

Contents

ARTICLE II. - ZONING DISTRICTS	3
Secs. 27-75—27-86. - Reserved.....	3
DIVISION 3. - SPECIAL PURPOSE ZONING DISTRICTS	3
DIVISION 4. – OVERLAY ZONING DISTRICTS	3
Sec. 27-98. – Perimeter Center Overlay.....	3
DIVISION 5. – PERIMETER CENTER DISTRICTS	3
ARTICLE IV. - GENERALLY APPLICABLE REGULATIONS.....	3
DIVISION 1. - PARKING AND CIRCULATION	3
Sec. 27-202. - Minimum motor vehicle parking ratios.....	3
Sec. 27-204. - Allowed motor vehicle parking reductions.....	7
DIVISION 2. – LANDSCAPING AND SCREENING	9
Sec. 27-230 Transition Yards.....	9
ARTICLE V. - REVIEW AND APPROVAL PROCEDURES	13
DIVISION 3. - SPECIAL LAND USE PERMITS.....	13
Sec. 27-359. - Review and approval criteria.....	13
DIVISION 7. - ADMINISTRATIVE PERMITS.....	14
Sec. 27-436. - Applicability.....	14
Sec. 27-437. - Authority to file.....	15
Sec. 27-438. - Application filing.....	15
Sec. 27-439. - Posted notice.....	15
Sec. 27-440. - Community development director's decision.....	15
Sec. 27-441. - Review and approval criteria.....	15
Sec. 27-442. - Appeals.....	16
Sec. 27-443. - Transfer of administrative permit.....	16
Sec. 27-444. - Amending conditions of approval.....	16
Sec. 27-445. - Reporting.....	16
DIVISION 10. – SITE PLAN REVIEW	16
Sec. 27-485. - Applicability.....	16
Sec. 27-486. - Authority to file.....	17
Sec. 27-487. - Application filing.....	17

Sec. 27-488. - Community development director's decision..... 17
Sec. 27-489. - Review and approval criteria..... 18
Sec. 27-490. - Appeals..... 18
Sec. 27-491. - Transfer of site plan approval..... 18
Sec. 27-492. - Amending conditions of approval..... 18
Sec. 27-493. - Lapse of approval. 18
ARTICLE VII. - MEASUREMENTS, LANGUAGE AND DEFINITIONS..... 18
DIVISION 3 - DEFINITIONS..... 18

ARTICLE II. - ZONING DISTRICTS

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Secs. 27-75—27-~~85~~86. - Reserved.

DIVISION 3. - SPECIAL PURPOSE ZONING DISTRICTS

~~Sec. 27-86. — PC, Perimeter Center district.~~

~~RESERVED (future location of district(s) to accommodate PCID uses and development).~~

~~(Ord. No. 2013-10-15, § 1(Exh. A § 27-6.10), 10-14-2013)~~

DIVISION 4. – OVERLAY ZONING DISTRICTS

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Sec. 27-98. – Perimeter Center Overlay.¹

DIVISION 5. – PERIMETER CENTER DISTRICTS²

ARTICLE IV. - GENERALLY APPLICABLE REGULATIONS

DIVISION 1. - PARKING AND CIRCULATION³

...

Sec. 27-202. - Minimum motor vehicle parking ratios.

Except as otherwise expressly stated, off-street motor vehicle parking spaces must be provided in accordance with the following table:

USES	Minimum Motor Vehicle Parking
RESIDENTIAL	
Household Living	
Detached house	2 spaces per dwelling unit
Attached house	2 spaces per dwelling unit
Multi-unit building	1 space per dwelling unit + 1 additional space per bedroom for 2+ bedroom units + 1 visitor space per 8 units
Multi-unit building (age-restricted 62 years+)	1 space per dwelling unit + 1 visitor space per 8 units
Group Living	
Convent and monastery	5 spaces per 1,000 sq. ft.
Fraternity house or sorority house	1 space per bed

¹ Proposed new overlay district provisions presented in separate attached document, which would be located here upon codification.

² Proposed districts presented in separate attached document. New district regulations will be located here upon codification.

³ Includes only those sections with proposed revisions.

