

DRAFT



Perimeter Center DISTRICTS

City of Dunwoody, Georgia



DRAFT

AUGUST 1, 2016

Dunwoody 
* Smart people – Smart city

City of Dunwoody

41 Perimeter Center East
Suite 250
Dunwoody GA 30346

City Mayor

Denis Shortal

City Council

Lynn Deutsch
John Heneghan
Terry Nall
Jim Riticher
Pam Tallmage
Douglas Thompson

Planning Commission

Bob Dallas, Chair
Kirk Anders
Richard Grove
Bill Grossman
Renate Herod
Paul Player
Heyward Wescott

City Staff

Rebecca Keefer, City Planner/Director of Sustainability & Project Manager
Eric Linton, City Manager
Jessica Guinn, Assistant City Manager
Steve Foote, Community Development Director
Michael Starling, Economic Development Director
Michael Smith, Public Works Director
Andrew Russell, Planning Coordinator
Eric Bosman, City Consultant

Sounding Board

Robert Miller
Alex Chambers
Bob Dallas
Jennifer Harper
Stacey Harris
Cheryl Spitalnick
Tony Torbert

CODAMETRICS

duncan | associates

Contents

27-103 General	5
(a) Intent & Applicability	7
(b) Administration & Procedures	7
(c) How to Use this Code	7
27-104 Districts	9
(a) Districts & Regulating Map	10
(b) PC-1 District	12
(c) PC-2 District	13
(d) PC-3 District	14
(e) PC-4 District	15
(f) Uses	16
(g) Sustainability Measures	18
27-105 Building Types	21
(a) Requirements for all Building Types	22
(b) Regulations Specific to Building Types	25
(c) Explanation of Specific Building Type Requirements	36
27-106 Open Space Types	41
(a) Intent	42
(b) Applicability	42
(c) General Requirements	42
(d) Stormwater in Open Space Types	43
(e) Plaza	44
(f) Green	44
(g) Commons	45
(h) Park	45

This page intentionally blank.

27-103 General

SECTIONS

- (a) Intent & Applicability
- (b) Administration & Procedures
- (c) How to Use this Code

How To Use The PC Districts



Figure 27-103-1 How to Use the Code

(a) Intent & Applicability

(1) Intent. The Perimeter Center (PC) district regulations are intended to promote the same purposes identified for the Perimeter Center Overlay, as stated in 27-98(a)(2).

(2) Applicability. The PC zoning district regulations apply ~~a parallel set of zoning districts and regulations available to lots within the limits of Perimeter Center as illustrated on the City's zoning map and as shown on the Regulating Map (Figure 27-104-1), but only to lots that have been rezoned to the applicable PC zoning district in accordance with the amendment procedures of Article V, Division 2. New development in these areas may be developed wholly utilizing the regulations of this division or wholly utilizing the regulations of the non-Perimeter Center specific, applicable zoning districts.~~

(b) Administration & Procedures**(1) Establishment of Perimeter Center Districts.**

Perimeter Center (PC) zoning district classifications may be applied to property and PC district boundaries may be amended only in accordance with the amendment procedures of Article V, Division 2 ~~and the Regulating Map of Figure 27-104-1.~~

(2) Effect of Establishment. Once property has been classified in a Perimeter Center district, that property is subject exclusively to the applicable Perimeter Center district regulations and any applicable overlay district regulations.

(3) Review and Approval Procedures. Unless otherwise expressly stated, all uses and development in Perimeter Center 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) Site Plan Review. All applications for development permits within a Perimeter Center district must be accompanied by a site plan, which is subject to review and approval in accordance with Article v, Division 10.

(5) Relief. The Perimeter Center 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 location deviates from strict compliance by no more than 5 feet;
2. An increase in total impervious coverage by no more than 5 percent, not to exceed the total amount of permitted impervious plus semi-pervious coverage;
3. A decrease in build-to zone coverage by no more than 10 percent;
4. A reduction in the amount of required Shopfront building frontage along Primary Streets, by no more than 10 percent;
5. Additional height of any building story by no more than 2 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 5 feet; and
7. Any other minor exception expressly authorized under the Perimeter Center district regulations.

b. Major Exceptions-Special Land Use Permit.

Major exceptions to strict compliance with the Perimeter Center district regulations include any exception to strict compliance that is not expressly authorized as a minor exception under the provisions of subsection 27-103(B)(5) a. Major exceptions require review and approval in accordance with the special land use permit procedures of Article v, Division 3.

(c) How to Use this Code

Refer to Figure 27-103-1 How to Use the Code for an overview of code use.

This page intentionally blank.

27-104 Districts

SECTIONS

- (a) Districts & Regulating Map
- (b) PC-1 District
- (c) PC-2 District
- (d) PC-3 District
- (e) PC-4 District
- (f) Uses
- (g) Sustainability Measures

(a) Districts & Regulating Map

(1) District Map. The Perimeter Center districts are designated in Figure 27-104-1 Regulating Map.

(2) District Requirements. The requirements in this subsection apply to the Perimeter Center districts as follows.

- a. Requirements Specific to each District.** Refer to 27-104(b) through 27-104(e) for specific descriptions and requirements for each district.
- b. Use Requirements for all Districts.** Refer to 27-104(f) Uses for use requirements applicable to all districts.
- c. Sustainability Measures for all Districts.** Refer to 27-104(g) Sustainability Measures for sustainable development practice requirements applicable to all districts.

(3) Street Types. Refer to section 27-98(b) Street Types within the Perimeter Center Overlay for information on Street Types and street frontage requirements applicable to all Perimeter Center districts.

(4) Transition Yards. Refer to section 27-230 Transition Yards for information on buffer and screen requirements between different districts and uses.

(5) New Streets & Blocks. Refer to section 27-98(c) Streets & Blocks within the Perimeter Center Overlay for information on new street design requirements and block configurations.

(6) Other Perimeter Center Overlay Requirements. Refer to sections 27-98(d) General Building Design Criteria within the Perimeter Center Overlay.

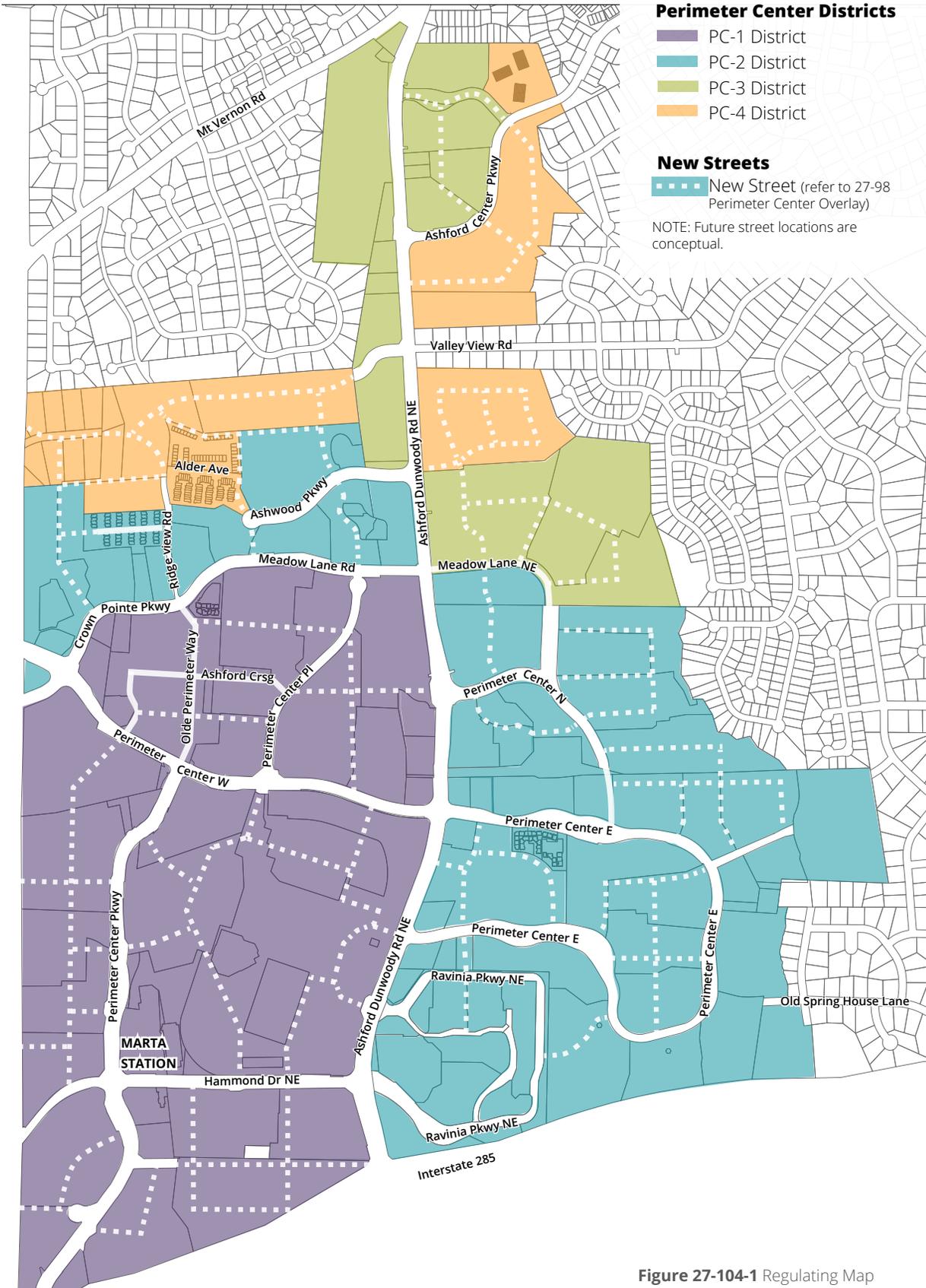


Figure 27-104-1 Regulating Map

(b) PC-1 District

Requirements for this district are provided in Figure 27-104-2. PC-1 District Requirements.

(1) Description & Intent. The PC-1 District is intended to apply to the central core area of Perimeter Center, including the area directly surrounding the Dunwoody MARTA train station. This district allows for the highest intensity of buildings, a high level of employment uses, and active ground story uses and design that support pedestrian mobility.

PC-1 DISTRICT REQUIREMENTS			Reference
BUILDING TYPES	Shopfront	● Minimum 60% of the length of all Primary Street frontages shall be fronted with the Shopfront Building. Refer to Figure 27-98-2 Street Types Map.	27-105 Building Types
	General	●	
	Townhouse		
	Detached House		
	Civic	●	
USE MIX	Minimum Mix of Uses	For all developments over 3 acres in size, a minimum of 2 use categories shall be accommodated.	27-104(f) Uses
HEIGHT	Minimum	For parcels larger than 3 acres, buildings shall be a minimum of 18 feet in height.	27-105(b)(2) for floor-to-floor heights per Building Type;
	Maximum	30 stories or 370 feet, whichever is less	
STREETS & BLOCKS	Streets & Block Configurations	Required per Figure 27-104-1 Regulating Map & Figure 27-98-2 Street Types Map	27-98(c) Streets & Blocks
	Minor Parkway	●	27-98(b) Street Types
	Primary Street	●	
	Secondary Street	●	
Secondary Street Narrow			
SITE COVERAGE	Maximum Impervious Cover	85 percent	27-621 Terms Defined
	Maximum Impervious plus Semi-Pervious Cover	95 percent	
OPEN SPACE REQUIREMENTS	For all developments 3 acres or larger, one permitted Open Space Type is required within 1/8 of a mile of the principal entrance(s) to each building. For developments over 15 acres, at least one Open Space Type shall be a minimum of 1 contiguous acre in size.		27-106 Open Space Types
	When multiple open spaces are required, no more than 2 of any one type may be utilized to meet the required open space.		
	Plaza	●	
	Green	●	
	Commons	● Permitted but shall not be used to meet open space requirement.	
	Park	●	

Figure 27-104-2. PC-1 District Requirements

● = permitted

(c) PC-2 District

Requirements for this district are provided in Figure 27-104-3. PC-2 District Requirements.

(1) Description & Intent.

The PC-2 District is made up primarily of employment uses, residential buildings, and limited shopfront retail and services.

