



CITY OF STONECREST, GEORGIA

Honorable Mayor Jason Lary, Sr.

Council Member Jimmy Clanton, Jr. – District 1

Council Member Rob Turner- District 2

Council Member Jazzmin Cobble – District 3

Council Member George Turner- District 4

Council Member Tammy Grimes – District 5

SPECIAL CALLED ZONING WORK SESSION AGENDA

VIRTUAL MEETING

October 22, 2021 6:00 P.M.

Citizen Access: [Stonecrest YouTube Live Channel](#)

- I. CALL TO ORDER:** Mayor Pro Tem, George Turner
- II. ROLL CALL:** Sonya Isom, Deputy City Clerk
- III. AGENDA DISCUSSION ITEMS:**
 - A. Status of the overall Zoning Ordinance Update Process
 - B. Update on items already discussed to confirm staff approach and findings
 - a. Overlay Design Guidelines, both I-20 and Stonecrest Area Overlays
 - b. Steps to mitigate residential-industrial conflicts
 - C. Guidance on identified remaining items to address
 - a. Standardization of definitions and permitted uses
 - b. Transitional buffer zones and use of conservation subdivisions
 - c. Supplemental use provisions
- IV. ADJOURNMENT**

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Mayor and City Council Special Called Work Session

October 22, 2021

Meeting Agenda and Format

Goal to review and discuss

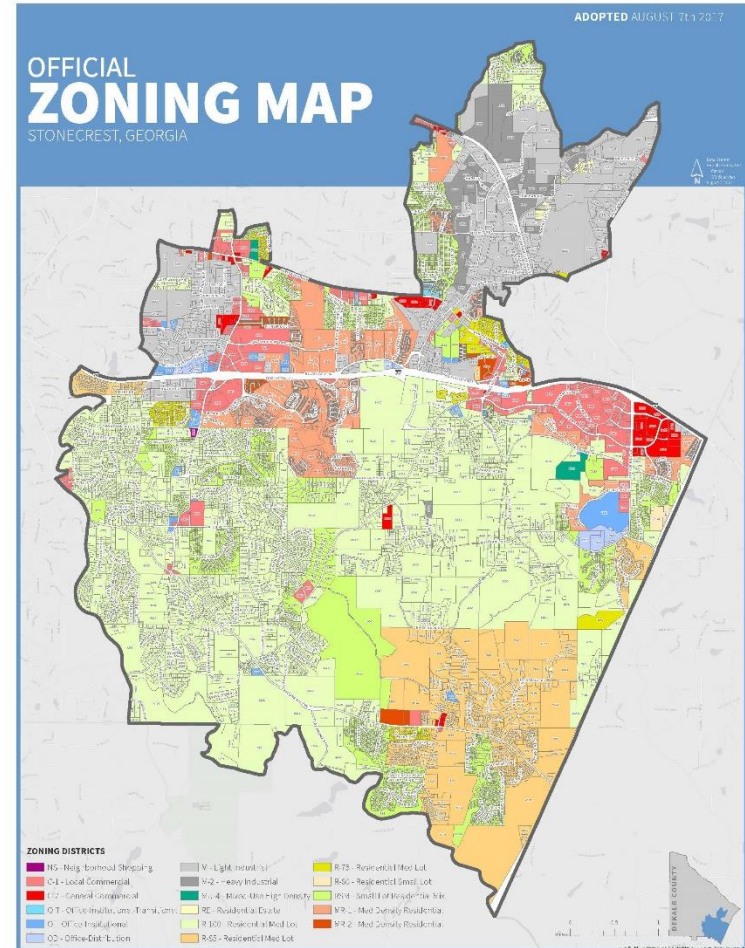
- To report on where we are in the Zoning Ordinance Update Process?
- To update Council on items already discussed and underway
- To seek guidance on remaining items

Format of the meeting

- Informal discussion between City Council and staff
- No formal decisions

Topics of Discussion

1. Approach in revising the Overlay Design Guidelines for both I-20 and Stonecrest Area Overlay
2. Steps to mitigate residential-industrial conflicts
3. Standardization of definitions and permitted uses
4. Transitional buffer zones and use conservation subdivisions
5. Supplemental use provisions





Review of Zoning Ordinance Update Process

Text Amendments Approved

- Text amendments to the City Code of Ordinances, including to the Zoning Ordinance begin with the initials TMOD which stands for Text Modification
- So far in 2021, six text amendments have been approved
 - TMOD-21-001 - Correction of outdated references to the Comprehensive Plan
 - TMOD-21-002 - Child and Personal Care Homes
 - TMOD-21-003 – Automobile Service Stations
 - TMOD-21-004 – Removal of SLUP exemptions in the Overlay Districts
 - TMOD-21-005 – Allowance of Car Dealerships in tiers 1 and 2 of the Stonecrest Area Overlay District
 - TMOD-21-006 – Correction of outdated zoning district references in the Stonecrest Area Overlay District
- Municode has been updated to include all text amendments adopted through the end of 2019, with a few exceptions.
 - Besides the six amendments approved this year, there was also an amendment to the sign ordinance that was approved in 2020, that is not yet in Municode.
 - The Party House and Small Box Retail Ordinances approved in November 2019 still need to be incorporated.

Text Amendments Presented to the Planning Commission

Two were presented to the Planning Commission on September 7, and will be presented to the City Council at Public Hearing on October 25

- TMOD-21-007 – Private Permitting Prequalification – recommended for approval
- TMOD-21-008 – Article 7, Administration – deferred to city council over the issue of stipends for Board members

Four were presented to the Planning Commission on October 5, will be presented to City Council in November, and will be discussed tonight

- TMOD-21-009, Special Events, Temporary Outdoor Events, Late night Establishments, and similar uses
- TMOD-21-010, Prohibited and Uses allowed in Industrial Zoning Districts
- TMOD-21-011, Steps to mitigate the potential conflicts between residential and industrial uses *
- TMOD-21-012, Gravel Parking Lots

* Note – to be further discussed tonight

Draft Schedule for the Zoning Ordinance Update

Major Discussion Items (TMOD #)	Council Special Called Work Session	Planning Commission Meeting	Zoning Summit	City Council Regular Work Session	City Council Regular Meeting
Comp Plan (1), PCH (2), Service Stations (3), SLUP Exemptions (4)	Saturday, May 22, 2021 - 9:30 AM	Tuesday, June 22, 2021 - 6 PM *	Thursday, July 22, 2021 - 6 PM *	Monday, June 7, 2021 - 6 PM, and Monday, July 12, 2021	Monday, July 26, 2021 - 6 PM
Car Dealerships (5), Correction of outdated references in Stonecrest Overlay (6)	NA	Tuesday, Aug 3, 2021 - 6 PM *	Thursday, July 22, 2021 - 6 PM	Monday, Aug 9, 2021 - 6 PM	Monday, Aug 23, 2021 - 6 PM *
Private Permitting Prequalification (7) Administration (8)	Friday, Aug 13, 2021 - 6 PM	Tuesday, Sep 7, 2021 - 6 PM *	Thursday, Sep 9, 2021 - 6 PM	Monday, Oct 11, 2021 - 6 PM	Monday, Oct 25, 2021 - 6 PM *
Zoning Districts and Use Tables	Friday, Sep 17, 2021 - 6 PM	Tuesday, Oct 5, 2021 - 6 PM *	Thursday, Oct 14, 2021 - 6 PM	Tuesday, Nov 8, 2021 - 6 PM	Monday, Nov 22, 2021 - 6 PM *
Remaining Items	Friday, Oct 22, 2021 - 6 PM AM	Tuesday, Nov 9, 2021 - 6 PM *	Thursday, Nov 18, 2021 - 6 PM	Monday, Dec 13, 2021 - 6PM	Tuesday, Dec 28, 2021 - 6 PM

Key: Meeting already held

* Public Hearing

Remaining Text Amendments

Items already discussed and staff has direction on:

- Community Council – drafted and reviewed by CC in May-June to present to PC in November
- Arabia Mountain Conservation Overlay Supplemental Use Provisions – working with stakeholders
- Clarification of Planning Commission Procedures – stress that they are only a recommending body and any item heard by them will be forwarded to City Council.

Remaining Items to discuss tonight

- Staff is seeking guidance on how the council would like to proceed on updating the Overlay Design Guidelines, both I-20 Overlay and Stonecrest Area Overlay
 - Both Guidelines are technically not part of Zoning Ordinance – just referenced
 - Found old copy of I-20 Overlay Design Guidelines – see copy in packet
 - Stonecrest Area Overlay Design Guidelines – recommended changes to better address residential uses and street configurations
 - **Options:** Work with Committees or present to City Council at a later work session.
- Steps to mitigate residential-industrial conflicts – see following slides
- Standardization of definitions and permitted uses – will review detailed recommendations – see memo in packet
- Supplemental use requirements – will discuss possible requirements
 - Micro-Distilleries
 - Towing
 - Self-Storage Facilities
 - Townhomes

Are there other issues you want to address?

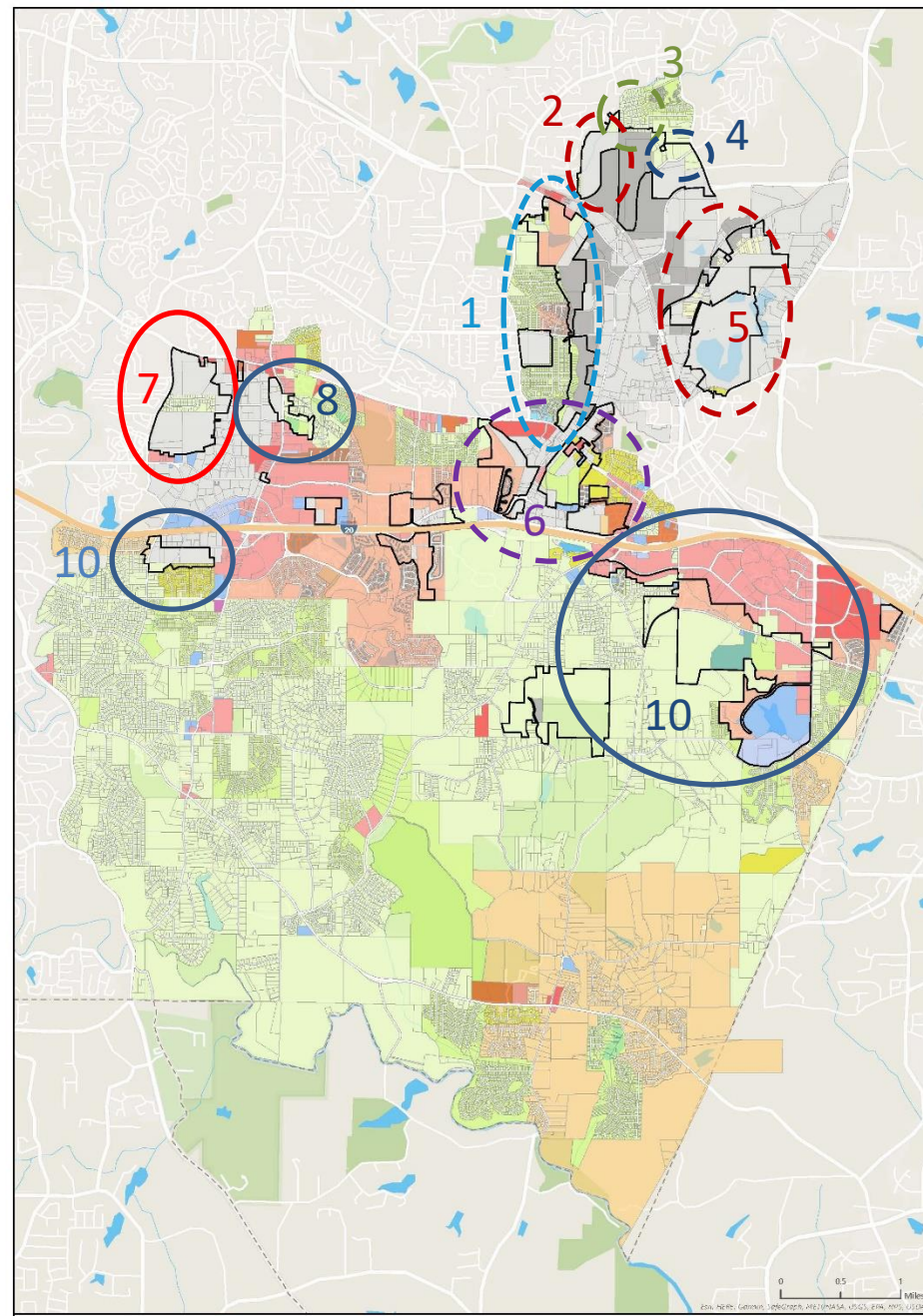
TMOD-21-011

Residential construction in Industrial Zones

Tools to address potential problems:

- Identify and study the areas of potential conflict
- Remove purpose and intent statements in the code that encourage residential conversion in industrial areas
- Remove residential and unwanted uses from the list of permitted uses in industrial areas
- Remove industrial uses by right in the Stonecrest Area Overlay, Tier 3
- Require Transitional Buffers
- Offer Conservation Subdivision Option
- Reversion of parcels which were zoned from industrial to residential
- Add Special Land Use Permit requirements for residential uses adjacent to Industrial

Areas of potential residential-industrial conflict



Adjacent Industrial & Residential Zoning Areas

NS - Neighborhood Shopping	M - Light Industrial	R-75 - Residential Med Lot
C-1 - Local Commercial	M-2 - Heavy Industrial	R-60 - Residential Small Lot
C-2 - General Commercial	MU-4 - Mixed-Use High Density	RSM - Small Lot Residential
OIT - Office/Institutional/Transitional	RE - Residential Estate	MR-1 - Med Density Residential
OI - Office/Institutional	R-100 - Residential Med Lot	MR-2 - Med Density Residential
PD - Professional District	R-25 - Residential Med Lot	

Questions? Comments?