USES	Minimum Motor Vehicle Parking
Nursing home	1 space per 2 beds
Personal care home, registered (1—3 persons)	4 spaces
Personal care home, family (4—6 persons)	4 spaces
Personal care home, group (7—15 persons)	4 spaces
Personal care home, congregate (16 or more)	1 space per 4 clients
Residence hall	0.25 spaces per sleeping room
Shelter, homeless	1 space per 10-person capacity
Supportive living	1 space per 2 living units
Transitional housing facility	1 space per 4 beds
QUASI-PUBLIC AND INSTITUTIONAL	
Ambulance Service	1 space per service vehicle plus 1 space per 2 employees
Club or Lodge, Private	10 spaces per 1,000 sq. ft.
Cultural Exhibit	1 space per 3 fixed seats; 40 spaces per 1,000 sq. ft. in largest assembly room if no fixed seats
Day Care	
Day care facility, adult (6 or fewer persons)	4 spaces
Day care center, adult (7 or more)	5 spaces per 1,000 sq. ft.
Day care facility, child (6 or fewer persons)	4 spaces
Day care center, child (7 or more)	5 spaces per 1,000 sq. ft.
Educational Services	
College or university	10 spaces per classroom
Kindergarten	5 spaces per 1,000 sq. ft.
Research and training facility, college or university affiliated	10 spaces per classroom
School, private elementary or middle	2 spaces per classroom
School, private senior high	5 spaces per classroom
School, specialized non-degree	10 spaces per classroom
School, vocational or trade	10 spaces per classroom
Hospital	1 space per 2 beds
Place of Worship	1 space per 3 fixed seats or 40 spaces per 1,000 sq. ft. in largest assembly room if there are no fixed seats
Utility Facility, Essential	As determined per subsection 27-203(6)
COMMERCIAL	
Adult Use	13.33 spaces per 1,000 sq. ft.
Animal Services	3.3 spaces per 1,000 sq. ft.
Communication Services (except as noted below)	3.3 spaces per 1,000 sq. ft.
Telecommunication tower or antenna	None

USES	Minimum Motor Vehicle Parking
Construction and Building Sales and Services	4 spaces per 1,000 [sq. ft.] of customer-accessible sales area + 3.3 spaces per 1,000 sq. ft. of office floor area + 0.5 spaces per 1,000 [sq. ft.] of additional indoor floor area
Eating and Drinking Establishments	
Restaurant, accessory to allowed office or lodging use	6.67 spaces per 1,000 sq. ft.; <u>reduced to 3.3 spaces per 1,000 sq. ft. for property classified in a PC district⁴</u>
Restaurant, drive-in or drive-through	10 spaces per 1,000 sq. ft.; minimum 5 spaces
Restaurant, other than drive-through or drive-in	6.67 spaces per 1,000 sq. ft.; <u>reduced to 3.3 spaces per 1,000 sq. ft. for property classified in a PC district</u>
<u>Carry-out only restaurant</u>	<u>2 spaces per 1,000 sq. ft.</u>
Food truck	None
Other eating or drinking establishment	6.67 spaces per 1,000 sq. ft.; <u>reduced to 3.3 spaces per 1,000 sq. ft. for property classified in a PC district</u>
Entertainment and Spectator Sports (except as stated below)	
Special events facility	1 space per 3 fixed seats or 40 spaces per 1,000 sq. ft. in largest assembly room if there are no fixed seats
Financial Services	
Banks, credit unions, brokerage and investment services	3.3 spaces per 1,000 sq. ft.; <u>reduced to 2.5 spaces per 1,000 sq. ft. for property classified in a PC district</u>
Convenient cash business	4 spaces per 1,000 sq. ft.
Pawn shop	4 spaces per 1,000 sq. ft.
Food and Beverage Retail Sales	4 spaces per 1,000 sq. ft.; <u>reduced to 2.5 spaces per 1,000 sq. ft. for property classified in a PC district</u>
Funeral and Interment Services	
Cemetery, columbarium, or mausoleum	None (parking allowed on internal roads/drives)
Crematory	0.5 spaces per 1,000 sq. ft.
Funeral home or mortuary	1 space per 3 fixed seats or 40 spaces per 1,000 sq. ft. in largest assembly room if there are no fixed seats
Lodging	1.25 spaces per guest room; <u>reduced to 1 space per guest room for property classified in a PC district</u>
Medical Service	
Home health care service	3.3 spaces per 1,000 sq. ft.
Hospice	1 space per 2 beds
Kidney dialysis center	4 spaces per 1,000 sq. ft.
Medical and dental laboratory	3.3 spaces per 1,000 sq. ft.
Medical office/clinic	4 spaces per 1,000 sq. ft.
Office or Consumer Service	3.3 spaces per 1,000 sq. ft.; <u>reduced to 2.5 spaces per 1,000 sq. ft. for property classified in a PC district</u>
Parking, Non-accessory	N/A
Personal Improvement Service	4 spaces per 1,000 sq. ft.; <u>reduced to 2.5 spaces per 1,000 sq. ft. for property classified in a PC district</u>
Repair or Laundry Service, Consumer	4 spaces per 1,000 sq. ft.; <u>reduced to 2.5 spaces per 1,000 sq. ft. for property classified in a PC district</u>
Research and Testing Services	3.3 per 1,000 sq. ft.