PC-2 DISTRICT REQUIREMENTS			Reference
PERMITTED BUILDING TYPES	Shopfront	● Permitted on Primary Street frontages only. Refer to Figure 27-98-2 Street Types Map.	27-105 Building Types
	General	●	
	Townhouse	●	
	Detached House		
	Civic	●	
USE MIX	Minimum Mix of Uses	No mix required	27-104(f) Uses
HEIGHT	Minimum	1 story; single story buildings shall be 18 to 24 feet in height.	27-230 for transition yards; 27-105(a)(9)e for perimeter buffer; 27-105(b)(2) for floor-to-floor heights per Building Type
	Maximum: less than 100 feet from a lot line adjacent to single family zoning district	3 stories or 42 feet, whichever is less	
	Maximum: between 100 feet and 500 feet to a lot line adjacent to single family zoning district	5 stories or 70 feet, whichever is less	
	Maximum: greater than 500 feet to a lot line adjacent to single family zoning district	14 stories or 180 feet, whichever is less	
STREETS & BLOCKS	Streets & Block Configurations	Required per Figure 27-104-1 Regulating Map & Figure 27-98-2 Street Types Map	27-98(c) Streets & Blocks
	Minor Parkway	●	27-98(b) Street Types
	Primary Street	●	
	Secondary Street	●	
	Secondary Street Narrow		
SITE COVERAGE	Maximum Impervious Cover	65 percent	27-621 Terms Defined
	Maximum Impervious plus Semi-Pervious Cover	75 percent	
OPEN SPACE REQUIREMENTS	For all developments 3 acres or larger, one Open Space Type is required within 1/4 of a mile of the principal entrance(s) to each building. For developments over 18 acres, at least one Open Space Type shall be a minimum of 1 contiguous acre in size.		
	When multiple open spaces are required, no more than 2 of any one type may be utilized to meet the required open space.		
	Plaza	●	27-106 Open Space Types
	Green	●	
	Commons	●	
Park	●		

● = permitted

Figure 27-104-3. PC-2 District Requirements

(d) PC-3 District

Requirements for this district are provided in Figure 27-104-4. PC-3 District Requirements.

(1) Description & Intent. The PC-3 District is a smaller scale less intensive commercial district, permitting both shopfront buildings and office buildings.

PC-3 DISTRICT REQUIREMENTS			Reference
PERMITTED BUILDING TYPES	Shopfront	● Minimum 80% of the length of all Primary Street frontages shall be fronted with Shopfronts. Refer to Figure 27-98-2 Street Types Map.	
	General	●	27-105 Building Types
	Townhouse	●	
	Detached House		
	Civic	●	
USE MIX	Minimum Mix of Uses	No mix required	27-104(f) Uses
HEIGHT	Minimum	1 story; single story buildings shall be 18 to 24 feet in height.	27-230 for transition yards;
	Maximum: less than 100 feet from a lot line adjacent to single family zoning district	3 stories or 42 feet, whichever is less	27-105(a)(9)e for perimeter buffer;
	Maximum: greater than 100 feet to a lot line adjacent to single family zoning district	5 stories or 70 feet, whichever is less	27-105(b)(2) for floor-to-floor heights per Building Type
STREETS & BLOCKS	Streets & Block Configurations	Required per Figure 27-104-1 Regulating Map & Figure 27-98-2 Street Types Map	27-98(c) Streets & Blocks
	Minor Parkway	●	
	Primary Street	●	27-98(b) Street Types
	Secondary Street	●	
	Secondary Street Narrow		
SITE COVERAGE	Maximum Impervious Cover	75 percent	27-621 Terms Defined
	Maximum Impervious plus Semi-Pervious Cover	85 percent	
OPEN SPACE REQUIREMENTS	For all developments 3 acres or larger, one Open Space Type is required within 1/4 of a mile of the principal entrance(s) to each building. For developments over 18 acres, at least one Open Space Type shall be a minimum of 1 contiguous acre in size.		
	When multiple open spaces are required, no more than 2 of any one type may be utilized to meet the required open space.		
	Plaza	●	27-106 Open Space Types
	Green	●	
	Commons	● Permitted but shall not be used to meet open space requirement.	
Park	●		

Figure 27-104-4. PC-3 District Requirements

● = permitted

(e) PC-4 District

Requirements for this district are provided in Figure 27-104-5. PC-4 District Requirements.

(1) Description & Intent. The PC-4 District is made up primarily of residential uses at a scale that provides a transition between the intensity of Perimeter Center and the surrounding single-family residential neighborhoods.

PC-4 DISTRICT REQUIREMENTS			Reference
PERMITTED BUILDING TYPES	Shopfront		
	General	●	
	Townhouse	●	27-105 Building Types
	Detached House	●	
	Civic	●	
USE MIX	Minimum Mix of Uses	No mix required	27-104(f) Uses
HEIGHT	Minimum	1 story	
	Maximum	3 stories or 42 feet, whichever is less	27-105(b)(2) for floor-to-floor heights per Building Type
STREETS & BLOCKS	Streets & Block Configurations	Required per Figure 27-104-1 Regulating Map & Figure 27-98-2 Street Types Map	27-98(c) Streets & Blocks
	Minor Parkway		
	Primary Street	●	27-98(b) Street Types
	Secondary Street	●	
	Secondary Street Narrow	●	
SITE COVERAGE	Maximum Impervious Cover	60 percent	
	Maximum Impervious plus Semi-Pervious Cover	70 percent	27-621 Terms Defined
OPEN SPACE REQUIREMENTS	For all developments 3 acres or larger, one Open Space Type is required within 1/8 of a mile of the principal entrance(s) to each building. For developments over 18 acres, at least one Open Space Type shall be a minimum of 1 contiguous acre in size.		
	When multiple open spaces are required, no more than 2 of any one type may be utilized to meet the required open space.		
	Plaza		27-106 Open Space Types
	Green	●	
	Commons	●	
	Park	●	

● = permitted
○ = permitted under listed conditions

Figure 27-104-5. PC-4 District Requirements

(f) Uses

The following applies to all Perimeter Center districts.

(1) Use Table. The following apply to the uses outlined in this section. Refer to Figure 27-104-6. Table of Permitted Uses.

- a. Use Categories.** Refer to 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 27-111(4) 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 27-105 Building Types), unless otherwise specified.

(2) Developments of Regional Impact. Any project that constitutes a major modification to an existing Development of Regional Impact or a new application for a Development of Regional Impact requires review and approval through the Special Land Use Permit

process. See also 27-303 for additional process requirements.

(3) Use Sub-Categories. For the purposes of fulfilling the Use Mix requirements defined in each district table (refer to 27-104(b) PC-1 District through 27-104(e) PC-4 District), utilize the following sub-categories of uses, consisting of those uses listed in the table, right, that may contribute to the mix. Some permitted uses are not included.

a. Lodging & Residence Sub-Category

- Household Living
- Group Living
- Lodging

b. Civic Sub-Category

- Club or Lodge, Private
- Cultural Exhibit
- Educational Services
- Hospital
- Place of Worship

c. Office Sub-Category

- Construction and Building Sales and Service
- Medical Service
- Office or Consumer Service
- Research and Testing Services

d. Retail Sales Sub-Category

- Retail Sales
- Food and Beverage Retail Sales

e. Service Use Sub-Category

- Animal Services
- Day Care
- Repair or Laundry Services, Consumer
- Personal Improvement Services
- Eating and Drinking Establishments
- Financial Services
- Entertainment and Spectator Sports
- Sports and Recreation, Participant

USES	DISTRICTS				Reference
	PC-1	PC-2	PC-3	PC-4	
RESIDENTIAL					
Household Living					
Detached house	—	—	—	P	
Attached house	—	P[1]	P[1]	P[1]	
Multi-unit building, rental	S	S	S	S	
Multi-unit building, owner-occupied	P	P	P	P	
Age-Restricted Multi-unit building, rental	S	S	S	S	
Age-Restricted Multi-unit building, owner-occupied	P	P	P	P	
Group Living					
	—	S	S	S	
QUASI-PUBLIC & INSTITUTIONAL					
Ambulance Service	S	S	S	S	
Club or Lodge, Private	P	P	P	—	
Cultural Exhibit	P	P	P	P	
Day Care	P	P	P	P	
Educational Services	S	S	S	S	
Hospital	S	S	S	—	
Place of Worship	P	P	P	P	27-146
Utility Facility, Essential	P	P	P	E	27-151
COMMERCIAL					
Animal Services	P	P	S	—	27-131
Communication Services					
Telecommunications antenna mounted to building or similar structure	A	A	A	A	27-150
All other	P	P	P	P	
Standalone tower	S	S	S	S	
Construction and Building Sales and Services					
	P	P	P	—	
Eating and Drinking Establishments					
Food truck	P	P	P	—	27-138

USES	DISTRICTS				Reference
	PC-1	PC-2	PC-3	PC-4	
Other eating or drinking establishment	P	P	P	—	
Drive-through Facility	S	S	P	—	27-98(d)(8)
Entertainment and Spectator Sports					
Indoor	P	P	P	—	
Outdoor	S	S	S	—	
Financial Services					
Banks, credit unions, brokerage and investment services	P	P	P	—	
Food and Beverage Retail Sales	P	P	P	—	
Funeral and Interment Services	P	P	P	—	
Lodging	P	P	P	S	
Medical Service	P	P	P	—	
Office or Consumer Service	P	P	P	—	
Parking, Non-accessory	S	S	S	S	27-98(d)(9)
Personal Improvement Service	P	P	P	—	
Repair or Laundry Service, Consumer	P	P	P	—	
Research and Testing Services	P	P	P	—	
Retail Sales	P	P	P	—	
Sports and Recreation, Participant					
Indoor	P	P	P	—	
Outdoor	S	S	S	—	
Vehicle and Equipment, Sales and Service					
Gasoline sales	—	—	S	—	27-98(d)(7)
Vehicle sales and rental (Indoor only)	P	P	P	—	27-154
Vehicle repair, minor	—	—	S	—	27-153

P = use permitted as of right
 A = special administrative permit required
 E = special exception required
 S = special land use permit required

[1] Where more than 10% of the units are rental, a special land use permit is required.

Figure 27-104-6. Table of Permitted Uses

(g) Sustainability Measures

(1) Intent. The following requirements are intended to further the sustainability goals of the City defined in the most current Sustainability Plan adopted by the City.

(2) Applicability. The sustainable development measures in this section shall be addressed by all new developments in a Perimeter Center (PC) district that involve the complete replacement of an existing building or construction of a new building.

(3) Calculation & Evaluation

- a. Minimum Points Required.** The applicant shall achieve no fewer than 7 points from any combination of the sustainable development measures as valued in Figure 27-104-7 Sustainability Measures & Values. No partial points will be accepted.
- b. Minimum Requirements of the Measure.** All points shall be awarded based on meeting the minimum requirements of each sustainability measure, as indicated in this section.
- c. Newly Constructed Measures.** Measures count only if they are part of the new development application; measures already in place at the time of application do not count, unless otherwise approved by the community development director.
- d. Required Documentation.** The following documentation is required:
 1. Documentation of which measures and total number of points the applicant will achieve shall be indicated on the Development Permit application submitted to the City (refer to Article V, Division 9).
 2. Documentation is required to clearly illustrate the extent to which the minimum requirements of each of the selected measures is to be met through permanent construction or policies.

	MEASURES	VALUE
ENERGY CATEGORY	Building Energy Efficiency	3 points
	Renewable Energy Sources	5 points
	Green Roof	4 points
	Heat Island Reduction	2 points
WATER CATEGORY	Building Water Efficiency	2 points
	Water-Efficient Landscaping	1 points
	Pervious Pavement	2 points
TRANS-PORTATION CATEGORY	Enhanced Bicycle Amenities Measure	1 to 2 points
	Transportation Access Measure	4 points
ALTERNATIVE	Alternative Measure	1 to 3 points

Figure 27-104-7 Sustainability Measures & Values

(4) Energy Category Measures

- a. Energy Efficiency.** Newly constructed buildings must demonstrate an average 10 percent improvement over the energy code currently in effect in the city.
- b. Renewable Energy.** Incorporate renewable energy generation on-site with production capacity of at least 5 percent of the building’s annual electric or thermal energy, established through an accepted building energy performance simulation tool. The following renewable energy generation sources are applicable: solar thermal or photovoltaics, ground-sourced heating or cooling, fuel cells and microturbines using non-fossil fuel, wind energy conversion. Other means of generating electricity without using a fuel, such as kinetic, heat exchange, approved by the community development director.
- c. Green Roof.** Install a vegetated roof for at least 50 percent of any building roof area or roof deck; a minimum of 2,500 square feet is required to receive credit.

d. Heat Island Reduction. Use any combination of the following strategies for 35 percent of all on-site, non-roof hardscape areas, including sidewalks, plazas, courtyards, parking lots, parking structures, and driveway: coverage of the surface at canopy tree maturity in 15 years, and/or solar reflective paving & roofing with a SRI (solar reflectance index) of at least 29.