Jim Summerbell, AICP

Planning and Zoning Director

jsummerbell@stonecrestga.gov

Stonecrest Proposed Zoning Ordinance Review

Definitions Recommendations 10/19/2021

One overarching item is the order in which uses are listed in the proposed use list. Should use come first and the identifier come second (e.g., Sawmill, Temporary or Portable) or should the identifier come first, and the use come second (e.g., Temporary or Portable Sawmill). This has an implication on looking for words or terms being defined. Recommend use first, identifier second.

The following uses as per the proposed use table are: 1) Not defined, 2) Partially defined, or 3) Not defined in the same order as listed in the table:

Agricultural

1. Agricultural, Forestry and Animal Related Uses – This term is not defined as per the table, instead, it is defined separately as “Agricultural activities” and “Forestry”.
Recommendation: Rename “Agricultural” as “Agricultural Activities” in use list(s).
2. Commercial greenhouse or plant nursery – Defined as “Greenhouse, Commercial”. Also defined as “Plant nurseries, commercial”.
Recommendation: Change to “Plant Nursery” in definitions section.
3. Temporary or Portable Sawmill – Defined as “Sawmill, Temporary or Portable”.
Recommendation: Change to “Sawmill, Temporary or Portable” in use list(s).
4. Urban, community garden – Defined as “Urban Garden”.
Recommendation: Change to “Community Garden, Urban” in definitions list.
5. Livestock sales pavilion or abattoirs – No definition.
Recommendation: Add the following definition – “Livestock sales pavilion or abattoirs – any place or establishment conducted or operated for compensation or profit consisting of pens, or other enclosures, in which house horses, cattle, mules, burros, swine, sheep, goats and poultry are temporarily received, held, assembled and/or slaughtered for either public or private sale.”

Residential

1. Dwelling, cottage home – Defined as “Cottage homes”. Consider adding “Dwelling, cottage home. See “Cottage Home” as is done with Dwelling, mobile home.
Recommendation: Change term to “Dwelling, Cottage Home” in definitions list.
2. Dwelling, multi-family, condominium – No definition. Instead, condominium falls under “Dwelling, single-family detached condominiums in the Residential Neighborhood Conservation District” or “Condominium” or “Condominium Unit”.
Recommendation: Change use and definition listing to “Dwelling, Condominium”.
3. High-rise apartment – Term not defined. Only “Apartment”, “Apartment unit” or “High-rise” defined independently.
Recommendation: Change use term and definition listing to “Dwelling, Apartment”.

4. Child care home – Defined as one word – “Childcare Home”.
Recommendation: Change definition term to “Child Care Home”.
5. Child care facility – Not defined. Instead, defined term is “Childcare center”.
Recommendation: Change definition term to “Child care facility”.
6. Boarding/Rooming House – “Boarding House” is defined, “Rooming House” is not.
Recommendation: Add definition for “Rooming House – a dwelling with multiple bedrooms that are rented out individually in which the tenants share bathroom and kitchen facilities.”

Institutional/Public

1. Commercial indoor or outdoor recreation and entertainment – Not defined. “Recreation” is defined. “Entertainment” is not.
Recommendation: Add definition for “Commercial entertainment – means places of amusement or assembly including but not limited to motion picture theaters or cinemas, live theater, bowling alleys, dance halls, skating rinks, etc.”
2. Government facilities – Not defined.
Recommendation: Add definition for “Government facilities - Buildings or office space utilized for the provision of services by the City of Stonecrest, DeKalb County, the State of Georgia, or the Federal Government that does not include outdoor activities other than parking. Such uses include, but are not limited to, the municipal building, fire stations, police stations, government offices, and other similar uses. NOTE: This definition does not include public works departments or outside storage. Should this be included?”
3. Neighborhood or subdivision clubhouse or amenities – Not defined. “Clubhouse” is defined.
Recommendation: Does “amenities” need to be defined?
4. Specialized schools – Not defined.
Recommendation: Seek clarification on how this differs from a vocational school. Is this for formal education or life skills teaching (e.g., educational institutions for gifted, autistic, or learning disabled persons)?
5. Vocational school – Defined as “School, vocational”.
Recommendation: A format needs to be chosen that either uses the primary term first (e.g., school) and then the identifier (e.g., vocational, specialized, etc.). or keep the current mix of terms. Recommend the former so it is easier to compare defined terms.

Commercial

1. Auto recovery, storage yards for damaged or confiscated automobiles – Defined as “Vehicle Storage Yard”.
Recommendation: Change the term in the use list(s) to “Vehicle Storage Yard”.
2. Automobile wash service – Defined as “Automobile wash/wax service”.
Recommendation: Change the term in the use list(s) to “Automobile wash service”.

3. Boat and boat trailer sales – Defined as “Recreational vehicle/boat sales and service”.
Recommendation: Change use term in list(s) to “Recreational vehicle/boat sales and service”.
4. Major automobile repair – Defined as “Automobile repair and maintenance, major”.
Recommendation: Change the use term in the list(s) to “Automobile Repair, Major”.
5. Minor automobile repair or maintenance – Defined as “Automobile repair and maintenance, minor”.
Recommendation: Change the use term in the list(s) to “Automobile Repair, Minor” and remove the word “maintenance” from the definition.
6. Retail automobile parts or tire store – Defined as “Automobile parts or tire store”.
Recommendation: Remove the word “Retail” from use list(s).
7. Trailer or RV salesroom and lots – Not defined. However, “Recreational vehicle/boat sales and service” is defined as is “Trailer”.
Recommendation: See item 3 above, “Boat and boat trailer sales”. Remove this particular use from the use list(s).
8. Building or construction office – Not defined.
Recommendation: Add definition “Building or construction office – a temporary structure used as an office or storage for construction operations.”
9. Temporary Trailer – Not defined.
Recommendation: Add definition “Temporary trailer – a enclosed or unenclosed structure, on wheels, that is used for temporary storage purposes.”
10. Hookah Lounge/Cigar Shop – Only “Hookah Bar or Lounge” defined.
Recommendation: Align use term with definition by renaming one or the other accordingly.
11. Temporary Outdoor Events – Defined as “Temporary outdoor sales or event, seasonal”.
Recommendation: Change use term to match definition.
12. Book, greeting card or stationary store – Not defined.
Recommendation: Suggest deleting this use and considering it as a part of the use “Retail, 5,000 sf or less”; or “Retail, over 5,000 sf.”.
13. Camera or photography - Not defined.
Recommendation: Suggest deleting this use and considering it as a part of the use “Retail, 5,000 sf or less”; or “Retail, over 5,000 sf.”.
14. Computer or computer software store – Not Defined.
Recommendation: Suggest deleting this use and considering it as a part of the use “Retail, 5,000 sf or less”; or “Retail, over 5,000 sf.”.
15. Farm or garden supply store – Not defined.
Recommendation: Suggest deleting this use and considering it as a part of the use “Retail, 5,000 sf or less”; or “Retail, over 5,000 sf.”.
16. Specialty food stores – Defined as “Specialty store”.
Recommendation: Suggest deleting this use and considering it as a part of the use “Retail, 5,000 sf or less”; or “Retail, over 5,000 sf.”.
17. Fuel dealers, manufacturers, or wholesalers – Not defined. However, “Fuel and ice dealers manufacture and wholesaler” is defined.
Recommendation: Remove “Ice” from definition unless there is a specific reason for this.
18. Fuel pumps – Not defined.

Recommendation: Add definition “Fuel pump – an island or facility used to dispense retail fuels solely to vehicles of consumers.”

19. Gold buying, precious metals – Not defined.
Recommendation: Suggest deleting this use and considering it as a part of the use “Retail, 5,000 sf or less”; or “Retail, over 5,000 sf.”.
20. Jewelry store – Not defined. However, “Jewelry repair shop” is defined.
Recommendation: Suggest deleting this use and considering it as a part of the use “Retail, 5,000 sf or less”; or “Retail, over 5,000 sf.”.
21. Music or music equipment store (retail) – Not defined.
Recommendation: Suggest deleting this use and considering it as a part of the use “Retail, 5,000 sf or less”; or “Retail, over 5,000 sf.”.
22. Office supplies and equipment store – Defined as “Office supply store”.
Recommendation: Suggest deleting this use and considering it as a part of the use “Retail, 5,000 sf or less”; or “Retail, over 5,000 sf.”. If desire is to keep as a separate use, recommend changing the definition to match the use listed.
23. Pet supply store – Not defined.
Recommendation: Suggest deleting this use and considering it as a part of the use “Retail, 5,000 sf or less”; or “Retail, over 5,000 sf.”.
24. Pharmacy or drug store – Defined as “Pharmacy (retail)”.
Recommendation: Suggest deleting this use and considering it as a part of the use “Retail, 5,000 sf or less”; or “Retail, over 5,000 sf.”. If desire is to keep as a separate use, recommend changing the definition to match the use listed.
25. Radio, television, or computer electronics store – Not defined.
Recommendation: Suggest deleting this use and considering it as a part of the use “Retail, 5,000 sf or less”; or “Retail, over 5,000 sf.”.
26. Trade shops – Not defined.
Recommendation: Add definition “Trade shops - a building designed and equipped for carrying on the trades of metal working, woodworking, welding, plumbing, machine work, electrical work and glasswork and includes contracting in these trades.”
27. Variety store – Not defined.
Recommendation: Suggest deleting this use and considering it as a part of the use “Retail, 5,000 sf or less”; or “Retail, over 5,000 sf.”.
28. Ambulance, taxi or limousine service, dispatch, and storage – Not defined. However, “Ambulance service facility”, “Private ambulance service” and “Taxi stand” defined.
Recommendation: Determine whether these uses should be listed separately in order to match the definitions.
29. Bus or rail stations or terminals for passengers” – Not defined.
Recommendation: Add a definition for this use “Bus or rail station or terminal – a designated place where a bus or train stops to embark or disembark passengers. A terminal is the location where the bus or train starts or ends its scheduled route.”
30. “Bank, credit unions or other similar financial institutions” – Credit union and financial institution not defined.
Recommendation: Add definition, “Bank, credit unions or other similar financial institutions – any building, property or activity of which the principal use or purpose is for federally insured depository purposes and including the provision of financial services such as loans and