⁴ This could be tied to the PC overlay, but by tying it to PC base zoning, we provide added incentive to opt for PC zoning.

USES	Minimum Motor Vehicle Parking
Retail Sales	4 spaces per 1,000 sq. ft. + 1 space per 1,000 of outdoor display/sales areas; <u>reduced to 2.5 spaces per 1,000 sq. ft. for property classified in a PC district</u>
Sports and Recreation, Participant	
Golf course and clubhouse, private	2 spaces per hole
Health club	4 spaces per 1,000 sq. ft.; <u>reduced to 2.5 spaces per 1,000 sq. ft. for property classified in a PC district</u>
Private park	As determined per subsection 27-203(6)
Recreation center or swimming pool, neighborhood	1 space per 5 members; minimum 10 spaces in R districts; minimum 20 spaces in nonresidential districts
Recreation grounds and facilities	As determined per subsection 27-203(6)
Tennis center, club and facilities	1 space per 5 members; minimum 10 spaces in R districts; minimum 20 spaces in nonresidential districts
Other participant sports and recreation (Indoor)	5 spaces per 1,000 sq. ft.
Other participant sports and recreation (Outdoor)	As determined per subsection 27-203(6)
Vehicle and Equipment, Sales and Service	
Car wash	Vehicle stacking spaces per section 27-211
Gasoline sales	3 spaces per service bay/stall
Vehicle repair, minor	3 spaces per service bay/stall
Vehicle repair, major	3 spaces per service bay/stall
Vehicle sales and rental	1 space per employee + 2 spaces per service bay/stall
Vehicle storage and towing	4 spaces + 1 per employee
INDUSTRIAL	
Manufacturing and Production, Light	0.5 spaces per 1,000 sq. ft.
Wholesaling, Warehousing and Freight Movement	0.5 spaces per 1,000 sq. ft.
AGRICULTURE AND TRANSPORTATION	
Agriculture	
Agricultural produce stand	None
Community garden	None
Crops, production of	None
TRANSPORTATION	
Heliport	None
Stations and terminals for bus and rail passenger service	As determined per subsection 27-203(6)
Taxi stand and taxi dispatching office	As determined per subsection 27-203(6)

(Ord. No. 2013-10-15, § 1(Exh. A § 27-12.20), 10-14-2013)

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Sec. 27-204. - Allowed motor vehicle parking reductions.

(a) *Transit-served locations.*

(1) The community development director may authorize up to a reduction in the number of minimum off-street motor vehicle parking requirement spaces required for nonresidential uses located on lots within 1,500 feet of the pedestrian entrance of a commuter-light rail station or bus rapid transit stop in accordance is reduced by with the administrative permit provisions of article V, division 7. The extent of reduction may not exceed three-5 spaces or 25-33 percent from the minimums stated in Sec. 27-202, whichever is-results in a greater reduction. Any authorized reduction in motor vehicle parking spaces must be offset by provision of bicycle parking spaces at a rate of one bicycle space for each 2 reduced motor vehicle parking spaces.

(2) The minimum off-street motor vehicle parking requirement for dwelling units in multi-unit and mixed-use buildings located on lots within 1,500 feet of the pedestrian entrance of a light rail station or bus rapid transit stop is reduced by 25 percent from the minimums stated in Sec. 27-202. Any authorized reduction in motor vehicle parking spaces must be offset by provision of bicycle parking spaces at a rate of one bicycle space for each 2 reduced motor vehicle parking spaces.