(5) Water Category Measures

- a. Building Water Efficiency.** Indoor water use in new buildings and major renovations must be an average 20 percent less than in baseline buildings. Baseline water usage shall be determined based on fixtures per the Energy Policy Act of 1992 and subsequent rulings by the United States Department of Energy or a similar method approved by the community development director.
- b. Water-Efficient Landscaping.** Reduce potable water used for landscape irrigation by 50 percent from a calculated midsummer baseline case by using either one of the following methods: utilizing all xeriscape plant materials and providing no permanent irrigation system, or using only captured rainwater with an irrigation system.
- c. Pervious Pavement.** Install an open grid or pervious pavement system that is at least 40 percent pervious on 65 percent of all hardscape surface areas, including sidewalks, plazas, courtyards, parking lots, and driveways. The water shall be directed into the groundwater or other acceptable storm accommodation per the public works director.

(6) Transportation Category Measures

- a. Enhanced Bicycle Amenities Measure.** Inclusion of 2 of the following earns 1 point. Inclusion of 3 of the following earns 2 points.
1. **Lockable enclosed bicycle storage.** Provide 1 secure, enclosed bicycle storage space for 10 percent of planned employee occupancy.
 2. **Employee shower facilities.** Provide a minimum of one shower facility per 150 employees, minimum of one total.
 3. **Repair Center.** Provide a designated bicycle repair center open to the public and consisting of, at least one air pump, water, and tools.

b. Transportation Access Measure. Site must be within 1/4 mile of existing or proposed transit stop with provision of enhanced access to transit and shall include one or more of the following.

1. Construction of a bus turnout on development property or in adjacent street right-of-way.
2. Construction of additional shared use paths other than those required per 27-98(b)(3)d Shared Use Paths.
3. Provision of direct platform connection to rail station.
4. Additional easement for provision or enhancement of transit.
5. Other items approved by the public works director.

(7) Alternative Measure. The applicant may submit an alternative sustainable development measure for review and recommendation by the community development director. The measure shall further a sustainability goal and shall not be considered standard practice for current developments. The measure shall be unrelated to any of the other measures defined in this Section. Based upon their review, the community development director shall make a recommendation for the number of points to be awarded. Required documentation shall clearly illustrate that the measure furthers a sustainability goal.

This page intentionally blank.

27-105 Building Types

SECTIONS

- (a) Requirements for all Building Types
- (b) Regulations Specific to Building Types
- (c) Explanation of Specific Building Type Requirements

(a) Requirements for all Building Types

The Building Types detailed in this section outline the required building forms for new construction and renovated structures within the Perimeter Center districts defined in 27-104 Districts.

(1) Applicability. The requirements of this section apply to all new development, or new structures or buildings, established in 27-103(a)(2). All structures must meet the requirements of one of the Building Types permitted within the Zoning District.

(2) Districts, Building Types, and Street Types. For each lot, a designated Perimeter Center district is found on Figure 27-104-1 Regulating Map.

- a. District.** Each district, per 27-104 Districts, has a set of requirements related to streets, open space, uses, and permitted Building Types.
- b. Building Types.** Each Building Type, as established in this section 27-105, has a set of requirements, including requirements related to the facades facing different Street Types.
- c. Street Types.** Street Types, per section 27-98(b) Street Types of the Perimeter Center Overlay, include frontage requirements for the space between the build-to zone of the Building Type and the curb of the street.

(3) Uses. Uses are permitted by District, per 27-104(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) General Building Design Requirements. Refer to section 27-98(d) General Building Design Criteria within the Perimeter Center Overlay for information on building design requirements additional to and applicable to all Building Types.

(5) Multiple Principal Structures. Multiple structures are permitted on all lots in the Perimeter Center districts. All structures shall meet the requirements of one of the permitted Building Types for the district.

(6) Permanent Structures. All buildings constructed shall be permanent construction, unless otherwise noted.

(7) Other Structures. Utility structures and towers permitted in the district are exempted from the Building Type standards.

(8) Build to the Corner. The corner of the lot is defined as the intersection of the two build-to zones of

each street. Refer to Figure 27-105-1 Corner and Build-to Zones on Different Street Types.

- a. Corners at Primary Street and Parkways.** Buildings shall be built up to the corner, occupying the intersection of the two build-to zones of any intersection of two Primary Streets, a Primary Street at any Parkway, or two Parkways. Courtyards shall not be located in this area.
- b. Corners involving Secondary Streets.** Buildings should be built to the corner, occupying the intersection of the two build-to zones of any intersection involving a Secondary Street. Courtyards should not be located in this area.

(9) Treatment of Build-to Zones, Setbacks, & Transition Yards. Refer to 27-621 Terms Defined for definition of build-to zones and setbacks.

- a. Landscape Areas.** All build-to zones and setbacks 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 trail extensions, buffers, and/or landscape yards, unless otherwise specifically noted.
- b. Transition Yards.** Refer to 27-230 for size and landscape requirements.
- c. Surface Parking.** Surface parking lot yard location is determined by Building Type and shall only be permitted in setbacks when the

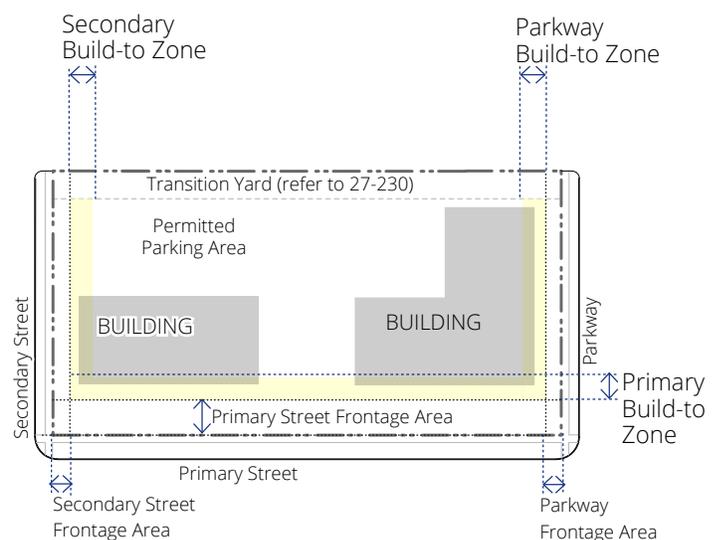


Figure 27-105-1 Corner and Build-to Zones on Different Street Types

setback is labeled as a “building setback”. Parking shall be set back from a lot line abutting another property a minimum of 10 feet. Refer to 27-105(b) Regulations Specific to Building Types.

- d. Driveways.** Driveways may cross perpendicularly through build-to zones and setbacks, when permitted per 27-105(a)(10) Driveways, below, or to connect to a parking lot on an abutting lots.
- e. Perimeter Buffer.** On all PC district lots, a required transition yard of 100 feet is established at the lot line of a PC district and any other non-PC zoning district within the city of Dunwoody. Within the perimeter buffer, building height is restricted to 3 stories or 42 feet, whichever is less. Refer to 27-104 Districts.

(10) Driveway Access. Location of vehicular driveway access is based on the Major or Minor Parkway, Primary Street, and Secondary Street designations in Figure 27-98-2 Street Types Map per the hierarchy as follows. Refer to Figure 27-105-2 Driveway Locations by Street Type.

- a. Public Works Director.** The public works director shall determine the quantity of driveways, need for closure of existing driveways, width of driveways, and proximity of driveways to other driveways or streets.

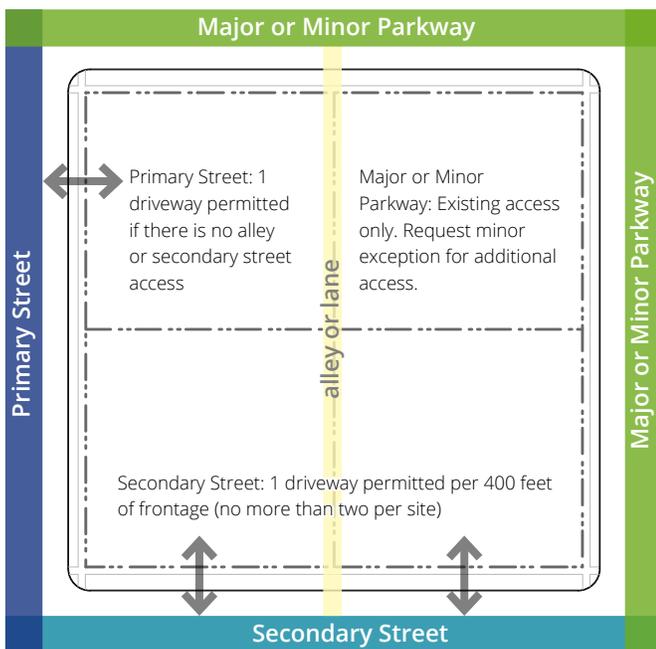


Figure 27-105-2 Driveway Locations by Street Type

- 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. Minimum pavement width for an alley or lane is 16 feet and maximum pavement width is 24 feet.
- c. Secondary Street Access.** If no alley exists, one driveway access per 200 linear feet of street frontage or 2 total driveway access points, whichever is greater, are permitted from each Secondary Street per site.
- d. Primary Street.** If no alley or Secondary Street exists, one driveway access point is permitted off each Primary Street.
 - 1. **Side Parking off Primary Street.** When side parking with the drive located perpendicular to the street centerline, is utilized as permitted by the Building Type, one driveway access is permitted off the Primary Street. This driveway counts towards entrances permitted by 27-105(a)(10)d, above. The sidewalk paving shall extend across the driveway, signaling priority to the pedestrian.
- e. Parkways.** If no alley, Secondary Street, or Primary Street exists, existing driveways may be utilized off Parkways. New driveways off Minor or Major Parkways are permitted only if no other option exists and a minor exception is granted by the public works director.
- f. Shared Driveways.** Shared driveways are encouraged for all other adjacent developments.
- g. Inter-Lot Drives.** When two or more parking lots are located adjacent to each other and each lot contains the same Building Type, the parking lots shall be connected with a drive perpendicularly crossing the Transition Yard. Other parking lots should be connected wherever practical.
- h. Pedestrian Facilities.** At-grade, designated pedestrian routes, including sidewalks and crosswalks, shall be supplied connecting each parking area to either the Primary sidewalk (and front entrance) or a rear public entrance.
 - 1. Crosswalks shall include pavers or colored concrete pavement across driveways.
 - 2. Vehicular areas, such as driveways, parking drive lanes, loading lanes, bike lanes/facilities,

and parking areas, shall not be utilized as designated pedestrian routes.

3. Pedestrian connections are desirable between all adjacent sites and land uses.

i. Driveway Width. Driveways shall be no greater than 22 feet in width at the right-of-way line. Driveways wider than 22 feet shall include landscaped, pedestrian refuge islands with a walk area to reduce the crossing to no more than 22 feet.

j. Loading Facilities. Loading facilities for all Building Types in all Perimeter Center districts shall be located as follows:

1. Loading facilities shall not face Primary Streets.
2. Loading facilities shall not be located in any required building setback area.
3. Preferred location for loading facilities is on the interior of the lot, not visible from any streets.
4. Loading facilities visible from a Parkway or Secondary Street shall be screened from the sidewalk by a fence/wall or a combination of fence/wall and landscape screening.
 - i. Fence/Wall. Fences and walls shall be no taller than 6 feet and shall have a minimum overall opacity of 80 percent. Materials shall meet the requirements of 27-98(d)(3)a Major Facade Materials, in the Perimeter Center Overlay.
 - ii. Landscape. Tree canopies shall be used to screen above the 6 foot wall or fence.
 - iii. 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 5 gallon shrubs, with mature height of a minimum 6 feet, is required.

k. Accessory Buildings. The following applies to all accessory buildings or structures in any PC district:

1. Attached accessory structures are considered part of the principal structure and shall meet all requirements of the principal structure.