- automated teller machines, but does not include cash advance, check cashing establishments, short-term loan, and pay day lending.”*
31. Check cashing establishment – Defined as “Check cashing facility”.
Recommendation: Select a term and match both use and definition.
 32. Coin laundry – Not defined.
Recommendation: Add definition “Coin Laundry - an establishment with coin-operated clothing washing machines and dryers for public use.”
 33. Pet Boarding – Not defined.
Recommendation: Add definition “Pet Boarding - Any building, structure or land, or combination thereof, used, designed or arranged for the housing, breeding or care of domestic animals or pets, for profit.
 34. Photoengraving, typesetting, and electrotyping – Not defined.
Recommendation: Are these uses even practiced anymore? Suggest deleting unless there is a desire to keep.
 35. Photographic studios – Not defined.
Recommendation: Suggest deleting this use and considering it as a part of the use “Retail, 5,000 sf or less”; or “Retail, over 5,000 sf.”.
 36. Plumbing, HVAC equipment establishments with no outdoor storage – Not defined.
Recommendation: Suggest deleting these uses and adding “Professional Services” use to use table and define as follows: “Professional Services - The use of offices and related office and storage spaces for such services as are provided by plumbers, HVAC, electrical, vending companies, uniform and mat companies, appliance repair and similar contractors where services are provided to customers off-site.”.
 37. Publishing or printing establishments – Defined as “Printing and publishing establishments”.
Recommendation: Select a term and match both use and definition.
 38. Health services clinic – Defined as “Clinic, Health services”.
Recommendation: A format needs to be chosen that either uses the primary term first (e.g., clinic) and then the identifier (e.g., health services, medical, dental, etc.). or keep the current mix of terms. Recommend the former so it is easier to compare defined terms.
 39. Home healthcare service – Not defined.
Recommendation: Discuss whether this can be included in a “Professional Services” definition as discussed in 36 above.
 40. Hospital or medical facility – “Medical facility” not defined.
Recommendation: Combine “Medical facility” with existing “Office, medical” definition.
 41. Medical or dental laboratory – Defined as “Laboratories (medical/dental).
Recommendation: A format needs to be chosen that either uses the primary term first (e.g., laboratory) and then the identifier (e.g., medical, dental, etc.). or keep the current mix of terms. Recommend the former so it is easier to compare defined terms.
 42. Furniture upholstery or repair, home appliance repair or service – Not defined.
Recommendation: Delete this use as it can be included under a personal services establishment” definition.
 43. Personal service, repair (watch, shoes, jewelry) – Not defined.
Recommendation: Delete this use as it can be included under the “Personal services establishment” definition.

Industrial

1. Alcohol or alcoholic beverage manufacturing – Not defined.
Recommendation: Delete use and incorporate into “Heavy Manufacturing” use and definition.
2. Brick, clay, tile, or concrete products terra cotta manufacturing – Not defined.
Recommendation: Delete use and incorporate into “Heavy Manufacturing” use and definition.
3. Cement, lime, gypsum, or plaster of paris manufacturing – Not defined.
Recommendation: Delete use and incorporate into “Heavy Manufacturing” use and definition.
4. Chemical manufacture, organic or inorganic – Not defined.
Recommendation: Delete use and incorporate into “Heavy Manufacturing” use and definition.
5. Distillation of bones or glue manufacture – Not defined. However, “Glue manufacture” is defined.
Recommendation: Delete use and incorporate into “Heavy Manufacturing” use and definition.
6. Dye works – Defined as “Dyeworks”.
Recommendation: Select a term and match both use and definition.
7. Fabricated metal manufacture – Not defined.
Recommendation: Delete use and incorporate into “Light Manufacturing” or “Heavy Manufacturing” use and definition.
8. Fuel dealers, manufacturers, or wholesalers – Not defined.
Recommendation: Delete use and incorporate into “Light Manufacturing” or “Heavy Manufacturing” use and definition.
9. Heavy equipment repair service or trade – Not defined. However, “Heavy equipment” is defined.
Recommendation: Define “Heavy equipment repair, service or trade – a building or lot used for the repair, servicing, lease or sale of heavy equipment.”
10. Incineration of garbage or refuse when conducted within an enclosed plant – Not defined.
Recommendation: Define “Incineration of garbage or refuse – a high-temperature furnace for burning waste.”

11. Leather manufacturing or processing – Not defined.
Recommendation: Delete use and incorporate into “Light Manufacturing” or “Heavy Manufacturing” use and definition.
12. Mines or mining operations, quarries, asphalt plants, gravel pits or soil pits, borrow pits and sand pits – Not defined. However, “Quarry”, “Asphalt manufacturing”, “Gravel pit”, “Borrow pit” and “Sand pit” are defined.
Recommendation: Are these uses applicable in the city? If so, need to define “mines or mining operations” and “soil pits”.
13. Paper or pulp manufacture – Not defined.
Recommendation: Delete use and incorporate into “Heavy Manufacturing” use and definition.
14. Petroleum or inflammable liquids production, refining – Not defined.
Recommendation: Delete use and incorporate into “Heavy Manufacturing” use and definition.
15. Radioactive materials: utilization, manufacture, processing, or emission – Not defined.
Recommendation: If there is a desire to permit this use, delete use and incorporate into “Heavy Manufacturing” use and definition.
16. Repair/manufacture of clocks, watches, toys, electrical appliances, electronic, light sheet metal products, equipment, machine tools, or machinery not requiring the use of press punch over 100 tons rated capacity or drop hammer – Not defined.
Recommendation: Delete uses and incorporate into “Light Manufacturing” and “Heavy Manufacturing” use and definition, as applicable.
17. Research, experimental or testing laboratories – Not defined. However, “Research and training facilities” is defined.
Recommendation: The use and defined terms are different. Discuss which is most appropriate and coordinate the use term and definition.
18. Rubber or plastics manufacture – Not defined.
Recommendation: Delete use and incorporate into “Light Manufacturing” or “Heavy Manufacturing” use and definition, as appropriate.
19. Smelting: copper, iron, zinc, or ore – Not defined.
Recommendation: If this use is desired to be permitted, delete use, and incorporate into “Heavy Manufacturing” use and definition.
20. Storage yard for damaged or confiscated vehicles – Defined as “Vehicle storage yard”.
Recommendation: Change the use to “Vehicle Storage Yard” to match definition term.
21. Sugar refineries – Not defined.
Recommendation: Delete use and incorporate into “Heavy Manufacturing” use and definition.
22. Towing or wreckage service – Not defined.
Recommendation: Define as “Towing or wreckage service – a business engaged in the transport or conveyance of vehicles from one point to another, for a fee, by use of a flatbed truck, tow truck or wrecker truck.”
23. Transportation equipment manufacture – Not defined.
Recommendation: Delete use and incorporate into “Light Manufacturing” or “Heavy Manufacturing” use and definition, as applicable.
24. Truck stop or terminal – Defined as “Truck stop”.

Recommendation: These two terms are not the same thing. A “Truck terminal” is a final stopping or starting point for trucks. A “Truck stop” is a temporary lay over spot for a truck to refuel and/or an area for a driver to rest or use of restroom facilities. Do the uses need to be separated and defined accordingly (do you want truck stops and truck terminals in the same areas)? If so, add the following definition for “Truck terminal - the use of property or buildings for the temporary parking of motor freight vehicles or trucks of common carriers, during loading and unloading, and between trips, including necessary warehouse space for storage or transitory freight.

25. Warehousing or storage – Not defined.

Recommendation: Define “Warehousing or storage – is a business establishment primarily engaged in the storage of merchandise, goods, and materials, not including “mini-warehouses” or “self-storage facilities.”.”

Communication - Utility

1. Electric transformer station, gas regulator station or telephone exchange – Not defined.

Recommendation: Recommend deleting this use and adding a use and definition for “Essential services” with the definition “Essential services - the erection, construction, alteration, or maintenance by public utilities or City departments of overhead, surface or underground gas, electrical steam, or water, distribution or transmission systems, collection, communication, supply or disposal systems, including mains, drains, sewers, pipes, conduits, tunnels, wires, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, poles, electrical substation, gas regulator stations and other similar equipment and accessories in connection therewith, reasonably necessary for the furnishing of adequate service by such utility or City department or for the public health, safety, or general welfare, shall be exempt from the regulations of this code. The installation shall conform to Federal Communications Commission and Federal Aviation Agency rules and regulations, and those of other authorities having jurisdiction.

2. Radio or television broadcasting studio – Not defined.

Recommendation: Add definition “Radio or television broadcasting studio - An establishment primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic, fiber optic, satellite and telephonic mechanisms, including film and sound recording, a radio station, television studio or a telegraphic service office.”

3. Radio or television broadcasting transmission facility – Not defined.

Recommendation: Add definition: “Radio or television broadcasting transmission facility - is an installation or facility used for transmitting terrestrial radio frequency and video signals for radio, television, wireless communication, broadcasting, microwave link, mobile telephone or other similar purposes.”

Wireless Telecommunications

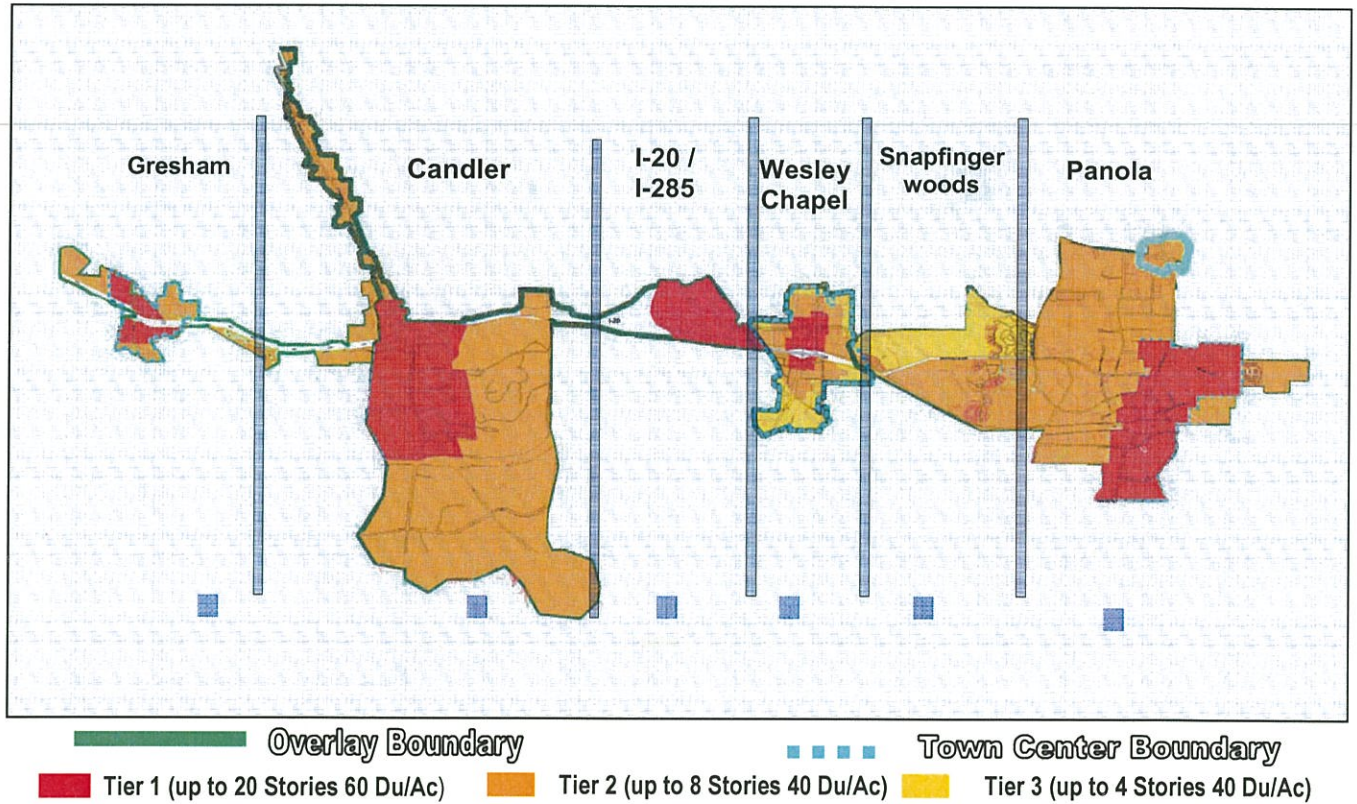
1. Attached wireless telecommunication facility – Not defined.

Recommendation: Add two definitions, one for “Wireless telecommunication facility” and one for “Wireless telecommunication facility, attached”.

“Wireless Telecommunication facility” - A facility consisting of the equipment and structures involved in receiving telecommunications or radio signals from a mobile radio communications source and transmitting those signals to a central switching computer which connects the mobile unit with the land-based telephone lines or other mobile devices.”

“Wireless telecommunication facility, attached – A wireless telecommunications facility that is permanently affixed to a building, roof, or other structure, other than an antenna specifically erected to transmit wireless telecommunications.”

