and Master Plan; and
- WHEREAS:** A “regulating map” would replace the existing overlay district with site-specific requirements, including new Dunwoody Village zoning districts, required new streets, pedestrian paths, shopfronts, and open spaces; and
- WHEREAS:** The new regulations would address connectivity by requiring new streets in connection with redevelopment, required streetscapes, potential public parking locations, architectural requirements, building types, use standards and restrictions, building heights, zoning transition/buffers, open spaces, and variances; and
- WHEREAS:** One of the main objectives of this rezoning is to implement policies and objectives of the City of Dunwoody’s Comprehensive Plan and the Dunwoody Village Master Plan; and
- WHEREAS:** By adopting these changes, the City of Dunwoody intends to: maintain and enhance the identity and image of Dunwoody Village; accommodate and promote walkable, development patterns containing a complementary mix of land uses; create opportunities for functional, landscaped, open and gathering spaces in the commercial core of Dunwoody; ensure that new development and substantial additions to existing buildings are designed to promote Dunwoody Village as an area

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of unique character while requiring that all new construction makes use of design standards and materials that enhance the district, complement existing character, and allow for the introduction of new design elements while encouraging the addition of walkability and green space; support efforts to create a vibrant shopping and entertainment area in which merchants and businesses thrive and grow, thereby helping to maintain property values and keeping vacancy rates low; and maintain and enhance the area's role as a place for civic activities and public gatherings within well-designed open spaces;and

WHEREAS: The Mayor and City Council find that the proposed changes are appropriate and will enhance the public health, safety, and welfare within the City; and

WHEREAS: Notice to the public regarding said rezoning has been duly published in *The Dunwoody Crier*, the Official News Organ of the City of Dunwoody; and

WHEREAS: A public hearing was held by the Mayor and City Council of the City of Dunwoody as required by the Zoning Procedures Act.

NOW THEREFORE, The Mayor and City Council of the City of Dunwoody hereby **ORDAIN AND APPROVE** the adoption of the new Chapter 27 of the Dunwoody Zoning Ordinance as attached hereto.

Attachments

- EXHIBIT A: Chapter 27, Division 6, Dunwoody Village Districts
- EXHIBIT B: Chapter 27-230 Transition Yards

SO ORDAINED AND EFFECTIVE, this the ____ day of _____, 2020.

Approved by:

Approved as to Form and Content

Lynn Deutsch, Mayor

City Attorney

Attest:

Sharon Lowery, City Clerk

SEAL