(b) *Motorcycle parking.* In parking lots containing over 20 motor vehicle parking spaces, motorcycle or scooter parking may be substituted for up to five automobile parking spaces or five percent of required motor vehicle parking, whichever is less. For every four motorcycle or scooter parking spaces provided, the automobile parking requirement is reduced by one space. Each motorcycle and scooter space must have a concrete surface and minimum dimensions of four feet by eight feet. This provision applies to existing and proposed parking lots.

(c) *Bicycle parking.* Uses that provide bicycle parking and storage spaces are eligible for a reduction of required motor vehicle parking, in accordance with section 27-205

(d) *Car-share service.*

(1) For any development, one parking space or up to five percent of the total number of required spaces, whichever is greater, may be reserved for use by car-share vehicles. The number of required motor vehicle parking spaces is reduced by one space for every parking space that is leased by a car-share program for use by a car-share vehicle. Parking for car-share vehicles may be provided in any non-required parking space.

(2) For any residential or mixed-use development that (a) is required to provide 50 or more parking spaces to serve residential dwelling unit and (b) provides one or more spaces for car-share vehicles, the number of required parking spaces may be reduced by four spaces for each reserved car-share vehicle parking space. No reduction of required visitor parking spaces is allowed.

(e) Public Parking.

Nonresidential uses may count parking spaces provided within a public parking lot or public parking garage towards satisfying minimum off-street motor vehicle parking requirements, as follows:

(1) The nearest pedestrian entrance to the public parking lot or garage must be located within 1,500 feet of the lot on which the subject use is located;

(2) The parking facility must be open to the general public from at least 6:00 a.m. to 10 p.m.;

(1) Minimum parking requirements may be reduced by one parking space for every 4 parking spaces within the public parking lot or garage, not to exceed a total reduction of more than 25 spaces.

(f) On-street Parking.

~~(1)~~—Nonresidential uses may count on-street parking spaces on public street rights-of-way abutting the subject property towards satisfying off-street motor vehicle parking requirements. One on-street parking space credit may be taken for each 20 linear feet of abutting right-of-way where on-street parking is allowed. Only space on the same side of the street as the subject use may be counted, except that the opposite side of the street may be counted if the property on that side of the street does not have the potential for future development. In calculating credit for on-street parking, all fractional spaces are rounded down.

(f) Outdoor Seating and Display Areas

Any outdoor seating area or retail display area exceeding 15% of the use's indoor floor area must be counted as floor area for purposes of determining off-street parking requirements.

(ge) Shared parking.

- (1) Sharing parking among different users can result in overall reductions in the amount of motor vehicle parking required. Shared parking is encouraged as a means of conserving scarce land resources, reducing stormwater runoff, reducing the heat island effect caused by large paved areas and improving community appearance.
- (2) Shared parking facilities are allowed for mixed-use projects and for multiple uses with different times of peak parking demand, subject to approval by the community development director. Applicants proposing to use shared parking as a means of reducing overall motor vehicle parking requirements must submit:
 - a. The names and addresses of the uses and of the owners or tenants that are sharing the parking;
 - b. The location and number of parking spaces that are being shared;
 - c. A shared parking analysis;
 - d. A legal instrument such as an easement or deed restriction guaranteeing access to the parking for the shared parking users.
- (3) The required shared parking analysis must be based on the latest edition of the Urban Land Institute's (ULI) shared parking model or be prepared by registered engineer in the State of Georgia with expertise in parking and transportation. The shared parking analysis must demonstrate that the peak parking demands of the subject uses occur at different times and that the parking area will be large enough for the anticipated demands of both uses.
- (4) Shared parking may be located off site, provided that at least 75 percent of the required number of parking spaces for the subject use must be located on-site. Off-site parking is subject to the regulations of subsection 27-206(c). This provision does not apply when all uses making use of the shared parking are located within the boundaries of the PC Overlay.
- (5) Required residential parking and accessible parking spaces (for persons with disabilities) may not be shared and must be located on site.

(gf) Alternative compliance.