Design Guidelines for the Interstate 20 Corridor Compatible Use Overlay District



November 2007

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Design Guidelines for the Interstate 20 Corridor Area Overlay District

I. Purpose and Authority

In order to protect the interests of property owners in the Interstate 20 Corridor Area Overlay District and to preserve the health, safety, and welfare of the citizens of DeKalb County, it is essential that development within the Interstate 20 Corridor Area Overlay District be of a consistently high design character. This goal is best fulfilled by the establishment of orderly and consistent standards for the design, construction and maintenance of public and private improvements. Following consistent design guidelines promotes the identity and integrity of this important activity center and advances the public purpose of securing a high quality of life and promoting the economic health of DeKalb County.

The Board of Commissioners of DeKalb County has established the Interstate 20 Corridor Area Overlay District and adopted these design guidelines by reference as minimum standards to govern the overlay area. It is thereby declared to be a public purpose to administer and enforce the following minimum design guidelines and development standards for all new development within the Interstate 20 Corridor Area Overlay.

These design guidelines are intended to augment and enhance Chapters 14, 27, and other regulations of the DeKalb County Code of Ordinances Zoning, which shall remain in full force and effect within the Interstate 20 Corridor Area Overlay District.

These Design Guidelines shall be administered by the DeKalb County Planning Department. Applicants for development permits are encouraged to schedule a pre-application conference with the Planning Department in order to assure full understanding and compliance with these Design Guidelines. Wherever there are conflicts between these Design Guidelines and other laws and ordinances of DeKalb County, these guidelines shall have precedence. Interpretations, disputes, and appeals with respect to the interpretation and application of these design guidelines by the DeKalb County Planning Department shall be resolved by the DeKalb County Board of Appeals.

II. Design Guidelines

A. Streets

Public and private streets shall meet all the requirements for public streets in Chapter 14 of the DeKalb County Code of Ordinances, Land Development, and the Interstate 20 Corridor Area Overlay District with the following exceptions and enhancements:

The width of travel lanes may be reduced to 11 feet on all private streets except alleys and except on all public streets that are designated by the Department of Planning as truck routes. The width and design of alleys shall be as required in Section 27-719.8.

The design of streets within the Interstate 20 Corridor Area Overlay District shall provide for the continuous and interconnected travel of automobiles, transit buses, bicycles, and pedestrians between points of origin and destination within the District, and shall provide for maximum continuity with streets, transit routes, sidewalks, bicycle lanes, trails, paths, and greenways that enter and leave the Overlay District from surrounding areas.

Exhibits 1 and 2, along with Table 1, indicate the arrangement, location, and width of the required elements of street design within the Overlay District. All streets except alleys shall be paved to county specifications. Right of way would be increased on state and federal routes or truck routes where 12-foot wide lanes are required.

Table 1: Dimensions for Elements of Street Design

Street Type	Number of Lanes (11 ft.)	Median Width	Bicycle Lane Width	Landscape Strip Width (2)	Sidewalk (both sides)	Parallel Parking Width	Right of Way Width
Boulevard	4	16 ft.	5 ft.	8 ft.	7 ft.	NA	110 ft.
Avenue	4	12 ft.	5 ft.	8 ft.	5 ft.	NA	100 ft.
Major Collector	4	NA	5 ft.	8 ft.	5 ft.	9 ft.	105 ft.
Minor Collector	2	NA	NA	10 ft.	5 ft.	9 ft.	80 ft
Local Street	2	NA	NA	8 ft.	5 ft.	9 ft.	60 ft.

Exhibit 1: Boulevards, Avenues, and Major Collector Streets

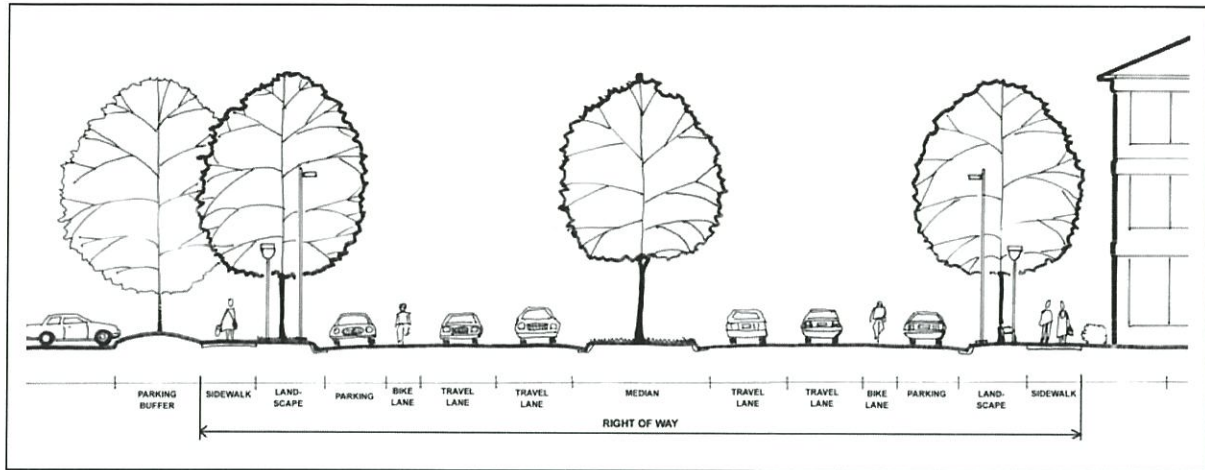
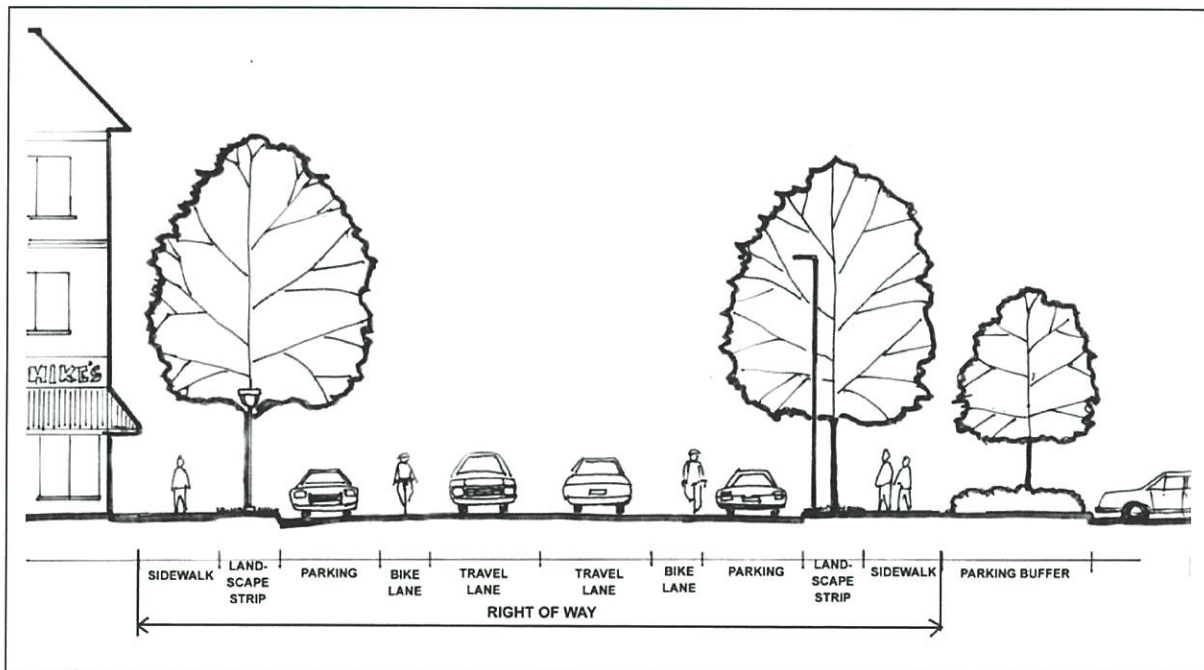


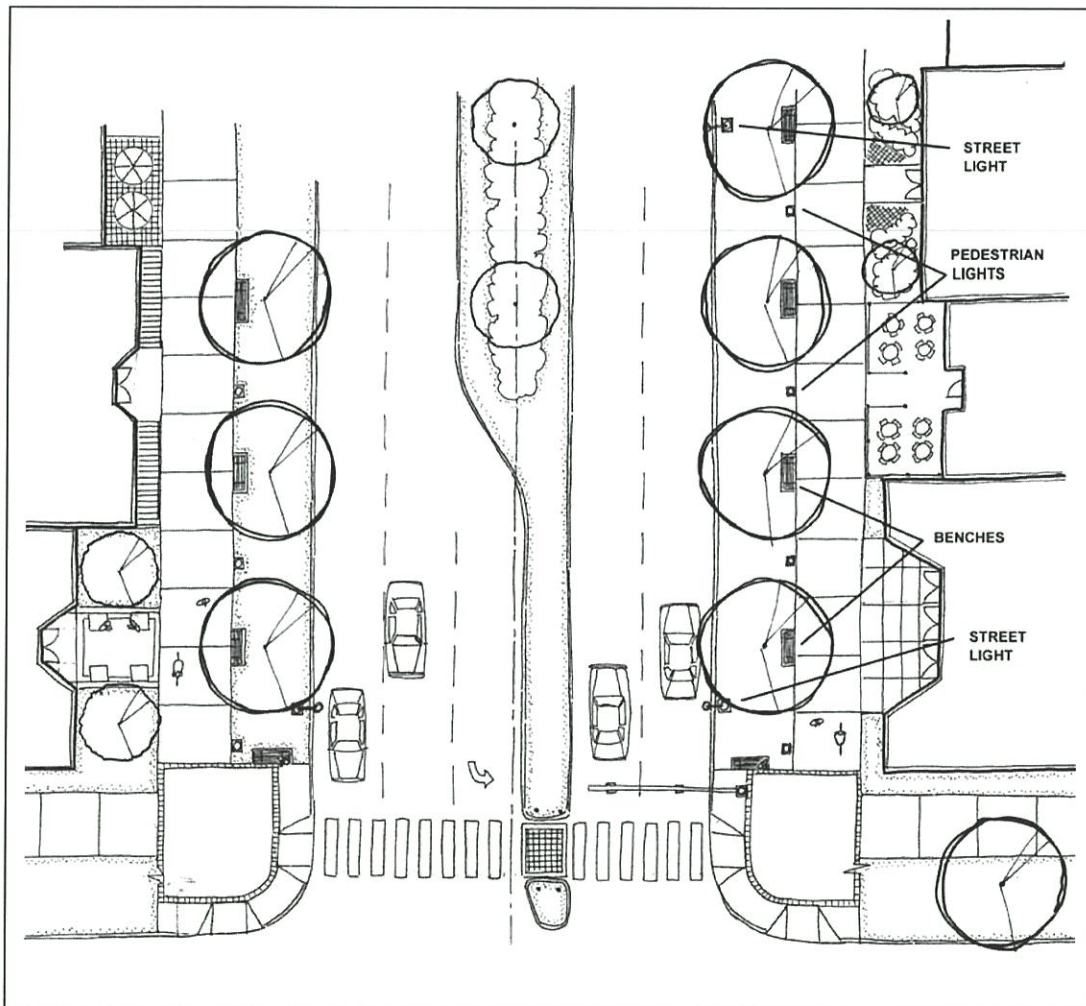
Exhibit 2: Minor Collector Streets and Local Streets



B. Medians

Raised medians with curb and gutter shall be required where indicated in Table 1. Raised medians shall be designed to provide for safe and convenient crossings for persons with disabilities and shall provide refuge for pedestrians at crosswalks, as shown in Exhibit 3. Raised medians shall be landscaped with trees, shrubbery, landscaping, and other approved groundcover materials as described in Exhibit 3 and the Plant List contained in the Appendix unless otherwise approved by the Planning Director. Shrubby and groundcover planted in medians within 30 feet of the nose of the median shall not exceed 18 inches in height.

Exhibit 3: Medians



C. On-street Parking

On-street parking shall be provided on street types as indicated in Table 1 and in Exhibits 1 and 2. On street parking stalls shall be demarcated with painted boundaries not less than 3 inches in width and shall be a minimum of 9 feet in width and 20 feet in length.