2. Detached accessory structures shall comply with all building and district requirements unless otherwise modified in the following:
 - i. Detached accessory structures are not permitted between the face of the building and any street right-of-way line.
 - ii. Detached accessory structures shall be a maximum of 10 feet lower in height than the overall building height or 15 feet in height, whichever is greater.

(b) Regulations Specific to Building Types

(1) Building Type Descriptions & Intentions

- a. Shopfront Building.** The Shopfront Building is intended for use as a mixed use building located close to the sidewalk with parking typically in the rear or side of the lot.

The most distinctive element of this Building Type is the ground floor front facade with large amounts of storefront glass and regularly spaced entrances, typically for retail and service uses.

- b. General Building.** The General Building is intended to be built close to the sidewalk, but may also allow for a landscape yard and drop off drives. 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.

- c. Townhouse Building.** The Townhouse Building is a building typically comprised of several multi-story single-family units, located adjacent to each other, each with its own entrance to the street.

- d. Detached House Building.** The Detached House Building is a building surrounded by landscape yard, with an entrance facing the street, and typically housing single family uses.

Parking is required to be located in the rear, either incorporated into a detached garage or in an attached garaged accessed from the rear of the building.

- e. Civic Building Description.** The Civic Building is the most flexible Building Type limited to civic and institutional types of uses.

These buildings are distinctive within the urban fabric created by the other Building Types and could be designed as iconic structures.

(2) Building Type Regulations

The following defines and illustrates the regulations for each Building Type.

a. SHOPFRONT BUILDING REGULATIONS

	PC-1 DISTRICT	PC-2 DISTRICT	PC-3 DISTRICT
BUILDING SITING Refer to Figure 27-105-3 Shopfront Building: Building Siting and 27-105(c)(1) Building Siting by Street Types			
Along Primary Street Frontage Edge			
1 Minimum Build-to Zone Coverage	90%	80%	80%
2 Build-to Zone (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	0' to 10'	0' to 15'	0' to 15'
3 Off-Street Parking along Frontage	one double-loaded aisle, perpendicular to street per 27-105(c)(1)c.1. Side Parking	permitted (refer to 27-105(a)(8) Build to the Corner for buildings required on corners)	
Along Parkway Frontage Edge			
4 Minimum Build-to Zone Coverage	60%	30%	30%
5 Build-to Zone (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	0' to 15'	0' to 15'	0' to 15'
6 Off-Street Parking along Frontage	permitted (refer to 27-105(a)(8) Build to the Corner for buildings required on corners)		
Along Secondary Street Frontage Edge			
7 Minimum Build-to Zone Coverage	30%	none required	none required
8 Build-to Zone (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	0' to 30'	0' to 50'	0' to 50'
9 Off-Street Parking along Frontage	permitted	permitted	permitted
At Adjacent Lot Lines			
10 Minimum Side Building Setback	15'; 0' abutting other PC-1 districts	15'	15'
11 Minimum Rear Building Setback	30'	30'	30'
FLOOR-TO-FLOOR HEIGHT Refer to Figure 27-105-4 Shopfront Building: Floor-to-Floor Height & Use Requirements and 27-105(c)(2) Floor-to-Floor Height.			
12 Ground Story: Minimum Height Maximum Height	14' 30' ¹	14' 30' ¹	14' 24' ¹
13 Ground Story Elevation	80% between 0' to 2' above adjacent sidewalk; visible basement not permitted (refer to 27-98(d)(6) Ground Story at Sloping Facades for stepping facades at sloped sidewalks)		
USES Refer to Figure 27-105-4 Shopfront Building: Floor-to-Floor Height & Use Requirements and 27-105(c)(3) Uses within Building.			
14 Ground Story	any retail subcategory, service subcategory, lobbies for lodging (refer to 27-104(f) Uses) permitted in the district		
15 Upper Story	any use permitted in the district		
16 Parking within Building	permitted fully in any basement and in rear of ground and upper floors; entrance to parking should be off an interior facade		
17 Required Occupied Space	30' deep from any Primary Street facade on all ground and upper stories		
STREET FACADE DESIGN REQUIREMENTS Refer to Figure 27-105-5 Shopfront Building: Street Facade Design Requirements and 27-105(c)(4) Street Facade Design Requirements			
18 Ground Story Fenestration Measured between 2' and 10' above grade	75% minimum	60% minimum	60% minimum
19 Entry Area	recessed between 3' and 8' from the facade closest to the street		
20 Entrance Elevation	within 2' of average grade at the sidewalk adjacent to entrance		
21 Required Number of Primary Street Entrances	1 per each 75' width of front facade		
22 Ground Story Vertical Facade Divisions	every 30' of facade width		
23 Horizontal Facade Divisions	required within 3' of the top of the ground story, and every 5th floor above the 1st floor		

Notes

¹ If 18 feet or more in height, ground story shall count as 2 stories towards maximum building height.