The motor vehicle parking ratios of this division are not intended to prevent development and redevelopment or to make development and redevelopment economically impractical. In order to allow for flexibility in addressing the actual expected parking demand of specific uses, alternative compliance parking ratios may be approved through the special exception process (see article V, division 6) only if the zoning board of appeals determines that the proposed parking reductions are not likely to cause adverse impacts on traffic circulation and safety or on the surrounding area:

- (1) The applicant submits a parking study ~~or survey, prepared and sealed by a registered professional engineer in the State of Georgia with expertise in parking and transportation~~ demonstrating that the motor vehicle parking ratios of section 27-202 do not accurately reflect the actual parking demand that can reasonably be anticipated for the proposed use; ~~and or~~
- (2) The applicant submits a parking demand management plan demonstrating a comprehensive and long-term approach to reducing on-site parking demand incorporating at least 3 of the following techniques:
- a. Provision of or cost-participation in shuttle services from rail or bus transit or off-site parking facilities owned or leased by the applicant or employers who are tenants of the applicant's project.
 - b. Subsidy of employee use of high-occupancy motor vehicles such as carpools and vanpools;
 - c. Instituting a parking charge and not permitting such charge to be employer-subsidized;
 - d. Provision of subsidized transit passes;
 - e. Provision for bicycle commuters including but not limited to indoor bike storage and shower and changing facilities;
 - f. Other techniques acceptable to the zoning board of appeals and capable of reducing off-street parking demand at the work site.
- ~~(2) The zoning board of appeals determines that the proposed reduced parking ratios are not likely to cause adverse impacts on traffic circulation and safety or on the surrounding area.~~

(Ord. No. 2013-10-15, § 1(Exh. A § 27-12.40), 10-14-2013)

DIVISION 2. – LANDSCAPING AND SCREENING

Sec. 27-230 Transition Yards

(a) Applicability

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

- (1)** The construction or installation of any new principal building or principal use; and
- (2)** The expansion of any existing principal building or principal use that results in an increase in gross floor area or site area improvements by more than 5% or 1,000 square feet, whichever is greater. In the case of expansions that trigger compliance with transition yard requirements, transition yard landscaping is required only in proportion to the degree of expansion. The city arborist is authorized to allow the transition yard to be established adjacent to the area of expansion or to disperse transition yard landscaping along the entire site transition area.

(b) Transition Yard Types

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

Transition Yard Types				
Specifications	TY1	TY2	TY3	TY4
Min. Yard Width ^[1] (feet)	7.5	10	15	30
Min. Fence/Wall Height (feet)	6 (wall required)	6	6	6
Min. Trees (per 100 feet)				
Canopy	Not required	3	4 3	4
Understory	4	3	4	5
Min. Shrubs (per 100 feet)	Not required	Not required	30 15	30

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

- (2) Transition yard requirements are minimum regulations. Property owners who are subject to transition yard requirements may elect to provide a higher level transition yard.
- (3) The city arborist is authorized to count existing vegetation and structural elements as satisfying all or part of transition yard requirements upon determining that such existing vegetation and structural elements meet the overall intent of these landscaping and screening regulations.

Figure 13-4: Transition Yard 1 (TY1)



Figure 13-5: Transition Yard 2 (TY2)



Figure 13-6: Transition Yard 3 (TY3)



Figure 13-7: Transition Yard 4 (TY4)



~~(2)~~(4) No buildings or parking areas may be located in required transition yards. Breaks for motorized and non-motorized transportation access are allowed.

(c) Zoning District Transition Yards

Transition yards are required between zoning districts in accordance with the following minimum requirements.

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

~~(e)~~(d) Landscape Materials and Design

Transition yard landscaping is subject to the regulations of Sec. 27-233.

ARTICLE V. - REVIEW AND APPROVAL PROCEDURES

...

DIVISION 3. - SPECIAL LAND USE PERMITS

...

Sec. 27-359. - Review and approval criteria.

(a) General.

The following review and approval criteria must be used in reviewing and taking action on all special land use permit applications related to allowed land uses:

- (1) Whether the proposed use is consistent with the policies of the comprehensive plan;
- (2) Whether the proposed use complies with the requirements of this zoning ordinance;
- (3) Whether the proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district;
- (4) Whether the proposed use is compatible with adjacent properties and land uses, including consideration of:
 - a. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated by the proposed use;
 - b. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;
 - c. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;
 - d. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use;
 - e. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and
 - f. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.
- (5) Whether public services, public facilities and utilities—including motorized and nonmotorized transportation facilities—are adequate to serve the proposed use;
- (6) Whether adequate means of ingress and egress are proposed, with particular reference to nonmotorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access;

- (7) Whether adequate provision has been made for refuse and service areas; and
- (8) Whether the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.