D. Outdoor Lighting

1. Streetlights shall be provided where required by DeKalb County using fixtures specified in Table 2. In addition, all streets and parking lots shall have lighting designed to provide adequate lighting levels for pedestrians and bicyclists as well as for automobiles. Street lighting fixtures shall be located as shown in Exhibits 1, 2 and 3 and shall meet the specifications indicated in Table 2 and Exhibit 4. Pedestrian lighting within right of ways shall be mounted no higher than 15 feet above the grade of the adjacent sidewalk.

Exhibit 4: Outdoor Lighting



2. Parking lot lighting shall be as shown in Exhibit 4 and shall meet the specifications indicated in Table 2

Table 2: Outdoor Lighting Specifications

Location		Specification
Street Light	Fixture type	Gardco – CA-22-1-3-250MH-VTBS-BLA
	Pole type	Gardco – RA5-28H-TBS-TBS-BLA
	Spacing	Every 150-200 feet with triangular spacing
Parking Lot Light	Fixture type	Gardco – CA-22-2-3-250MH-VTBS-BLA
	Pole type	Gardco – RA5-25H-TBS-TBS-BLA
	Spacing	To be determined in the field
Pedestrian Light	Fixture type	Gardco – CP-17-1-3-175MH-VTBS-BLA
	Pole type	Gardco - PRA4-12-AF-BS-BLA
	Spacing	To be determined in the field

3. Light levels of 1.5 foot candles are recommended for parking areas and 4 foot candles at vehicular drives, entrances, and pedestrian and bicycle ways.
4. All exterior lighting shall be located and designed with cut-offs to minimize glare on adjacent occupied properties.
5. Ground mounted floodlights shall be screened with planting or other means so that the light source is not visible.
6. The use of flashing, rotating, or oscillating lighting is prohibited in any manner that may be visible from the exterior of buildings.
7. After hours security lighting shall equal at least 25% of the normal parking lot lighting level for security.

E. Street furniture

Sidewalks, plazas, parks, trails, and other public spaces may contain outdoor furniture such as benches, tables, trash receptacles, or other similar appurtenances. Street furniture shall be designed to be comfortable, resist damage and vandalism and be easy to maintain. Table 3 and Exhibit 5 provide specifications of acceptable street furniture.

Table 3: Street Furniture

Location	Fixture type	Specification
Landscape strip, buildings	Benches	Victor Stanley Model #RB-28 in 6' length, Color: black
Landscape strip, buildings	Trash Receptacles	Victor Stanley - The Bethesda Series Model # S-424, Color: black
Landscape strip, buildings	Bicycle Racks	DuMor Inc. - Leisure Lines Model # 130-30, surface mount, Color: black

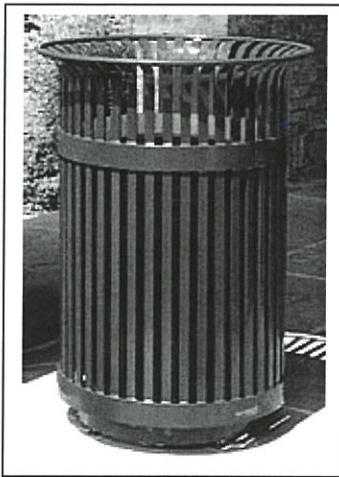
Exhibit 5: Street Furniture



Left: Victor Stanley bench
Steelsites Series
Model #RB-28 in 6' length, black



Above: DuMor, Inc. bike rack
Leisure Lines 125-130 Series

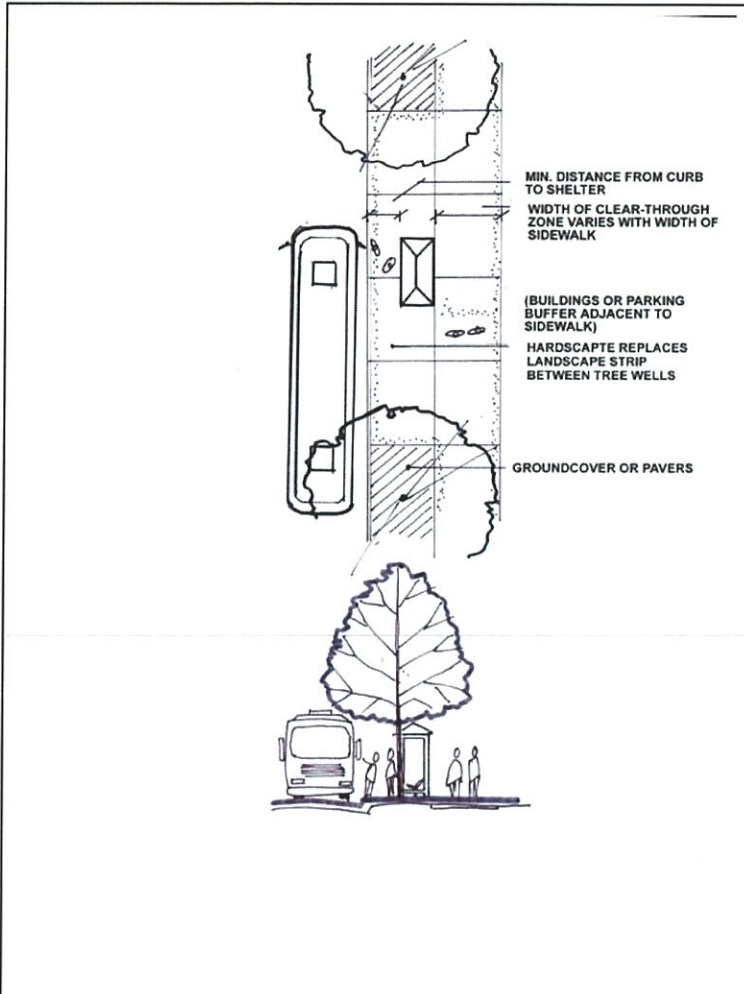


Left: Victor Stanley trash receptacle
Bethesda Series
Model #S-424, black

F. Transit Stops

MARTA bus service is provided on certain streets within the Overlay District. These bus stops shall be located within public rights of way as determined by MARTA. Subject to agreement of MARTA, bus stops may also be located on private property. Transit stops shall provide adequate, lighted and landscaped hard surface areas for waiting patrons. All transit stops shall include at least 40 square feet of surface paved in concrete and be accessed by concrete sidewalks along streets and connected to building entrances as provided in Section H. of these Guidelines. Transit stops anticipated to serve more than an average of ten passengers per weekday shall include shelters designed as shown in Exhibit 6.

Exhibit 6: Transit Shelters



G. Bicycle Lanes and Bicycle Racks

Paved bicycle lanes shall be provided adjacent to both sides of streets, adjacent to their paved travel lanes as indicated in Table 1 and Exhibits 1 and 2. Bicycle lanes shall be not less than 5 feet in width with signs and pavement markings as required by the latest version of the Manual for Uniform Traffic Control Devices. Off-street bicycle paths shall be paved not less than 8 feet in width and shall be designed with profile not to exceed a 4.9 percent grade or else provide approved handrails for use by handicapped persons. Trail cross-slopes shall not exceed 2 percent. Buildings that require more than 100 parking spaces shall provide bike racks with at least one bicycle parking stall per 100 vehicular parking spaces. Bicycle racks shall be securely anchored to the ground or a permanent structure and provide outdoor lighting.

H. Sidewalks and Pedestrian Ways

The Interstate 20 Corridor Area Overlay District shall be designed to minimize the need for vehicular transportation and to promote pedestrian and bicycle circulation throughout the Overlay District. The construction of continuous sidewalks along all streets and off-street pedestrian ways between all building entrances, between adjacent parking lots where shared parking is allowed, and connecting streets with adjacent parking lots, transit stops and building entrances is required throughout the Overlay District. See Exhibits 1 and 2 showing sidewalks along streets. See Exhibit 7 for an illustration of off-street pedestrian ways linking parking lots and building entrances. Sidewalks are also encouraged within trails, greenways, and other outdoor recreational areas.

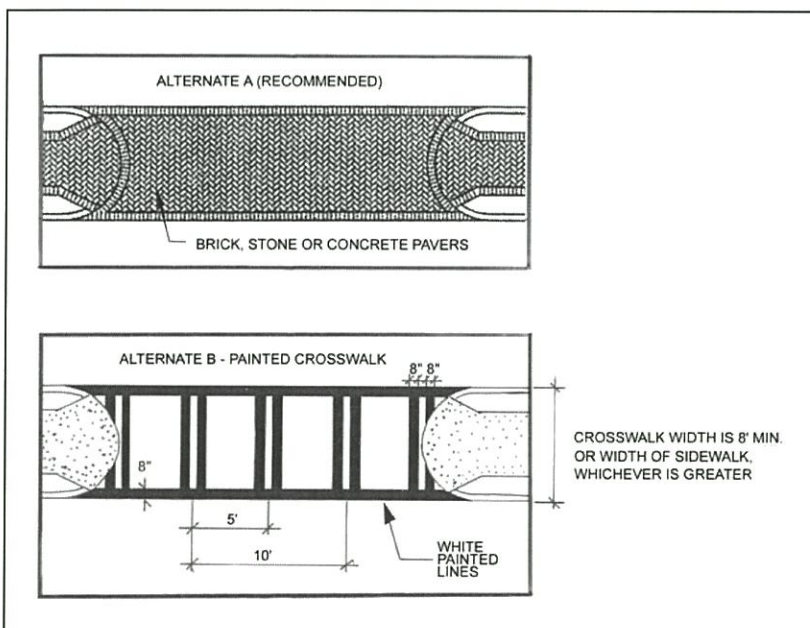
Sidewalks in the Overlay District shall be at least five feet wide and constructed of 4 inch thick poured in place concrete. Minimum slope for all sidewalks shall be two percent. Alternatively, sidewalks may be constructed with brick, stone, or similar durable paver materials to add aesthetic interest and visibility, especially at building entrances, in plazas, in pedestrian crosswalks and at other pedestrian intersections with vehicular routes. Asphalt is not an acceptable paving material for sidewalks or pedestrian ways.

To the extent feasible, sidewalks and pedestrian ways shall be aligned vertically and horizontally to minimize the impact on existing topography and vegetation while forming a continuous pedestrian system. Sidewalks and pedestrian ways that join at property lines or with existing sidewalks shall match the elevation, alignment and cross slope of the abutting sidewalks to form a safe, smooth, and continuous sidewalk system.

I. Crosswalks

All crosswalks and other intersecting points between the pedestrian and vehicular traffic systems shall be clearly marked as shown in Exhibit 7. The use of approved brick, concrete, or stone paving materials to identify crosswalk areas is encouraged. Crosswalks shall be designed to meet DeKalb County's standards of use for disabled persons. Crosswalks for median-divided streets shall provide for barrier-free passage and refuge areas as illustrated in Exhibit 3. Crosswalks shall be accompanied by pedestrian signals where required by DeKalb County and in conformity with the Manual for Uniform Traffic Control Devices.

Exhibit 7: Crosswalk Demarcation



J. On-Street Parking

On-street parking is an efficient manner to provide convenient store-front parking and residential parking on minor streets in order to reduce the need for large surface parking lots. See Exhibits 1 and 2. An on-street parking space along the street frontage of an adjacent parcel shall be counted with off-street and shared parking to meet parking requirements of Chapter 27 when such parking space is within 700 feet of a building entrance for which the parking space is required. On-street parking spaces shall be safely accessed from the travel lanes of the adjoining street, paved to the specifications of public streets and demarcated with painted lines not less than three inches in width. Parallel parking spaces shall be not less than 9 feet wide and not less than 20 feet in length. DeKalb County shall have sole authority to determine time limits, metering, and signage of on-street parking spaces on public streets within the Overlay District.