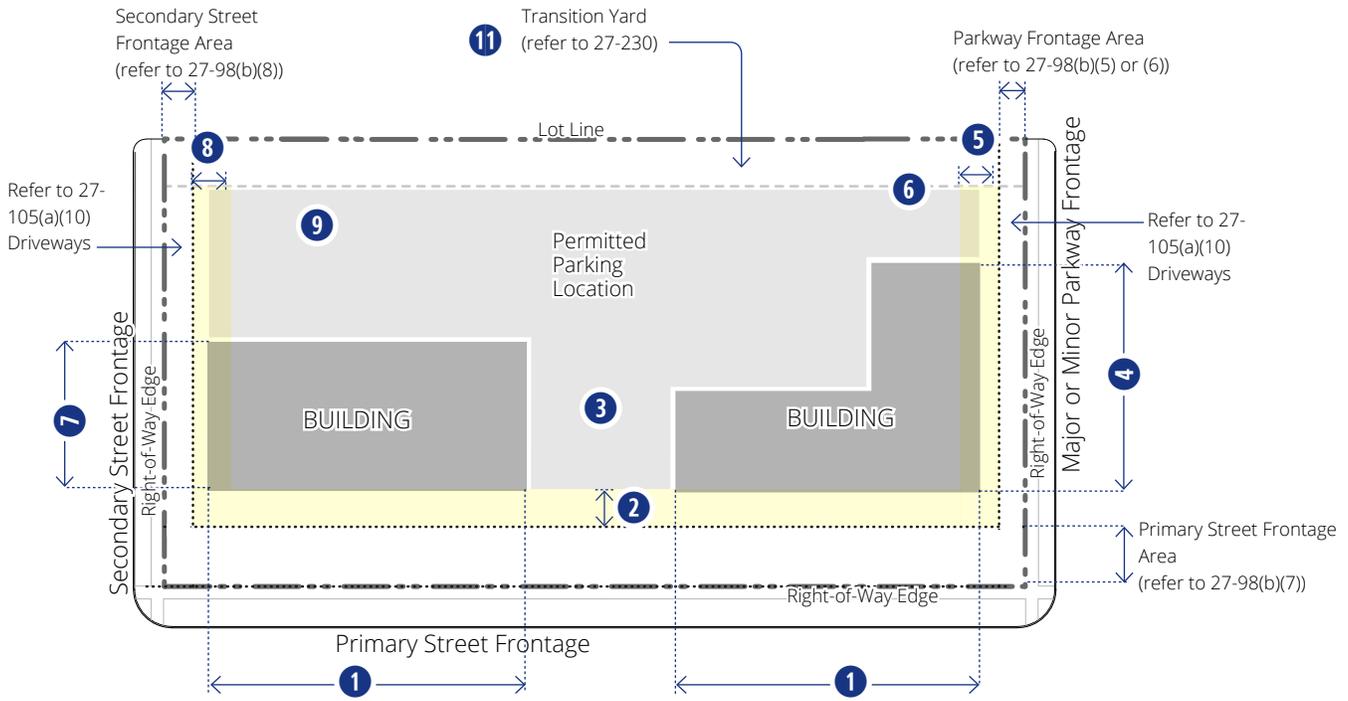


Figure 27-105-3 Shopfront Building: Building Siting

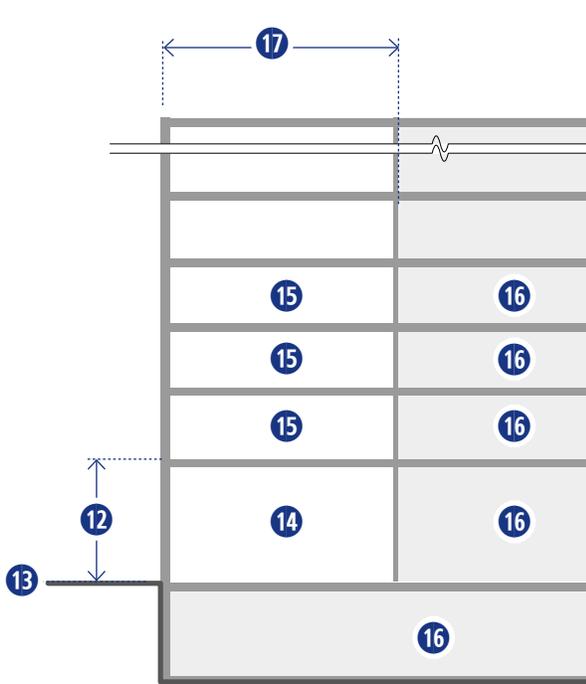


Figure 27-105-4 Shopfront Building: Floor-to-Floor Height & Use Requirements

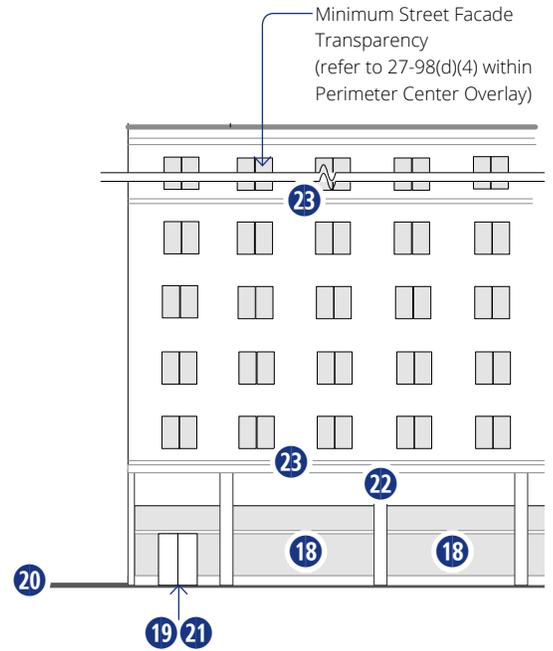


Figure 27-105-5 Shopfront Building: Street Facade Design Requirements

b. GENERAL BUILDING REGULATIONS

	PC-1 DISTRICT	PC-2 DISTRICT	PC-3 DISTRICT	PC-4 DISTRICT
BUILDING SITING Refer to Figure 27-105-6 General Building: Building Siting and 27-105(c)(1) Building Siting by Street Types				
Along Primary Street Frontage Edge				
1 Minimum Build-to Zone Coverage	80%	50%	60%	60%
2 Build-to Zone (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	5' to 20'	10' to 30'	5' to 15'	15' to 30'
3 Off-Street Parking along Frontage	one double-loaded aisle, perpendicular to street per 27-105(c)(1) c.1. Side Parking	permitted (refer to 27-105(a)(8) Build to the Corner for buildings required on corners)		not permitted
Along Parkway Frontage Edge				
4 Minimum Build-to Zone Coverage	60%	50%	50%	50%
5 Build-to Zone (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	5' to 20'	10' to 30'	15' to 50'	15' to 30'
6 Off-Street Parking along Frontage	permitted (refer to 27-105(a)(8) Build to the Corner for buildings required on corners)			
Along Secondary Street Frontage Edge				
7 Minimum Build-to Zone Coverage	30%	none required		
8 Build-to Zone (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	10' to 50'	10' to 50'	15' to 50'	15' to 50'
9 Off-Street Parking along Frontage	permitted	permitted	permitted	permitted
At Adjacent Lot Lines				
10 Minimum Side Building Setback & Space Between Buildings on Same Lot	15'; minimum 15' between buildings on same lot			
11 Minimum Rear Building Setback	30'			
FLOOR-TO-FLOOR HEIGHT Refer to Figure 27-105-7 General Building: Floor-to-Floor Height & Use Requirements and 27-105(c)(2) Floor-to-Floor Height.				
12 Ground Story: Minimum Height Maximum Height	14' 30' ¹	14' 24' ¹	14' 24' ¹	10' 18' ¹
13 Ground Story Elevation	maximum of 2'-6" above the sidewalk without visible basement and a maximum of 4'-6" above the sidewalk with a visible basement			
USES Refer to Figure 27-105-7 General Building: Floor-to-Floor Height & Use Requirements and 27-105(c)(3) Uses within Building.				
14 Ground Story	office category, residential category, and retail sales and service uses limited to 25% of gross ground floor area, as permitted by district			limited to certain uses per 27-104(f) Uses
15 Upper Story	any permitted use			limited to certain uses per 27-104(f) Uses
16 Parking within Building	permitted fully in any basement and in rear of ground and upper floors; entrance to parking should be off an interior facade			
17 Required Occupied Space	30' deep from any Primary Street facade on all ground and upper stories			
STREET FACADE DESIGN REQUIREMENTS Refer to Figure 27-105-8 General Building: Street Facade Design Requirements and 27-105(c)(4) Street Facade Design Requirements				
18 Ground Story Fenestration Measured between 2' and 10' above grade	20% minimum	20% minimum	20% minimum	20% minimum
19 Entry Area	recessed minimum 3' from the facade closest to the street			
20 Required Number of Primary Street Entrances	1 per each 150' of front facade			
21 Ground Story Vertical Facade Divisions	every 150' of facade width			
22 Horizontal Facade Divisions	required within 3' of the top of the ground story, the top of the visible basement, and any 5th floor above the 1st floor			

Notes

¹ If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

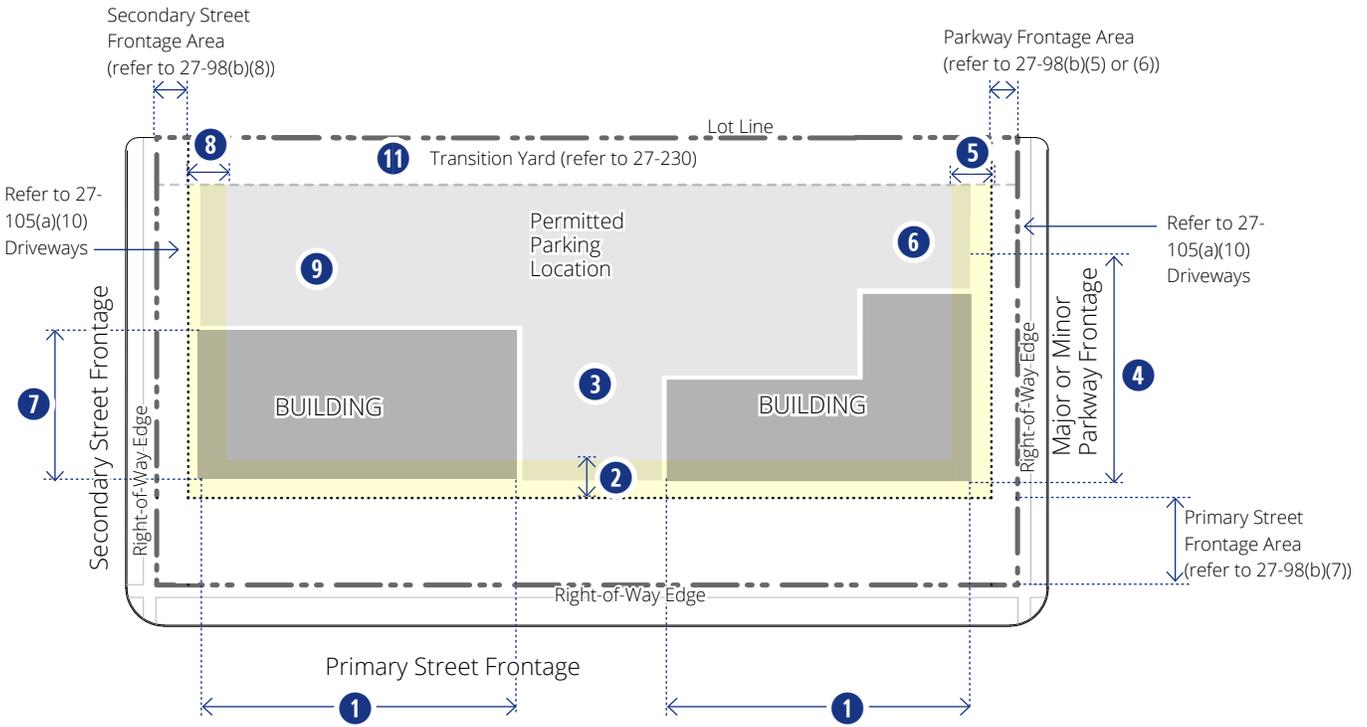


Figure 27-105-6 General Building: Building Siting

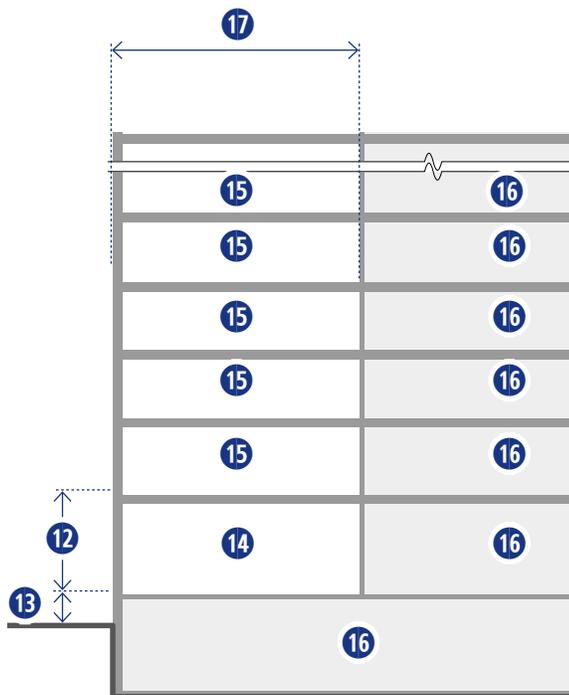


Figure 27-105-7 General Building: Floor-to-Floor Height & Use Requirements

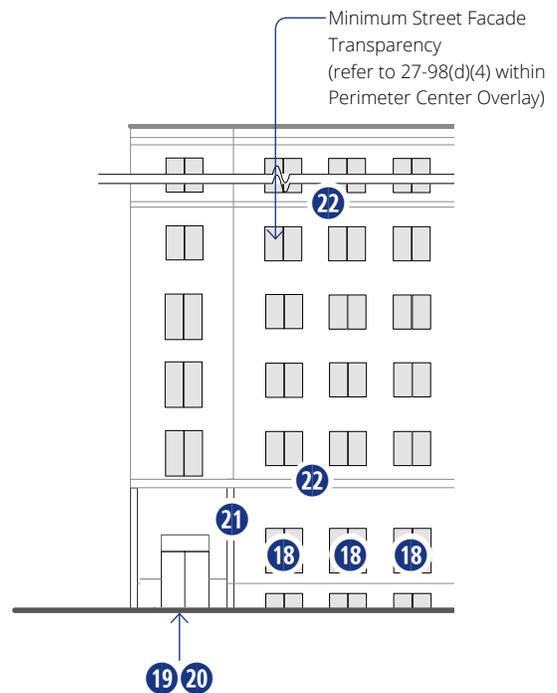


Figure 27-105-8 General Building: Street Facade Design Requirements

27-105 Building Types

Townhouse Building Regulations

DRAFT

c. TOWNHOUSE BUILDING REGULATIONS

	PC-2 DISTRICT	PC-3 DISTRICT	PC-4 DISTRICT	
BUILDING SITING ^{SEE NOTE 1} Refer to Figure 27-105-9 Townhouse Building: Building Siting and 27-105(c)(1) Building Siting by Street Types				
Along Primary Street Frontage Edge				
1	Minimum Build-to Zone Coverage ^{SEE NOTE 2}	65%	65%	65%
2	Build-to Zone ^{SEE NOTE 2} (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	10' to 30'	15' to 30'	15' to 30'
3	Off-Street Parking along Frontage	not permitted	not permitted	not permitted
Along Parkway Frontage Edge				
4	Minimum Build-to Zone Coverage ^{SEE NOTE 2}	50%	50%	50%
5	Build-to Zone ^{SEE NOTE 2} (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	25' to 50'	25' to 50'	25' to 50'
6	Off-Street Parking along Frontage	permitted		
Along Secondary Street Frontage Edge				
7	Minimum Build-to Zone Coverage	none required		
8	Setback (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	15'	15'	15'
9	Off-Street Parking along Frontage	permitted		
At Adjacent Lot Lines & Between Buildings				
10	Minimum Side Building Setback & Space Between Buildings on Same Lot		15'	
11	Minimum Rear Building Setback		30'; 10' for accessory garage building	
FLOOR-TO-FLOOR HEIGHT ³ Refer to Figure 27-105-10 Townhouse Building: Floor-to-Floor Height & Use Requirements and 27-105(c)(2) Floor-to-Floor Height.				
12	All Stories: Minimum Height Maximum Height Measured floor-to-floor	9' 14'	9' 14'	9' 14'
13	Ground Story Elevation	maximum of 2'-6" above the sidewalk without a visible basement and a maximum of 4'-6" above the sidewalk with a visible basement		
USES Refer to Figure 27-105-10 Townhouse Building: Floor-to-Floor Height & Use Requirements and 27-105(c)(3) Uses within Building.				
14	All Stories	attached house only		
15	Parking within Building	permitted fully in any basement and in rear of ground and upper floors; garage doors and access to structured parking should be off an interior side or rear facade (not a street facade)		
16	Required Occupied Space	30' deep from any Primary Street facade on all ground and upper stories		
17	Required Open Space	A minimum of 400 square feet of open space is required per unit, in the form of a rear yard space, courtyard, or open space type, within 100 feet of the building.		
STREET & COURTYARD FACADE DESIGN REQUIREMENTS Refer to Figure 27-105-11 Townhouse Building: Street Facade Design Requirements and 27-105(c)(4) Street Facade Design Requirements				
18	Ground Story Fenestration	15% minimum	15% minimum	15% minimum
19	Entry Area	Entrance shall be off a stoop or a porch. Refer to 27-621 Terms Defined. The porch shall be a minimum of 5 feet deep and 8 feet wide. The stoop shall be a minimum of 3 feet deep and 5 feet wide.		
20	Required Number of Street Entrances	1 per unit ²	1 per unit ²	1 per unit ²
21	Ground Story Vertical Facade Divisions	No more than two side by side units may share the same façade plane and then a 2' offset is required.		
22	Horizontal Facade Divisions	not required		

Notes

¹ For the purposes of the Townhouse building, a building consists of multiple units; minimum of 3 and maximum of 8 units.

² Each unit shall have a front facade fully located in a primary street build-to zone, except one of every five units may shall front a courtyard with a minimum width of 30 feet or a secondary street. The courtyard shall be defined on three sides by units.

³ A Townhouse building shall be a minimum of 2 stories and a maximum of 4 stories, independent of the district requirements.