(b) Major Exceptions to Perimeter Center Regulations.

In reviewing and taking action on special land use permit requests for major exceptions to Perimeter Center Overlay and Perimeter Center zoning district regulations, review and decision-making bodies must consider:

- (1) Whether the major exception, if granted, would result in development that is inconsistent with the stated intent of the regulations;
- (2) Whether the major exception request will result in development that is in keeping with the overall character of the surrounding area; and
- (3) Whether any negative impacts that will result have been mitigated to the maximum practical extent.

DIVISION 7. - ADMINISTRATIVE PERMITS

Sec. 27-436. - Applicability.

The community development director is authorized to approve the following as administrative permits in accordance with the procedures of this division:

- ~~(1)~~(4) Any use or activity expressly authorized to be approved by administrative permit pursuant to the provisions of this zoning ordinance;
- ~~(2)~~(5) Reduction of minimum off-street parking and loading ratios by up to one space or ten percent, whichever is greater;
- ~~(3)~~(6) Minor exceptions to those Perimeter Center Overlay and Perimeter Center zoning district regulations expressly identified in section 27-98(a)(7)a. and section 27-104(a)(5)a. Reduction of minimum off-street parking ratios for any lot located within 1,500 feet of the entrance of a commuter rail station or bus rapid transit stop by up to three spaces or 25 percent, whichever is greater⁵;
- ~~(4)~~(7) Reduction of zoning district setback requirements by up to ten percent;
- ~~(5)~~(8) Encroachment of building additions not exceeding one story or 18 feet in height into required rear setbacks by up to ten feet;
- ~~(6)~~(9) Type B home occupations that are solely teaching-related and conducted entirely within the principal dwelling;
- ~~(7)~~(10) Relatives residences;
- ~~(8)~~(11) Antennas that project more than ten feet above the height of the structure to which they are attached;
- ~~(9)~~(12) Reduction of minimum building spacing requirements for multiple buildings on a single lot by up to 10 percent;
- ~~(10)~~(13) Increase in the maximum front door threshold height allowed by section 27-147
- ~~(11)~~(14) Increase in the maximum retaining wall height, as allowed by section 27-269

⁵ Transit-based reduction is proposed to become as-of-right.

~~(12)~~(15) Reduction of the minimum retaining wall setback requirement, as allowed by section 27-269;
and

~~(13)~~(16) Reduction of the minimum wing wall side setback requirement, as allowed by section 27-270

(Ord. No. 2013-10-15, § 1(Exh. A § 27-23.10), 10-14-2013)

Sec. 27-437. - Authority to file.

Applications for approval of administrative permits may be filed by the owner of the subject property or the property owner's authorized agent.

(Ord. No. 2013-10-15, § 1(Exh. A § 27-23.20), 10-14-2013)

Sec. 27-438. - Application filing.

Administrative permit applications must be filed with the community development director.

(Ord. No. 2013-10-15, § 1(Exh. A § 27-23.30), 10-14-2013)

Sec. 27-439. - Posted notice.

A sign must be placed in a conspicuous location on the subject property at least 30 days before the date of the community development director's decision on the administrative permit request. This required notice must indicate the earliest date that a decision on the administrative permit will be made and indicate the nature of the request and a contact where additional information can be obtained.

(Ord. No. 2013-10-15, § 1(Exh. A § 27-23.40), 10-14-2013)

Sec. 27-440. - Community development director's decision.

- (a) The community development director must review each application for an administrative permit and act to approve the application, approve the application with conditions, deny the application or refer the application to the zoning board of appeals for consideration as a special exception (if related to parking) or a variance.
- (b) The community development director may not take final action to approve or deny an administrative permit application until at least 15 days after the date that posted notice was provided. All decisions must be made in writing within 30 days of the date that the application was filed.
- (c) The community development director's decision to approve or deny must be based on the approval criteria of section 27-441

(Ord. No. 2013-10-15, § 1(Exh. A § 27-23.50), 10-14-2013)

Sec. 27-441. - Review and approval criteria.

Administrative permits may be approved by the community development director only when the community development director determines that any specific approval criteria associated with the authorized administrative permit and the following general approval criteria have been met:

- (1) The grant of the administrative permit will not be detrimental to the public health, safety or welfare of the public or injurious to the property or improvements;

(2) The requested administrative permit does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other similarly situated properties; and

(3) The requested administrative permit is consistent with all relevant purpose and intent statements of this zoning ordinance.