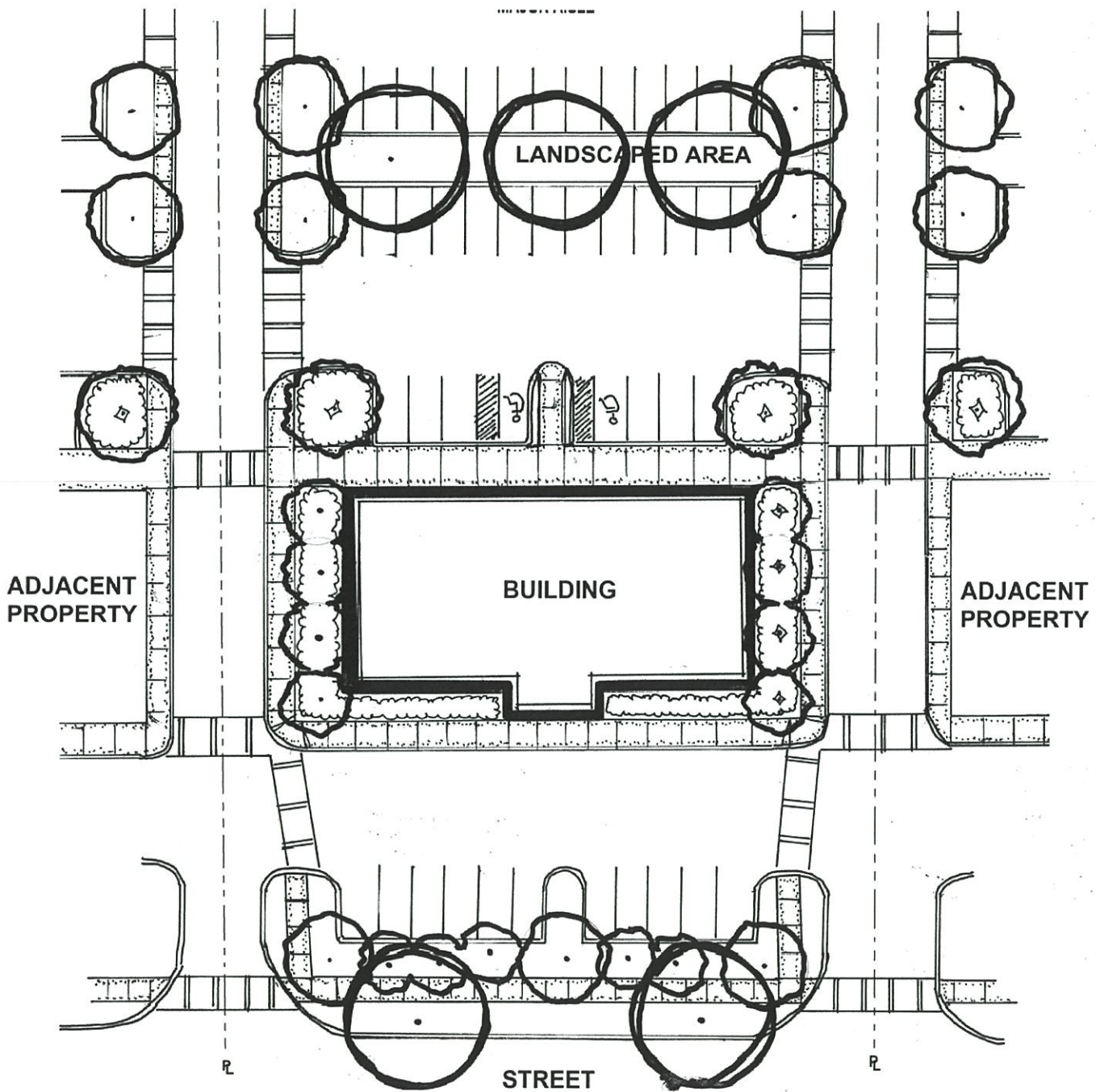
K. Off-Street Parking Lots

Off-street parking lots shall be provided where there is not enough on-street parking available to satisfy the minimum parking requirements of Section 27 and the Interstate 20 Corridor Area Overlay District. Where possible, off-street parking lots shall be designed with interconnecting driveways and parking areas to encourage shared use with adjacent parcels. Joint access driveways and continuous access drives behind or between multiple parcels is encouraged to provide continuous inter-parcel access and lessen the need to re-enter public streets to make short trips. The satisfaction of minimum parking requirements with shared parking shall be subject to approval by the DeKalb County Planning Director based on a shared parking analysis performed to the standards of the Institute for Transportation Engineers.

Off-street parking lots shall be designed to minimize the view of parking from adjacent streets and sidewalks. No more than 30 percent of the required parking spaces for a parcel shall be located in front yards. Off-street parking lots shall be separated from abutting streets by landscape strips and sidewalks as illustrated in Exhibits 1 and 2. Parking lots shall be separated from parking lots on adjacent parcels by landscape strips not less than ten (10) feet in width, planted with shrubbery, trees, and groundcover. Landscape strips may be broken by perpendicular access drives and pedestrian walkways or sidewalks. Plant materials shall be selected from the approved Plant List in the Appendix unless otherwise approved by the Planning Director.

Off-street parking lots shall be designed to provide for safe and continuous passage of pedestrians between parking bays and building entrances, and between adjacent parking areas and buildings. Landscape strips at the perimeter of off-street parking lots shall provide for safe and convenient crossings by vehicles and pedestrians as shown in Exhibit 8. Pedestrian pathways in parking lots and pedestrian ways that cross vehicular aisles in parking lots shall be appropriately demarcated as shown in Exhibit 8.

Exhibit 8 – Off-Street Parking Lots



L. Landscaping

Planting design should reflect and enhance the natural surroundings of each site as well as the design objectives of the building. Existing trees and native groundcover should be preserved wherever possible and integrated into the overall landscape design. Existing plant materials that are to be retained shall be clearly designated on a the landscape plans and their root zones and tree canopies shall be adequately protected from damage or destruction during construction using suitable barricades or fencing. Newly planted trees, shrubs and groundcover materials used in landscaped areas shall be selected from the approved Plant List in the Appendix unless otherwise approved by the Planning Director.

Plant materials shall be of a size, species and variety specified in the approved Plant List in the Appendix unless otherwise approved by the Planning Director. Street trees must be a minimum of 3-1/2 inch caliper d.b.h. and help to articulate the pedestrian and vehicular circulation systems. Except for perpendicular crossings of driveways and utility easements, Street trees shall be planted with a spacing not to exceed 70 feet. Street trees shall not be placed closer than eight feet from a building, driveway, light standard, sign standard, post, fire hydrant, or other permanent structure.

Evergreen groundcover planting shall be used on all slopes steeper than 2-1/2 to 1 to aid in erosion control.

Landscape planting and irrigation plans must be prepared by a Landscape Architect registered in the State of Georgia for each application for a land disturbance permit.

Transitional buffer zone – Where the transitional buffer zone is well vegetated and provides an adequate visual screen at eye level, it shall be undisturbed. Otherwise, the transitional buffer zone shall be either planted with double staggered rows of approved evergreen trees and shrubbery to form a dense visual screen or the existing vegetation shall be enhanced with native landscaping and groundcover adequate to provide an effective visual screen at eye level from adjacent properties. However, transitional buffer zones may be interrupted where necessary for perpendicular crossings of streets, fences, driveways utilities, and trails, bikeways or pedestrian ways.

Parking lot landscaping – At least 50% of the total length of any parking area facing a street shall be separated from the street by landscaping, including evergreen shrubbery at least 18 inches in height. Off-street parking lots shall be designed to maximize coverage by shade trees. Shade trees in parking lots shall be a minimum of 2-1/2 inch caliper d.b.h. Off-street parking areas shall provide landscape islands and perimeter landscape strips that provide a cumulative total of at least one shade tree per 12 parking spaces. Each shade tree shall be planted in a planting area at least eight feet wide. The planting area for a tree shall consist of permeable and well-drained soils with suitable ground cover that provides a minimum of 100 square feet for the roots of each large tree and 50 square feet for the roots of each small tree. Landscape materials suitable for parking areas shall be selected from the approved Plant List in the Appendix unless otherwise approved by the Planning Director.

Irrigation – All newly planted landscape areas (including parking lot islands) shall be irrigated by a fully automatic, commercial, underground irrigation system in according with the following standards:

1. All irrigation systems shall be provided with backflow preventers approved by DeKalb County. Such devices shall be located or screened so that they are not visible or accessible to the public from adjacent sidewalks, streets, alleys, or parking lots.
2. Spray heads shall be located to provide 100% overlapping coverage. Overspray onto sidewalks and other paved areas should be minimized.

3. Control boxes and panels shall be located inside buildings or where they will not be visible or subject to vandalism.

4. All main and lateral lines shall be commercial grade PVC pipe.

Irrigation systems are not required in undisturbed buffers or in areas where they would disrupt existing native vegetation.

M. Signage and Street Graphics

1. Purpose - The following standards are intended to advance the governmental purposes of protecting public safety by minimizing distraction to motorists and improving aesthetics of the Interstate 20 Corridor Area Overlay District by:

- providing a more consistent pattern and appearance for signs and street graphics than would otherwise result from existing sign regulations;
- establishing signage as a design element that contributes a sense of place to the Interstate 20 Corridor Area Overlay District;
- generating varied and creative tenant signage through application of distinctive design;
- reducing the prominence of signage and balancing commercial and aesthetic interests;
- providing clear standards of acceptability for signs in order to facilitate the review and approval process.

2. Authority - These regulations apply only to the time, place and manner of sign display by limiting the size, number and height of signs in the Interstate 20 Corridor Area Overlay District. Nothing in these standards is intended to regulate the content of sign graphics or limit the free expression of speech guaranteed under the First Amendment of the Constitution of the United States of America. These standards do not replace the Sign Regulations of DeKalb County with respect to the Interstate 20 Corridor Area Overlay District, but where these standards vary from the underlying DeKalb County standards, these standards shall apply.

This ordinance shall not prohibit political signs.

All signs shall be designed, erected, inspected, altered, reconstructed, illuminated, located, moved and/or maintained in accordance with these Design Guidelines and all other applicable codes and ordinances of DeKalb County, the State of Georgia, and the United States of America.

No sign may be installed, reconstructed, illuminated, or moved that varies from these guidelines without approval of a variance by the DeKalb County Board of Appeals.

3. Prohibited Signs – The following types of signs are prohibited:

a. Motorist Distractions - Signs that incorporate flashing lights or beacons, highly reflectant materials, rotating graphics, motion, smoke or visible matter, noise or changeable copy (copy that changes at intervals of more than once every six seconds) are prohibited.

b. Roof signs – Signs that are placed on or above roofs, penthouses, mechanical equipment screens, and other like structures and any signs that extend above the building parapet or roof fascia line.

c. Signs that are visible from the street and placed on vehicles or trailers that are not in regular use.

d. Pole signs and other signs with exposed structural supports that are more than three feet in height and have post supports larger than 2 inches in diameter or a total of 4 square inches in cross-section area.

e. Vacuum molded or pre-manufactured signs.

4. Authorized signs

The following signs are authorized within the Interstate 20 Corridor Area Overlay District and shall be permitted upon the issuance of a valid sign permit issued by DeKalb County:

a. Single-Tenant Development Signs - The following sign standards apply to all parcels that have a single tenant or occupant, including, but not limited to commercial, retail, services, office, office-distribution, wholesale, hotel, office, financial, or multi-family uses:

(1) Monument Sign – Each parcel or building with a single tenant or multi-family residential tenants shall be permitted to use one Monument Sign per public street frontage, not to exceed a total of three. Signs shall be of a design similar to Exhibit 9 subject to the following:

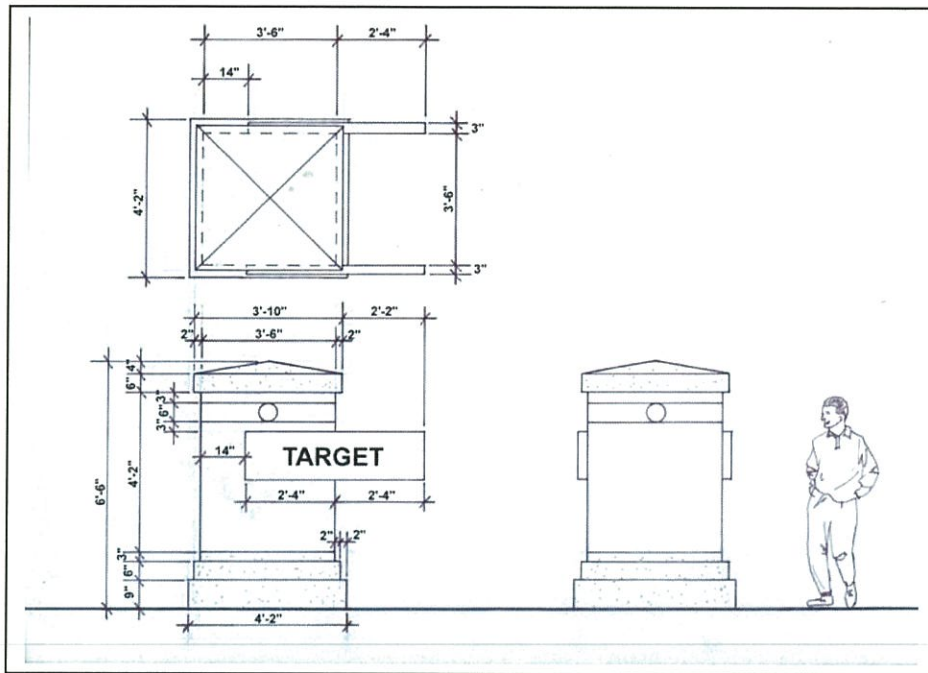
- Only one sign placard is allowed per sign face – maximum 10 square feet per face.
- Sign may not exceed eight feet in height.
- Sign may be single-faced or double-faced.
- Sign shall be externally front-lighted, using ground mounted flood lighting.