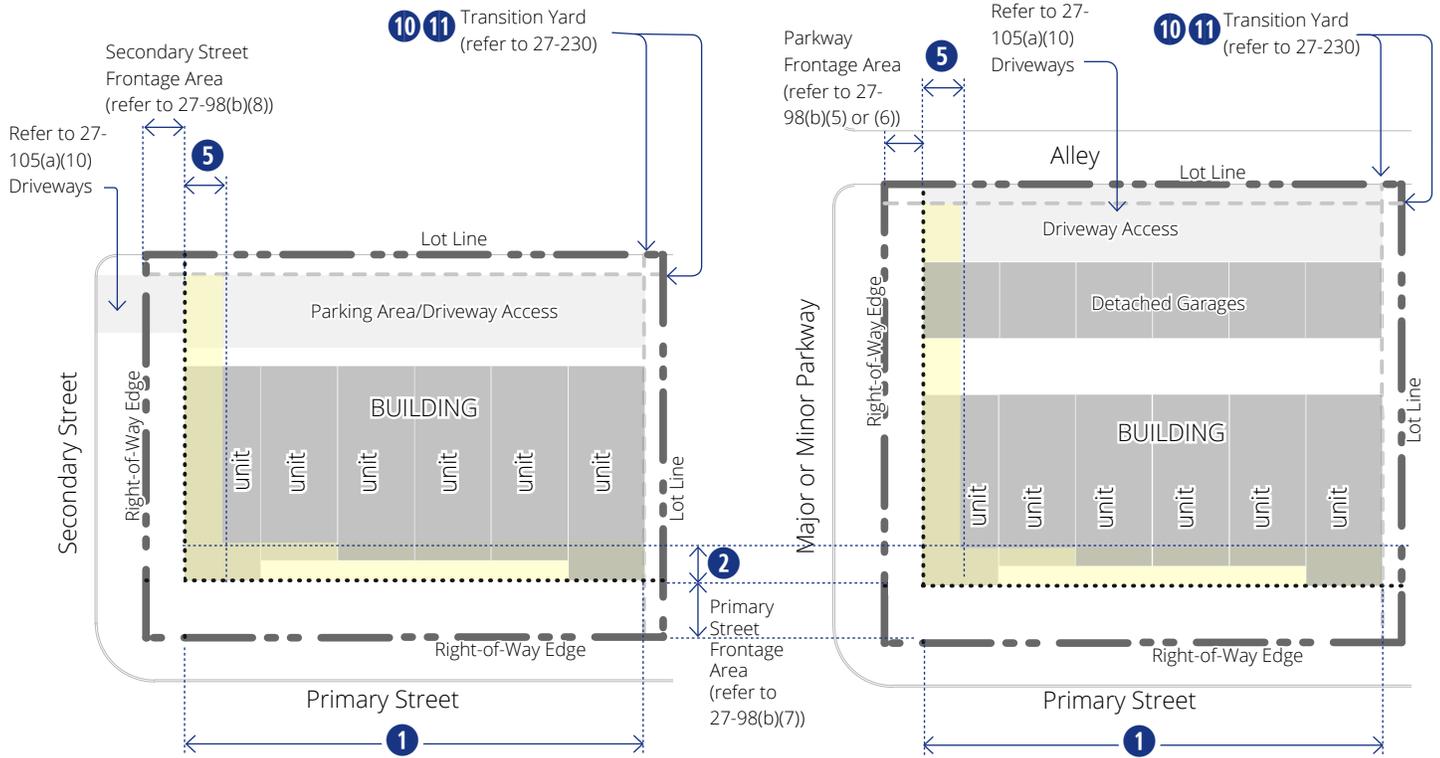


Figure 27-105-9 Townhouse Building: Building Siting

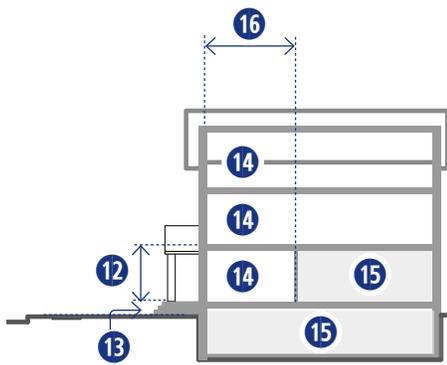


Figure 27-105-10 Townhouse Building: Floor-to-Floor Height & Use Requirements

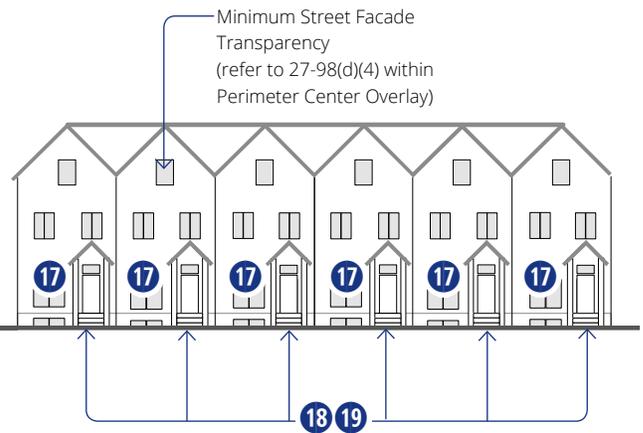


Figure 27-105-11 Townhouse Building: Street Facade Design Requirements

d. DETACHED HOUSE BUILDING REGULATIONS

PC-4 DISTRICT

BUILDING SITING Refer to Figure 27-105-12 Detached House Building: Building Siting and 27-105(c)(1) Building Siting by Street Types

Along Primary Street Frontage Edge		
1	Minimum Build-to Zone Coverage ¹	65%
2	Build-to Zone ¹ (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	15' to 30'
3	Garage Entrance or Off-Street Parking along Frontage	not permitted
Along Parkway Frontage Edge		
4	Minimum Build-to Zone Coverage ¹	50%
5	Build-to Zone ¹ (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	25' to 50'
6	Garage Entrance or Off-Street Parking along Frontage	permitted, preferred off alley or lane
Along Secondary Street Frontage Edge		
7	Minimum Build-to Zone Coverage	none required
8	Setback (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	15'
9	Garage Entrance or Off-Street Parking along Frontage	permitted, preferred off alley or lane
At Adjacent Lot Lines		
10	Minimum Side Building Setback & Space Between Buildings on Same Lot	10'; minimum 15' between buildings on the same lot
11	Minimum Rear Building Setback	40'; 10' for accessory garage building

FLOOR-TO-FLOOR HEIGHT Refer to Figure 27-105-13 Detached House Building: Floor-to-Floor Height & Use Requirements and 27-105(c)(2) Floor-to-Floor Height.

12	All Stories: Minimum Height Maximum Height Measured floor-to-floor	9' 14'
13	Ground Story Elevation	maximum of 2'-6" above the sidewalk without a visible basement and a maximum of 4'-6" above the sidewalk with a visible basement

USES Refer to Figure 27-105-13 Detached House Building: Floor-to-Floor Height & Use Requirements and 27-105(c)(3) Uses within Building.

14	All Stories	household living
15	Parking within Building	permitted fully in any basement and in rear of ground and upper floors
16	Required Occupied Space	30' deep from any Primary Street facade on all ground and upper stories

STREET FACADE DESIGN REQUIREMENTS Refer to Figure 27-105-14 Detached House Building: Street Facade Design Requirements and 27-105(c)(4) Street Facade Design Requirements

17	Ground Story Fenestration Measured between 2' and 10' above grade	15% minimum
18	Entry Area	Entrance shall be off a stoop or a porch. Refer to 27-621 Terms Defined. The porch shall be a minimum of 5 feet deep and 8 feet wide. The stoop shall be a minimum of 3 feet deep and 5 feet wide.
19	Required Number of Street Entrances	1 per unit ¹
20	Ground Story Vertical Facade Divisions	not required
21	Horizontal Facade Divisions	not required

Notes

¹ Each building shall have a facade fully located in a primary street build-to zone, except one of every five units may front a courtyard with a minimum width of 30 feet or a secondary street. The courtyard shall be defined on three sides by units.

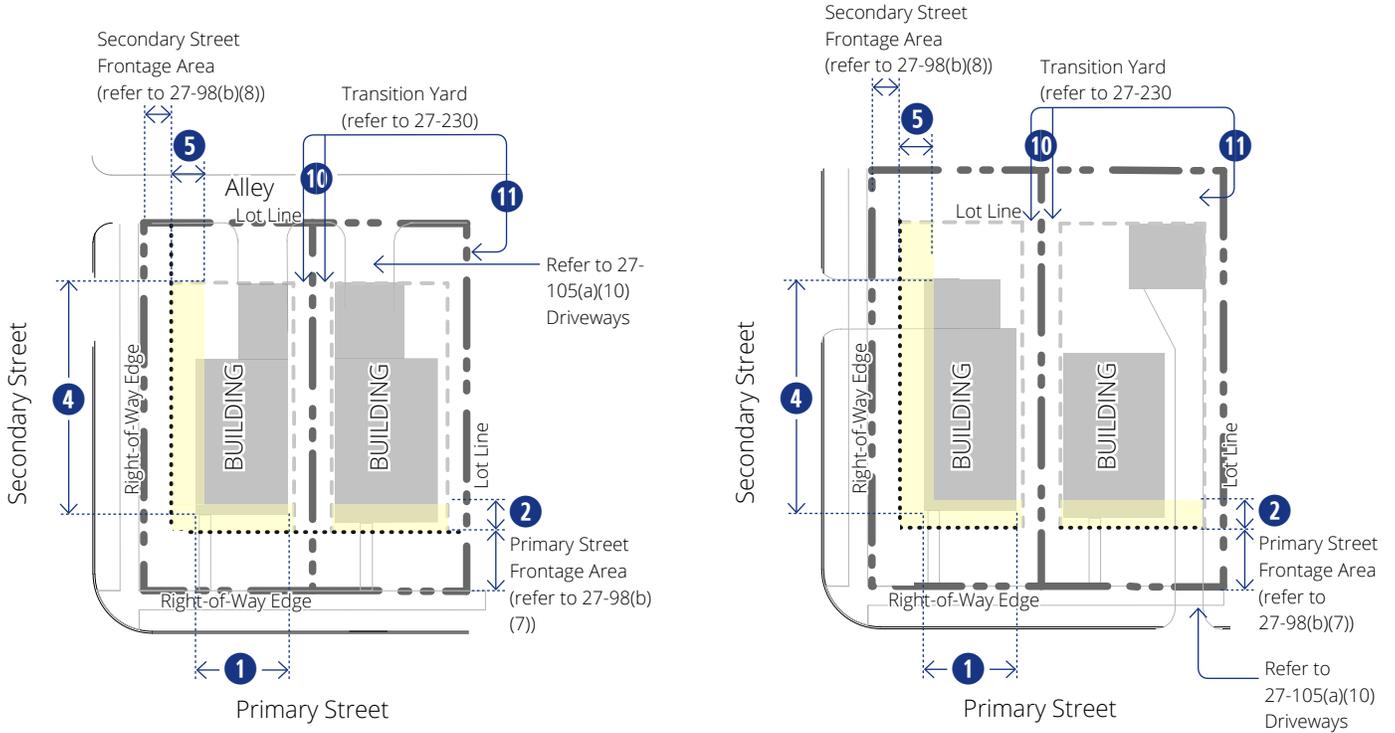


Figure 27-105-12 Detached House Building: Building Siting

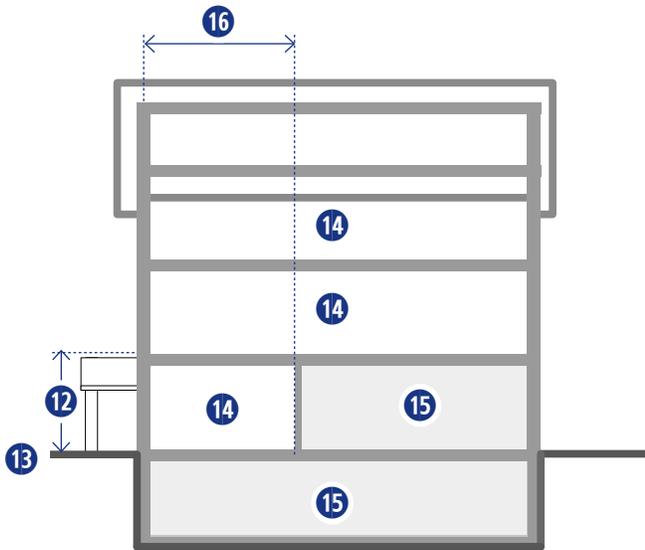


Figure 27-105-13 Detached House Building: Floor-to-Floor Height & Use Requirements