(Ord. No. 2013-10-15, § 1(Exh. A § 27-23.60), 10-14-2013)

Sec. 27-442. - Appeals.

Final decisions of the community development director may be appealed by any person aggrieved by the decision in accordance with the appeal procedures of article V, division 8.

(Ord. No. 2013-10-15, § 1(Exh. A § 27-23.70), 10-14-2013)

Sec. 27-443. - Transfer of administrative permit.

Approved administrative permits, and any attached conditions, run with the land and are not affected by changes in tenancy or ownership.

(Ord. No. 2013-10-15, § 1(Exh. A § 27-23.80), 10-14-2013)

Sec. 27-444. - Amending conditions of approval.

A request for changes in conditions of approval attached to an approved administrative permit must be processed as a new administrative permit application in accordance with the procedures of this division.

(Ord. No. 2013-10-15, § 1(Exh. A § 27-23.90), 10-14-2013)

Sec. 27-445. - Reporting.

The community development director must maintain records of all administrative permits that have been approved or denied and provide a summary of such actions to the city council and planning commission at least four times per calendar year.

(Ord. No. 2013-10-15, § 1(Exh. A § 27-23.100), 10-14-2013)

DIVISION 10. – SITE PLAN REVIEW

Sec. 27-485. - Applicability.

(a) General. Site plan review and approval, in accordance with the procedures of this division, is required before a development permit may be issued within: (1) the boundaries of the Perimeter Center overlay or (2) any Perimeter Center zoning district.

(b) Exemptions. The community development director is authorized to waive or modify the site plan requirements for proposed construction or changes of use that will result in no exterior changes or site modifications.

Sec. 27-486. - Authority to file.

Applications and site plans may be filed by the owner of the subject property or the property owner's authorized agent.

Sec. 27-487. - Application filing.

Site plans must be filed with the community development director. The site plan must include at least the following information, unless waived by the community development director:

- (2) **Site location map.** Location of site within a half mile context of streets, rail lines, stations, and notable sites.
- (3) **Survey Plat.** Location and dimensions of property lines, easements, rights-of-way and a legal description of the site.
- (4) **Boundaries.** Development boundaries and proposed phasing (as applicable).
- (5) **Existing Conditions Plan.** Existing on-site and adjacent off-site structures, driveways, sidewalks, streets, utilities (underground and above ground), easements, pavement noted either on an aerial photograph or site survey.
- (6) **Construction Staging Plan.** Plans for deliveries and storage of construction materials, location of employee parking and work areas, plans for site and adjacent right-of-way clean-up.
- (7) **Existing Natural Resources Plan.** Existing topography, trees, vegetation, drainageways, floodplain/way, or other unique features including plans for removal or modifications of existing natural resource areas.
- (8) **Grading Plan and Site Plan.** A preliminary grading plan and site plan delineating all proposed structures and surfaces, including parking, pavement, patios, landscape, and retaining walls.
- (9) **Building Plans.** Floor plans illustrating compliance with all applicable requirements of the Perimeter Center overlay and Perimeter Center zoning district.
- (10) **Use Requirements.** A table of uses is required on the building plan delineating locations and floor area of proposed uses, illustrating compliance with applicable use regulations.
- (11) **Building Elevations.** Building elevations of all facades, rendered to illustrate compliance with the general building design criteria of the Perimeter Center overlay (See Sec. 27-98(d) and all applicable building type and design regulations of the underlying Perimeter Center zoning district (See Sec. 27-105).
- (12) **Landscape Plan.** Plans illustrating compliance with all applicable landscaping, screening and transition regulations, including an illustration of all ground plane vegetation.
- (13) **Parking Plan.** Parking layout plan, including driveway and drive aisle location and design.
- (14) **Other Information.** Any other information deemed necessary by the community development director to allow for competent review of the site plan or to demonstrate compliance with applicable regulations, expressly including Perimeter Center Overlay and Perimeter Center zoning district regulations.

Sec. 27-488. - Community development director's decision.

- (a) The community development director must review each site plan and act to approve the site plan, approve the site plan with conditions, or deny site plan approval.
- (b) The community development director's decision must be based on the approval criteria of section 27-489.