A single tenant building with more than 50,000 square feet of space or occupying a site larger than 10 acres may use a Monument Sign similar to Exhibit 10. Such sign shall not exceed six feet in height or fifteen feet in length. Sign face may be double-faced and shall not exceed 50 square feet in area on each side.

(2) Single-Tenant Building Mounted Sign – Each parcel or building with a single non-residential tenant shall be permitted one building mounted sign per street frontage. Letter height and copy area for each single tenant building Mounted Sign shall not exceed the following maximum dimensions:

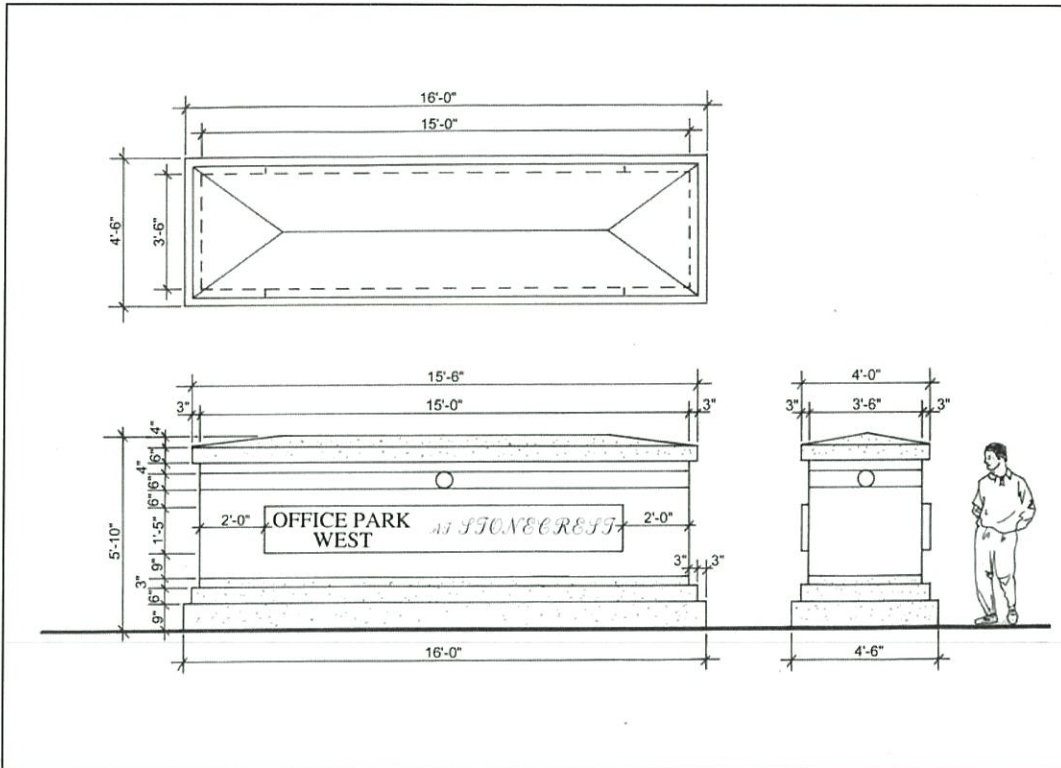
<u>Building Size</u> <u>(Gross sq.ft.)</u>	<u>Copy Area</u>	<u>Letter Height</u>
0 - 8,000	50 sq. ft.	24"
8,001 – 12,000	120 sq. ft.	30"
12,001 – 20,000	240 sq. ft.	36"
20,001 – 60,000	300 sq. ft.	42"
Greater than =60,000	360 sq. ft.	48"

Exhibit 9 – Single Tenant Monument Sign



(3) Entrance sign – a major development containing at least 200 contiguous residential lots or 10 contiguous non-residential lots accessed from internal streets may be permitted one entrance sign of a design similar to Exhibit 10, to be placed on private property adjacent to the major entrance to such development or within the median of the public street providing the principal route of access to such development. Such sign shall not exceed six feet in height or fifteen feet in length. Sign face may be double-sided and shall not exceed 50 square feet in area on each side.

Exhibit 10: Ground-Mounted Monument Sign



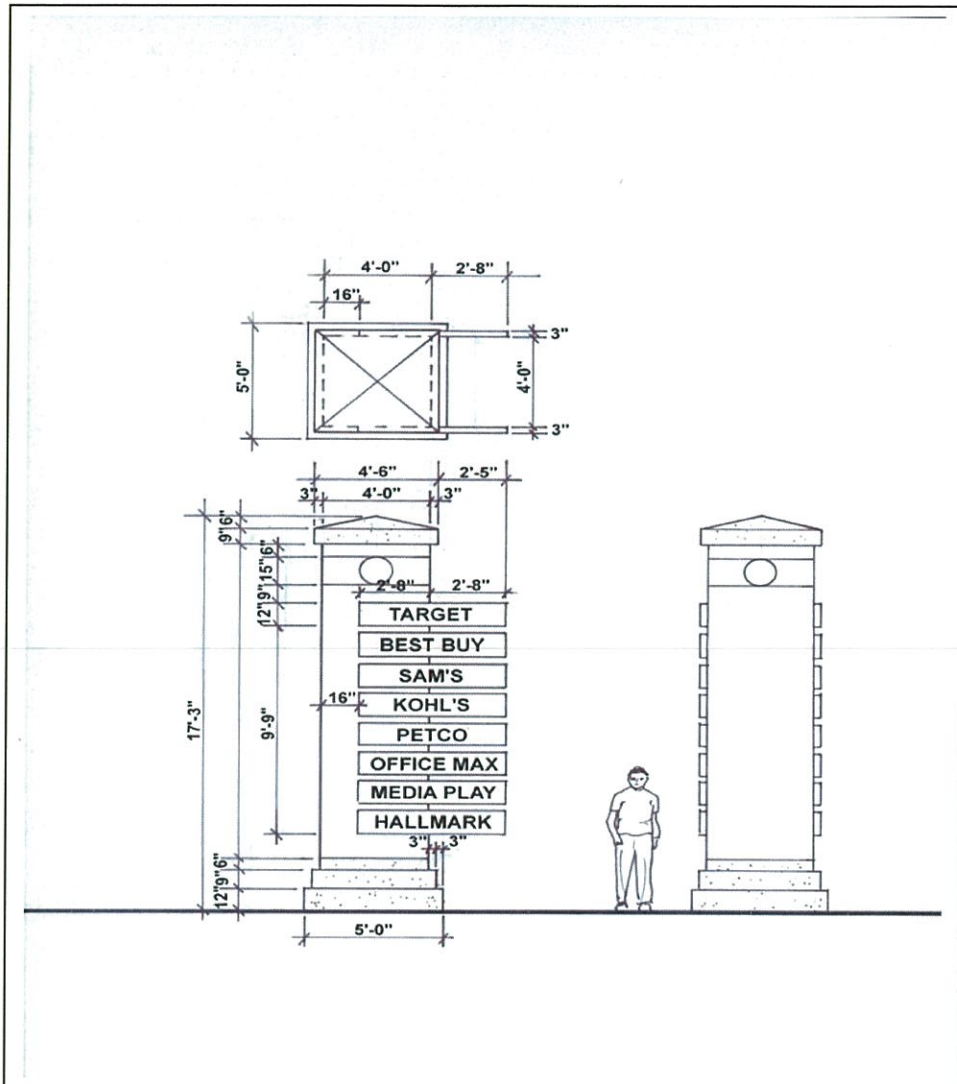
b. Multiple-Tenant Buildings and Parcels - The following sign standards apply to all parcels that have more than one non-residential tenant or occupant, including, but not limited to commercial, retail, services, office, office-distribution, wholesale, hotel, office, or financial tenants:

(1) Monument Sign – Each parcel or development with more than one non-residential tenant and a total of more than 100,000 square feet shall be permitted one freestanding Multi-Tenant Monument Sign per public street frontage, not to exceed a total of three. Signs shall be of a design similar to Exhibit 10 and the following:

- No more than eight sign placards shall be used per side of the monument sign.
- Maximum height 18 feet.
- Total sign faces may not exceed 80 square feet per side
- Sign may be single-faced or double-faced.
- Sign shall be externally front-lighted, using ground mounted flood lighting.

Each parcel or development with more than one non-residential tenant totaling 100,000 square feet or more and having a total street frontage of more than 500 feet on all streets combined shall be permitted one freestanding Multi-tenant Monument Sign similar to Exhibit 10 for each curb cut, not to exceed a total of three Monument Signs for a single development.

Exhibit 11 – Multi-Tenant Monument Sign



(2) Building Mounted Signs – Each multi-tenant parcel or development, other than residential tenants, shall be permitted one building mounted sign per building tenant, similar to that shown in Exhibits 12 and 13. Letter height and copy area of the Building Mounted Sign for each tenant within a Multi-Tenant development or building Mounted Sign shall not exceed the following maximum dimensions:

Building Size (Gross sq.ft.)	Copy Area	Letter Height
0 - 8,000	50 sq. ft.	24"
8,001 – 12,000	120 sq. ft.	30"
12,001 – 20,000	240 sq. ft.	36"
20,001 – 60,000	300 sq. ft.	42"
Greater than =60,000	360 sq. ft.	48"

Exhibit 12 – Single Tenant Building-Mounted Sign

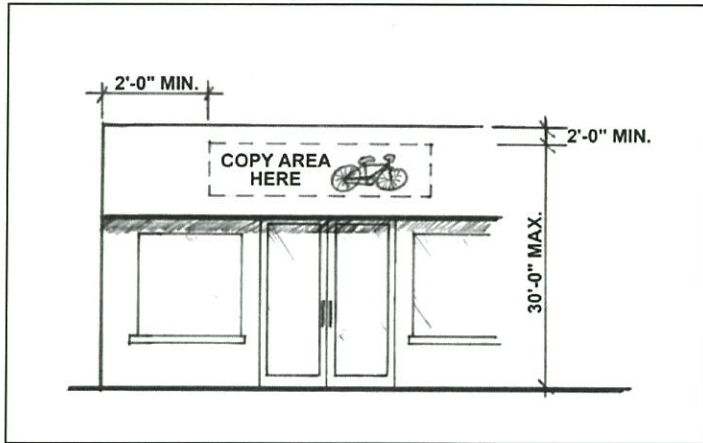
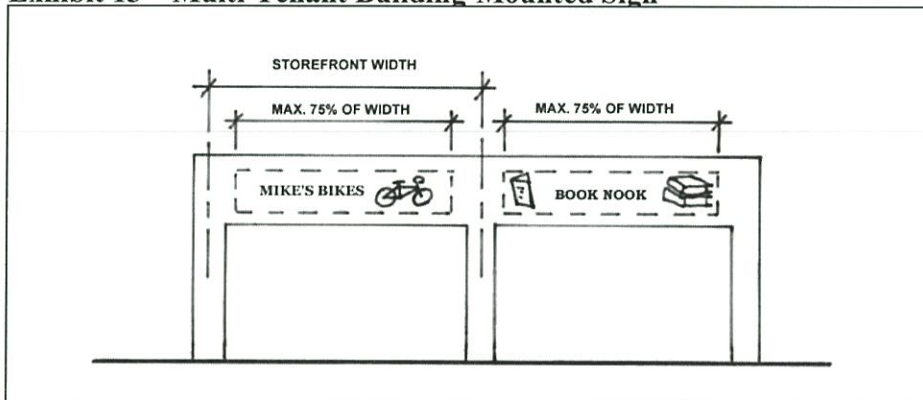


Exhibit 13 – Multi-Tenant Building-Mounted Sign



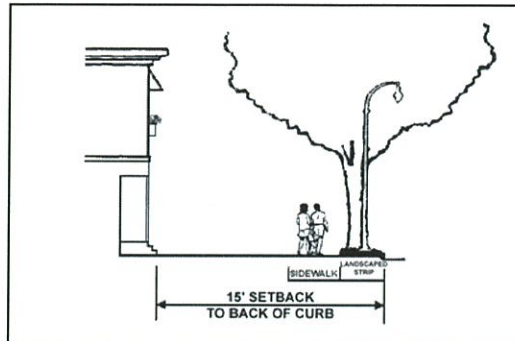
d. Signs on Residential Parcels - Nothing in this ordinance shall prohibit display of at least one sign on a residential property. However, signs on residential property other than multi-tenant residential buildings shall be limited to one sign per street frontage. No such sign shall exceed three feet in height and 16 square feet in size. Signs on single-family residential parcels shall not be illuminated. Home occupations within residential property are not entitled to additional signs.