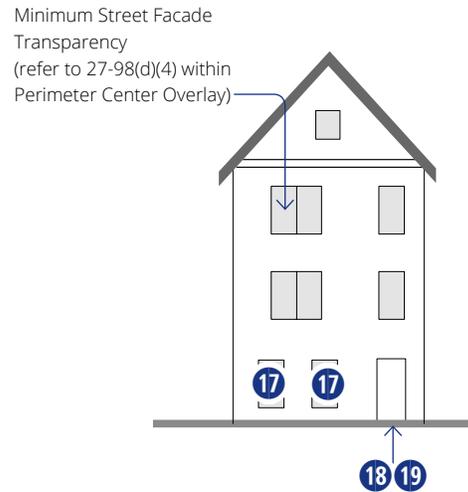


Figure 27-105-14 Detached House Building: Street Facade Design Requirements

e. CIVIC BUILDING REGULATIONS

	PC-1 DISTRICT	PC-2 DISTRICT	PC-3 DISTRICT	PC-4 DISTRICT
BUILDING SITING Refer to Figure 27-105-15 Civic Building: Building Siting and 27-105(c)(1) Building Siting by Street Types				
Along Primary Street Frontage Edge				
1	Minimum Build-to Zone Coverage			
	n/a			
2	Setback (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)			
	15'			
3	Off-Street Parking along Frontage			
	maximum of one double-loaded aisle, perpendicular to street			
Along Parkway Frontage Edge				
4	Minimum Build-to Zone Coverage			
	n/a			
5	Setback (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)			
	15'			
6	Off-Street Parking along Frontage			
	Permitted			
Along Secondary Street Frontage Edge				
7	Minimum Build-to Zone Coverage			
	n/a			
8	Setback (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)			
	15'			
9	Off-Street Parking along Frontage			
	Permitted			
At Adjacent Lot Lines				
10	Minimum Side Building Setback & Space Between Buildings on Same Lot			
	15'	30'	30'	30'
11	Minimum Rear Building Setback			
	30'	30'	30'	30'
FLOOR-TO-FLOOR HEIGHT Refer to Figure 27-105-16 Civic Building: Floor-to-Floor Height & Use Requirements and 27-105(c)(2) Floor-to-Floor Height.				
12	Ground Story: Minimum Height Maximum Height Measured floor-to-floor			
	14' 30'			
USES Refer to Figure 27-105-16 Civic Building: Floor-to-Floor Height & Use Requirements and 27-105(c)(3) Uses within Building.				
13	All Stories			
	Limited to civic subcategory of uses			
14	Parking within Building			
	permitted fully in any basement and in rear of ground and upper floors; entrance to parking should be off an interior facade			
15	Required Occupied Space			
	30' deep from any Primary Street facade on all ground and upper stories			
STREET FACADE DESIGN REQUIREMENTS Refer to Figure 27-105-17 Civic Building: Street Facade Design Requirements and 27-105(c)(4) Street Facade Design Requirements				
16	Ground Story Fenestration Measured between 2' and 10' above grade			
	20% minimum			
17	Entry Area			
	Entrance shall be off a stoop or a porch. Refer to 27-621 Terms Defined. The porch shall be a minimum of 5 feet deep and 8 feet wide. The stoop shall be a minimum of 3 feet deep and 5 feet wide.			
18	Entrance Elevation			
	maximum of 2'-6" above the sidewalk without visible basement; maximum of 4'-6" above the sidewalk with a visible basement			
19	Required Number of Primary Street Entrances			
	one			
20	Ground Story Vertical Facade Divisions			
	none required			
21	Horizontal Facade Divisions			
	none required			

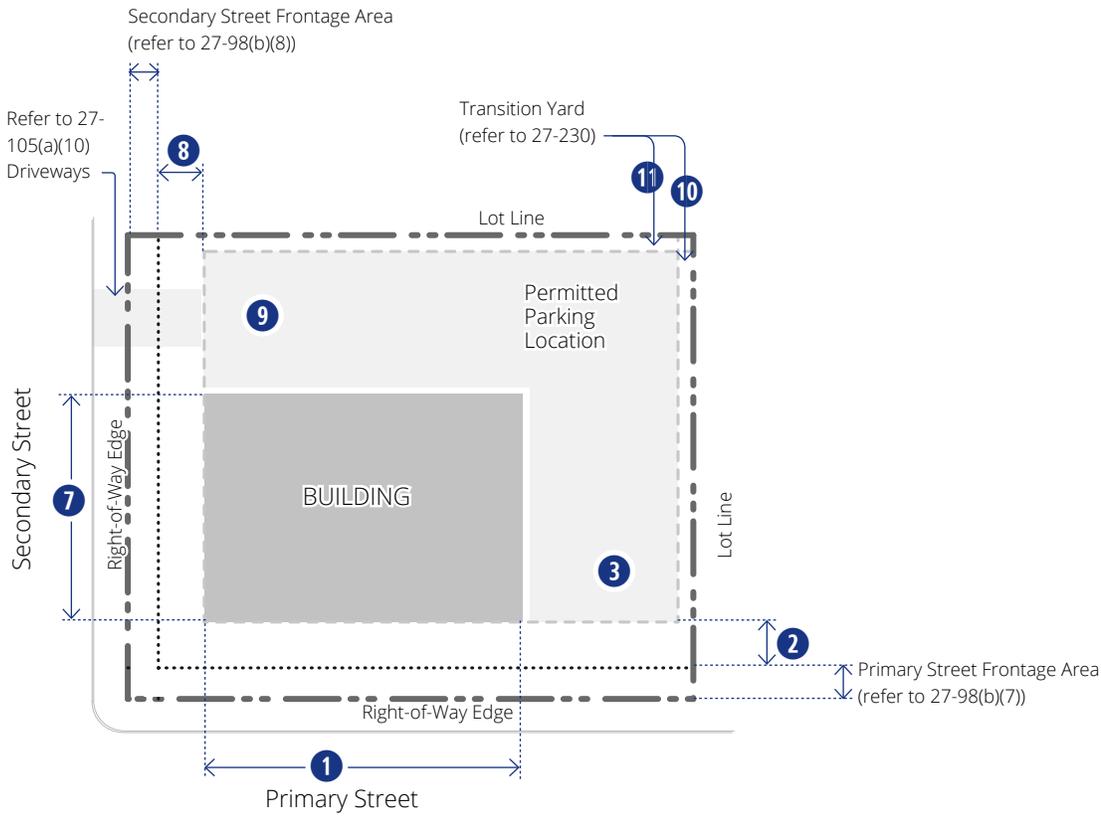


Figure 27-105-15 Civic Building: Building Siting

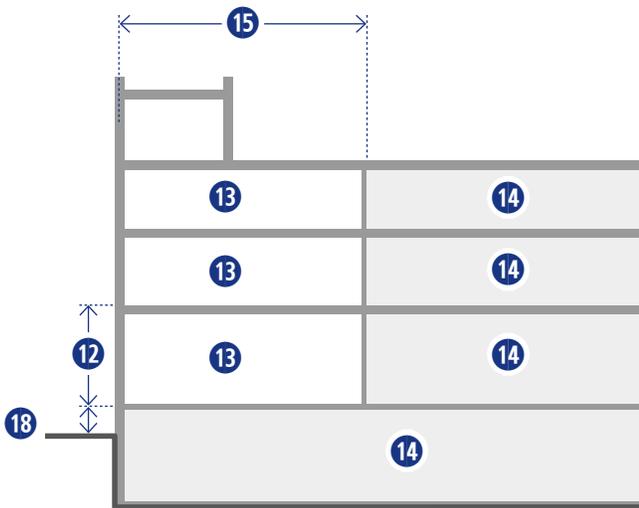


Figure 27-105-16 Civic Building: Floor-to-Floor Height & Use Requirements

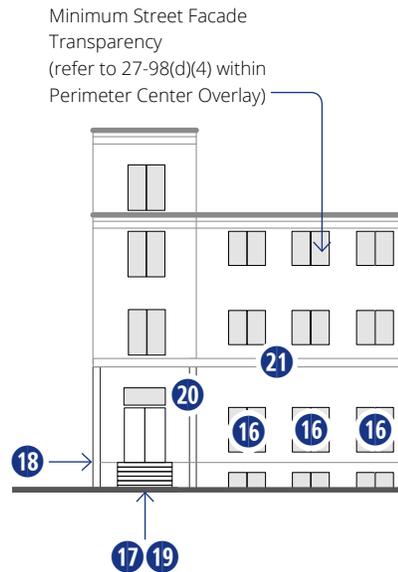


Figure 27-105-17 Civic Building: Street Facade Design Requirements

(c) 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, refer to 27-105(b)(2)a through 27-105(b)(2)e.

(1) Building Siting by Street Types

The following explains the line item requirements for each Building Type Table within the section entitled "Building Siting."

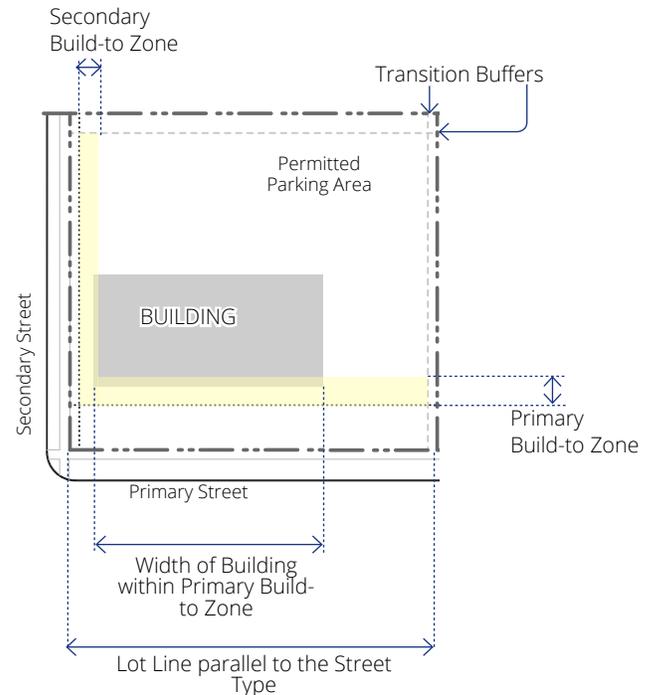
For each Building Type, requirements are defined for each Street Type frontage that may occur surrounding the site. Refer to Figure 27-98-2 Street Types Map for the type defined for each street in the Perimeter Center area. Each Street Type is defined with frontage options in 27-98(b) Street Types, including the Major and Minor Parkway, Primary Street, and the Secondary Street.

a. Build-to Zone Coverage. The minimum percentage of building wall or facade along the street for each Street Type (Parkway, Primary Street, Secondary Street per Figure 27-98-2 Street Types Map) is designated on each Building Type table. Refer to 27-105(b)(2)a through 27-105(b)(2)e.

- 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. Refer to Figure 27-105-18 Minimum Build-to Zone Coverage.
- 2. Courtyards.** Courtyards, per 27-621 Terms Defined, located along the facade 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. The build-to zone is designated separately for each Street Type frontage on each Building Type table. Refer to Figure 27-105-1 Corner and Build-to Zones on Different Street Types and Figure 27-98-2 Street Types Map.

- 1. Measurement.** The build-to zone for all districts and Street Type frontages is measured from the edge of the Street Type frontage area onto the site, along the frontage edge. Refer to Figure 27-105-19 Location of Build-to Zone in relation to Frontage.
- 2. Encroachments.** Awnings and building mounted signage may extend beyond the build-to zone into the frontage area, but may not extend into the street right-of-way.
- 3. Porches, Arcades, Galleries.** Porches, arcades and galleries may be included on the building facade 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.



$$\frac{\text{Width of Building within Build-to Zone}}{\text{Lot Line parallel to the Street Type}} = \text{Build-to Zone Coverage}$$

Figure 27-105-18 Minimum Build-to Zone Coverage

c. Off-Street Parking along Frontage. Off-street parking is permitted behind any buildings on the site, but is only permitted exposed along a frontage if designated on the table of requirements for each Building Type.