(c) Decisions to deny site plan approval must be accompanied by a written explanation of the reasons for denial.

Sec. 27-489. - Review and approval criteria.

Administrative permits may be approved by the community development director only when the community development director determines that the proposed plan complies with all applicable regulations.

Sec. 27-490. - Appeals.

Final decisions of the community development director may be appealed by any person aggrieved by the decision in accordance with the appeal procedures of article V, division 8.

Sec. 27-491. - Transfer of site plan approval.

Approved site plans, and any attached conditions, run with the land and are not affected by changes in tenancy or ownership.

Sec. 27-492. - Amending conditions of approval.

A request for changes in conditions of approval attached to an approved site plan must be processed as a new site plan application in accordance with the procedures of this division.

Sec. 27-493. - Lapse of approval.

An approved site plan lapses and has no further validity or effect 12 months after the date of its approval unless a building permit is issued for construction pursuant to the approved site plan.

ARTICLE VII. - MEASUREMENTS, LANGUAGE AND DEFINITIONS

DIVISION 3 - DEFINITIONS

Add the following to the alphabetical listing of definitions:

Building type, civic has the meaning ascribed in 27-105(b)(2)e.

Building type, detached house has the meaning ascribed in See 27-105(b)(2)d.

Building type, general has the meaning ascribed in 27-105(b)(2)b.

Building type, shopfront has the meaning ascribed in 27-105(b)(2)a.

Building type, townhouse has the meaning ascribed in 27-105(b)(2)c.

Courtyard means an outdoor area enclosed by a building facade on at least 3 sides and open to the sky.

Expression line means an architectural feature consisting of a decorative, three-dimensional, linear element, horizontal or vertical, protruding or indented at least 1.25 inches from the exterior facade of a building. It is typically utilized to delineate the top or bottom of floors or stories of a building.

Fenestration means, for purposes of administering and interpreting the Perimeter Center districts and overlay only, a measurement of the percentage of a facade that has highly transparent, low-reflectance windows, not including mirrored glass.

Frontage means, for purposes of administering and interpreting the Perimeter Center districts and overlay only, required pedestrian and bicyclist accommodations within the space between the building and the existing curb for all street types within the Perimeter Center overlay. Street types are identified in Figure 27-98-2.

Interior lot façade means any facade that does not face a street, faces the interior of the lot, or is located such that a parking lot is between the building and the street.

Main parking lot means a parking lot that contains more than 50 percent of the parking designated for a particular building.

Occupied space means interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking, but includes hallways, stairwells, and elevators.

Open water means a pond, lake, reservoir, or other water feature holding water at all times and the with the water surface fully exposed.

Pedestrianway means a pathway designed for use by pedestrians; it can be located mid-block allowing pedestrian movement from one street to another without traveling along the block's perimeter.

Semi-pervious surface means, for purposes of administering and interpreting the Perimeter Center districts and overlay only, either a material covering a surface that allows for at least 40 percent absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, or gravel, or a vegetated roof.

Stoop means a platform entranceway at the front door to a building, providing a transition between the interior of the building and the sidewalk outside the building. The stoop may be elevated or at grade, and may be covered by a canopy or awning. Refer to Figure 27-103-3.

Story, ground (or ground floor) means the first floor of a building on any street facade that is level to or elevated above the finished grade on any street facade.

Story, half means a story either in the basement of the building, partially below grade and partially above grade, or a story fully within the roof structure with windows facing the street.

Story, Upper (or upper floor) means all floors located above the ground story of a building. Upper stories may be half stories.

Street façade means the facade of a building that faces a street right-of-way.

Vegetated roof means that portion of a building roof covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems.

Visible basement means A half story or basement partially below grade and exposed above grade a minimum of one half the minimum floor-to-floor height.

ADD TO CHAPTER 16

Sec. 16-237. - Streets.

- (t) On-Street Parking Space Dimensions. The appropriate required dimensions for on-street parking spaces are as follows outlined in Figure XXX Parking Lot Dimensions.

Angle (degrees)	Stall Width (feet)	Stall Depth (feet)
<u>0 (parallel)</u>	<u>8.5</u>	<u>22</u>
<u>45</u>	<u>9</u>	<u>19</u>
<u>60</u>	<u>9</u>	<u>19</u>
<u>90</u>	<u>9</u>	<u>19</u>