N. Architectural Design of Buildings and Facades

1. Building setbacks

- a. Buildings shall have a front yard a minimum width of 15 feet as measured from the back of curb.

Exhibit 14 – Front Yards



2. Building massing

- a. Street fronting building facades greater than 150 feet in length shall be modulated with breaks in wall surfaces, materials and rooflines at intervals not to exceed 150 feet, measured parallel to the street as shown in Exhibit 15.
- b. For buildings taller than five stories, floors shall be delineated at third story above sidewalk level and lower and shall be executed through windows, belt courses, cornice lines or similar architectural detailing as shown in Exhibit 16.

Exhibit 15- Building Modulation

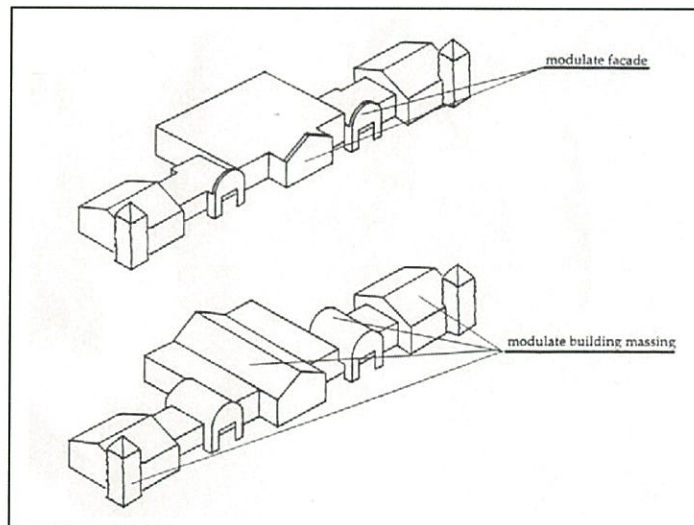
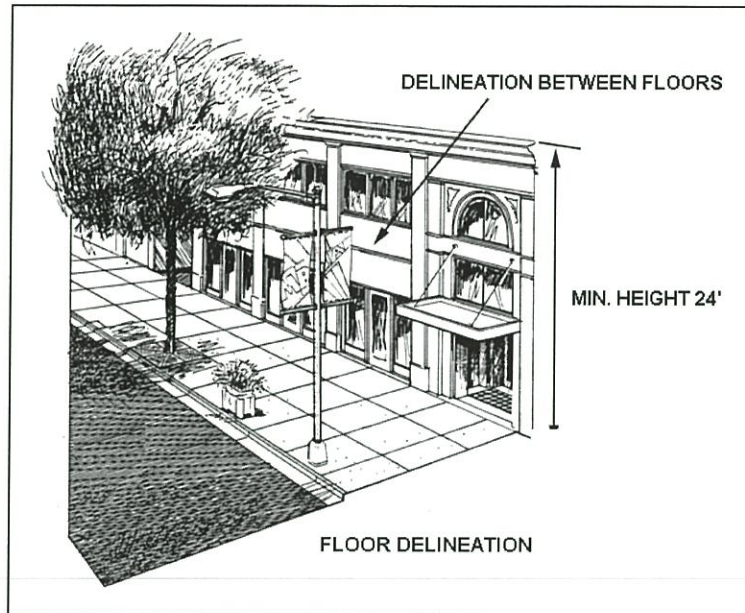
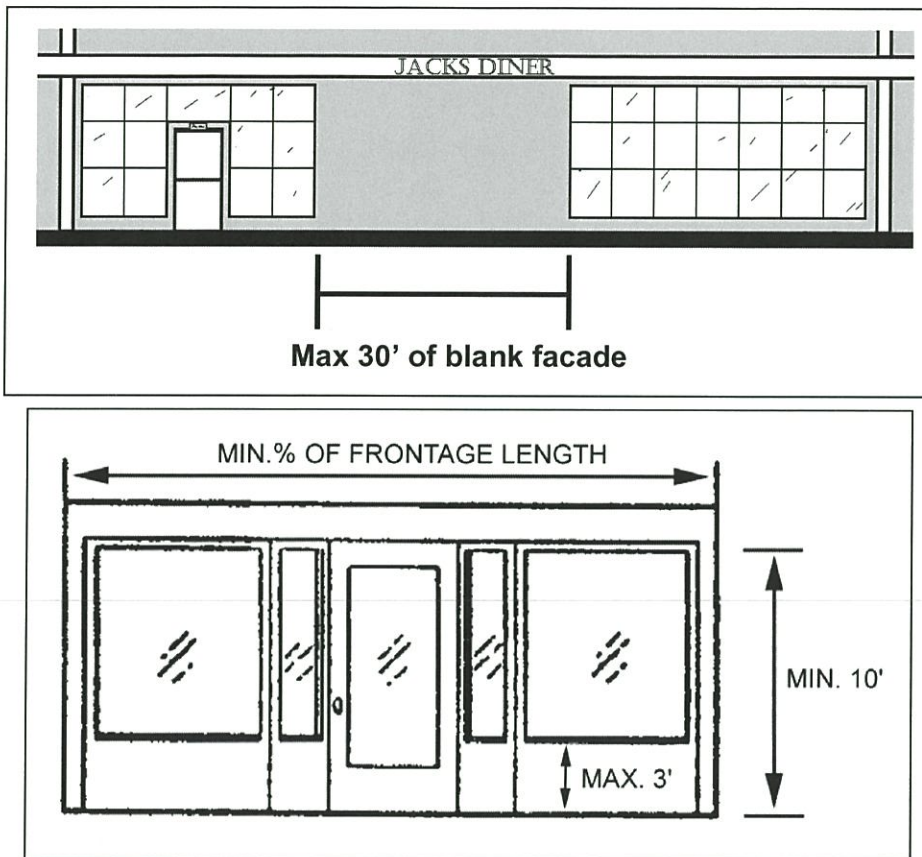


Exhibit 16: Architectural Delineation



3. Building facades and fenestration
 - a. For the purposes of this document, fenestration includes all glazed areas including, but not limited to storefront windows, display windows and doors containing glazed panels at least four feet in height.
 - b. Street-fronting non-residential building facades shall meet the following sidewalk level requirements:
 - i. The length of façade without intervening fenestration or entryway shall not exceed 30 feet. See Exhibit 17.
 - ii. A minimum percentage of fenestration of 50% shall be provided for the length of the building frontage. For buildings that front two or more streets, said minimum percentage is only required along one such street frontage. See Exhibit 17.
 - iii. All fenestration shall:
 - a.) Begin at a point not more than three (3) feet above the sidewalk, to a height no less than ten (10) feet above the sidewalk, or
 - b.) Begin at the finished floor elevation to a height no less than ten (10) feet above the finished floor elevation when the finished floor elevation is three (3) or more feet above the sidewalk or
 - c.) Begin at a point not more than sidewalk level, to a height no less than ten (10) feet above the finished floor elevation when the finished floor elevation is below the sidewalk. See Exhibit 17.
 - iv. Fenestration shall not utilize painted glass, reflective glass or other similarly treated or opaque windows. Entrances may be counted towards fenestration requirements.

Exhibit 17- Building Facades and Fenestration



4. Roof design

- a. Gable roof designs are encouraged and shall be required for all multi-family residential and hotel buildings less than six stories in height.
- b. Roof mounted mechanical equipment and appurtenances shall be located or screened so that they are not visible from the ground level. Screening shall be of a material and design that is compatible with the surrounding building materials and architectural design. Rooftop appurtenances shall be painted to be compatible with the colors of the roof.
- c. Roof mounted radio, TV, and telecommunication towers and antennae are prohibited. Satellite dishes 24 inches or less in diameter are permitted provided that they are located out of sight from the ground floor or completely screened from view.
- d. The following roof materials are preferred:
 - i. Fiberglass architectural profile shingles
 - ii. Slate Shingles
 - iii. Clay or concrete tile
 - iv. Standing seam metal (dark green or earth tone only).

5. Recommended building materials – The following exterior building materials are preferred:
 - a. Stone
 - b. Brick
 - c. Pre-cast Concrete
 - d. EIFS
 - e. EIFS Moldings
 - f. Glass
 - g. Ceramics or tile

6. The following materials are prohibited for exterior walls and parapets:
 - a. Imitation wood
 - b. Vinyl or plastic
 - c. Concrete masonry units, except ribbed or rusticated units
 - d. Corrugated metal

APPENDICES

Plant List

<u>Name</u>	<u>Min. Size</u>	<u>Name</u>	<u>Min. Size</u>
Shade & Street Trees		Shrubs	
Willow Oak	3-3 1/2" cal.	"Sherwood" Abelia	3 gal.
"Red Sunset" Maple	3-3 1/2" cal.	Parson's Juniper	1 gal.
Sugar Maple	3-3 1/2" cal.	"Carissa" Holly	3 gal.
Pin Oak	3-3 1/2" cal.	"Helleri" Holly	3 gal.
Overcup Oak	3-3 1/2" cal.	Needlepoint Holly	3 gal.
Nuttall Oak	3-3 1/2" cal.	Dwarf Burford Holly	3 gal.
Japanese Zelkova	3-3 1/2" cal.	Azalea (Kurume, Indica)	3 gal.
Lacebark Elm	3-3 1/2" cal.	Nandina	3 gal.
		Wax Myrtle	3 gal.
Smaller Deciduous Trees		Dwarf Japanese Acuba	3 gal.
River Birch	10-12' ht.	Bearberry Cotoneaster	1 gal.
Japanese Maple	6-8' ht.	Dwarf Chinese Holly	3 gal.
Star Magnolia	6-8' ht.	Compacta Holly	3 gal.
Saucer Magnolia	6-8' ht.	"Anthony Waterer" Spirea	1 gal.
Trident Maple	10-12' ht.	Dwarf Pfitzer Juniper	1 gal.
Golden Raintree	10-12' ht.	Parsoni Juniper	1 gal.
		Zabel Laurel	3 gal.
Evergreen Trees		Otto Luyken Laurel	3 gal.
Tree Form Burford Holly	6-7' ht.	Redleaf Japanese Barberry	1 gal.
Virginia Pine	5-6' ht.	Flowering Quince	3 gal.
"East Palatka" Holly	10-12' ht.	Border Forsythia	3 gal.
Nellie R. Stevens Holly	10-12' ht.	Burning Bush	3 gal.
Emily Brunner Holly	10-12' ht.		
Loblolly Pine	5-6' ht.	Groundcover	
Southern Magnolia	10-12' ht.	"Big Blue" Liriope	4" pot
"Little Gem" Magnolia	10-12' ht.	English Ivy	4" pot
Tree Form Ligustrum	8-10' ht.	Pachysandra	4" pot
Foster Holly	10-12' ht.	Dwarf Nandina "Bartharbour"	1 gal.
Savannah Holly	10-12' ht.	Variegated Liriope	4" pot
Tree Form Waxmyrtle	6-7' ht.	Sargent's Juniper	1 gal.
Cryptomeria	10-12' ht.	Blue Rug Juniper	1 gal.
		Carolina Jessamine	1 gal.
Flowering Trees		Perennial/Seasonal Color	
Yoshino Cherry	7-8' ht.	Bright Yellow Daylily	1 gal.
Redbud	7-8' ht.	Pennisetum	1 gal.
Flowering Dogwood	7-8' ht.	Miscanthus	1 gal.
Kousa Dogwood	7-8' ht.		
Crape Myrtle	7-8' ht.		