- 1. Side Parking.** Where noted, side off-street parking along a Primary Street may be permitted with a maximum of one double loaded aisle of parking perpendicular to the street centerline and with a maximum width of 72 feet. Refer to the Street Type frontage parking edge for design requirements in front of the parking and Figure 27-105-20 Side Off-Street Parking.

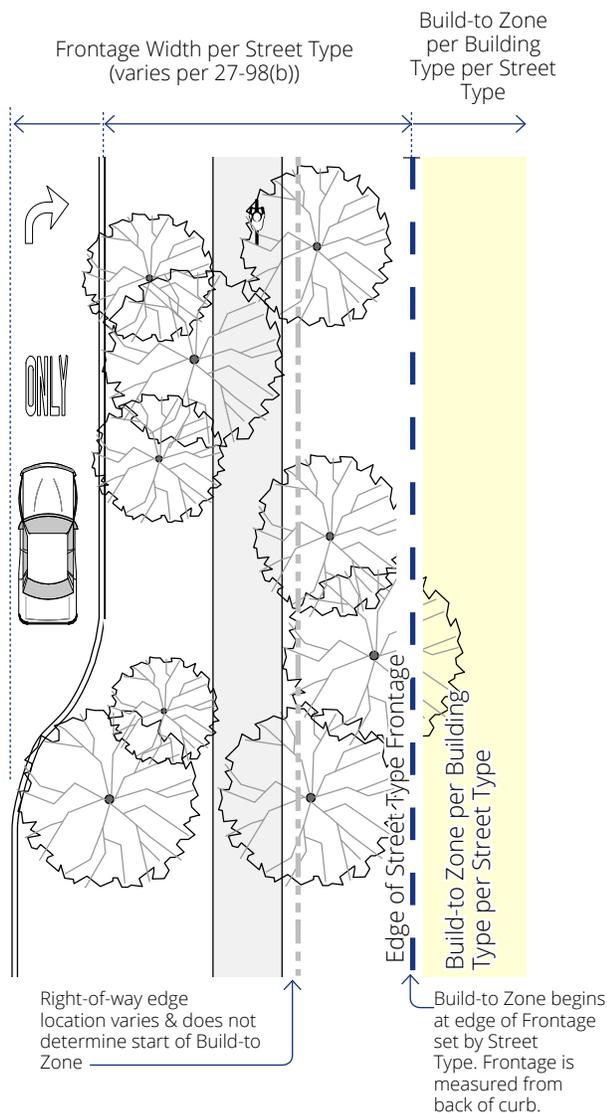


Figure 27-105-19 Location of Build-to Zone in relation to Frontage

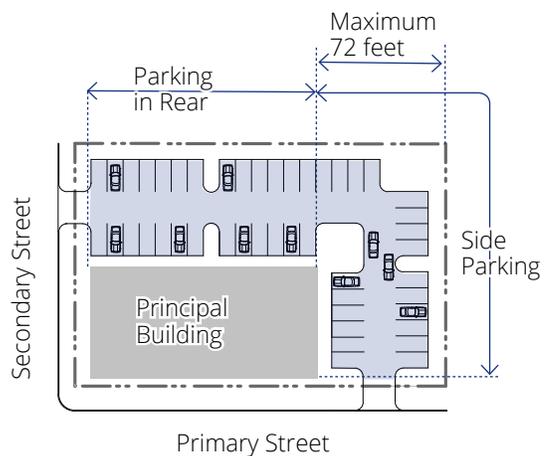


Figure 27-105-20 Side Off-Street Parking

27-105 Building Types

Explanation of Specific Building Type Requirements

DRAFT

(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."

Overall permitted building heights are designated by District in stories. Refer to 27-104 Districts.

a. Ground Story, Minimum and Maximum Height.

(Refer to Figure 27-105-21 Measuring Story Height). Each Building Type indicates a permitted range of height in feet for the ground story of the building.

1. **Taller Spaces.** Spaces exceeding the allowable floor-to-floor heights of the Building Type are not permitted on Primary Street facades. These spaces are unlimited on interior lot and Secondary Street facades, and limited to no more than 50 percent of Major or Minor Parkway facades.

b. 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 shall be a maximum of one-half the height of the tallest story.

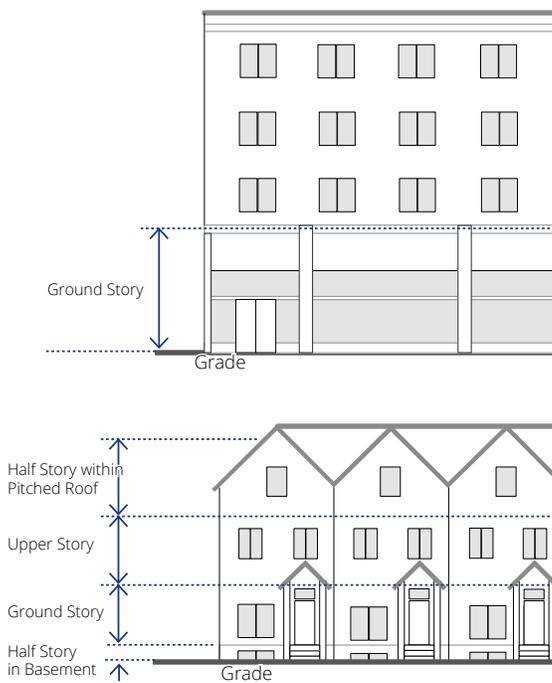


Figure 27-105-21 Measuring Story Height

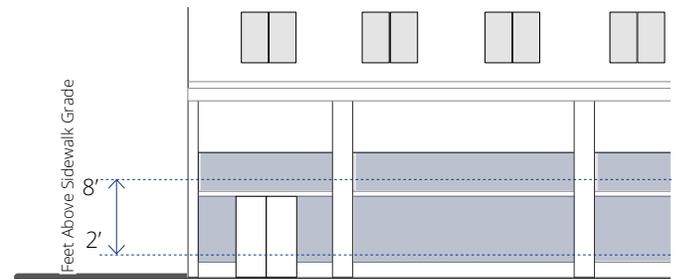


Figure 27-105-22 Measuring Ground Story Windows

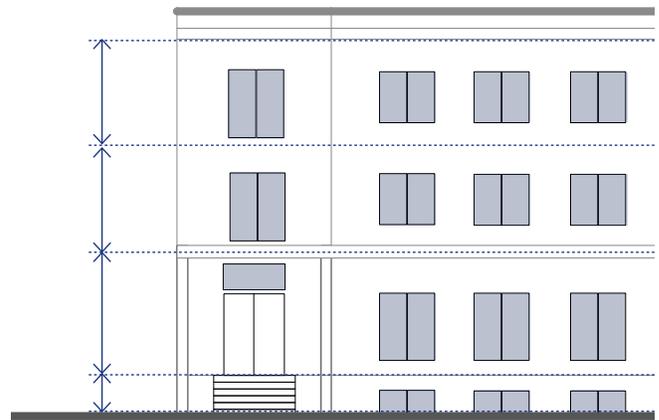


Figure 27-105-23 Measuring Fenestration per Facade

(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 27-104(f) Uses for uses permitted within each Zoning 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 facade(s). Refer to 27-621 Terms Defined for the definition of Occupied Space.

(4) Street Facade Design Requirements

The following explains the line item requirements for each Building Type within the section entitled "Street Facade Requirements".

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

- a. Minimum Fenestration.** (Refer to Figure 27-105-23 Measuring Fenestration per Facade). The following articulates the minimum amount of ground story transparent glass required on facades facing street and parking facades.
 1. **Measurement.** Ground Story windows, when defined separately from the overall minimum fenestration, shall be measured between 2 feet and 8 feet from the average grade at the base of the front facade. Refer to Figure 27-105-22 Measuring Ground Story Windows.
 2. **Transparent.** Transparent means any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.
 3. **Other Stories.** A general minimum fenestration requirement applies to all other stories visible from any street. Refer to 27-98(d)(4)a Quantity of Windows.
 4. **Arcades, Galleries, Courtyards.** Ground story windows shall be located on the

interior facade of any arcade or gallery. Ground story windows shall continue around a minimum of 60 percent of courtyard facades.

- b. Entry Area.** Size requirements and recommended types of entrance areas per Building Type.
- c. Required Number of Street Entrances.** The minimum number of and maximum spacing between entrances on the ground floor building facade with Primary Street frontage.
- d. Vertical Facade Divisions.** The use of a vertically oriented expression line or form to divide the facade into vertical divisions at increments no greater than the dimension shown, as measured along the base of the facade. Elements may include a column, pilaster, or other continuous vertical ornamentation a minimum of 1.5 inch depth. Refer to 27-621 Terms Defined for the definition of expression line.
- e. Horizontal Facade Divisions.** The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions at locations designated. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of 1.5 inch depth.

This page intentionally blank.

27-106 Open Space Types

SECTIONS

- (a) Intent
- (b) Applicability
- (c) General Requirements
- (d) Stormwater in Open Space Types
- (e) Plaza
- (f) Green
- (g) Commons
- (h) Park

27-106 Open Space Types

Intent

DRAFT

(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

The standards outlined apply to open space required per Perimeter Center district (refer to 27-104(b) through 27-104(e)).

(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) Rooftop Open Space. Rooftop terraces or open space shall not count towards required open space.

(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 requirements.

(1) Open Space Types. All open space provided within any Perimeter Center District shall comply with one of the Open Space Types defined by 27-106(e) through 27-106(h).

(2) 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.

(3) Dedicated. Open Space Types shall be designated by easement or, with permission of the City, may be either located within the right-of-way or dedicated by plat as a separate lot.

(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 proximity to railroad right-of-way and 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 sports field or court 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.

(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

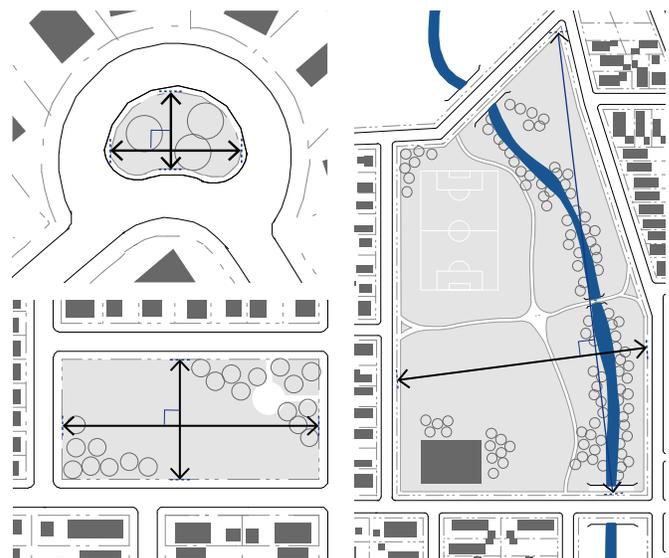


Figure 27-106-1 Measuring Minimum Dimensions

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 right-of-way.

(8) Measuring Size.

- a. Size.** The size of the Open Space Type is measured to include all landscape and paving areas associated directly with the Open Space Type.
- b. Minimum Dimension.** The minimum length or width of the Open Space Type, as measured along the longest two straight lines intersecting at a right angle defining the maximum length and width of the lot. Refer to Figure 27-106-1 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 Parkway, Primary Street, or Secondary Street. This requirement provides access and visibility to the open space.

(10) Improvements. As noted in the specific requirements for each Open Space Type (27-106(e) through 27-106(h)), the following types of site improvements and structures may be permitted on an Open Space Type.

- 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 (27-106(e) through 27-106(h)) 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.

27-106 Open Space Types

Plaza

DRAFT



(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.

(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.

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%

GREEN CRITERIA	
Dimensions	
Minimum Size	0.50 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%



(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.

(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.

COMMONS CRITERIA	
Dimensions	
Minimum Size	0.25 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	Not permitted
Maximum Impervious Surface + Semi-Pervious Surface	30% + 10%
Maximum Percentage of Open Water & Stormwater Features	30%

PARK CRITERIA	
Dimensions	
Minimum Size	1 acre
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%

This page intentionally blank.