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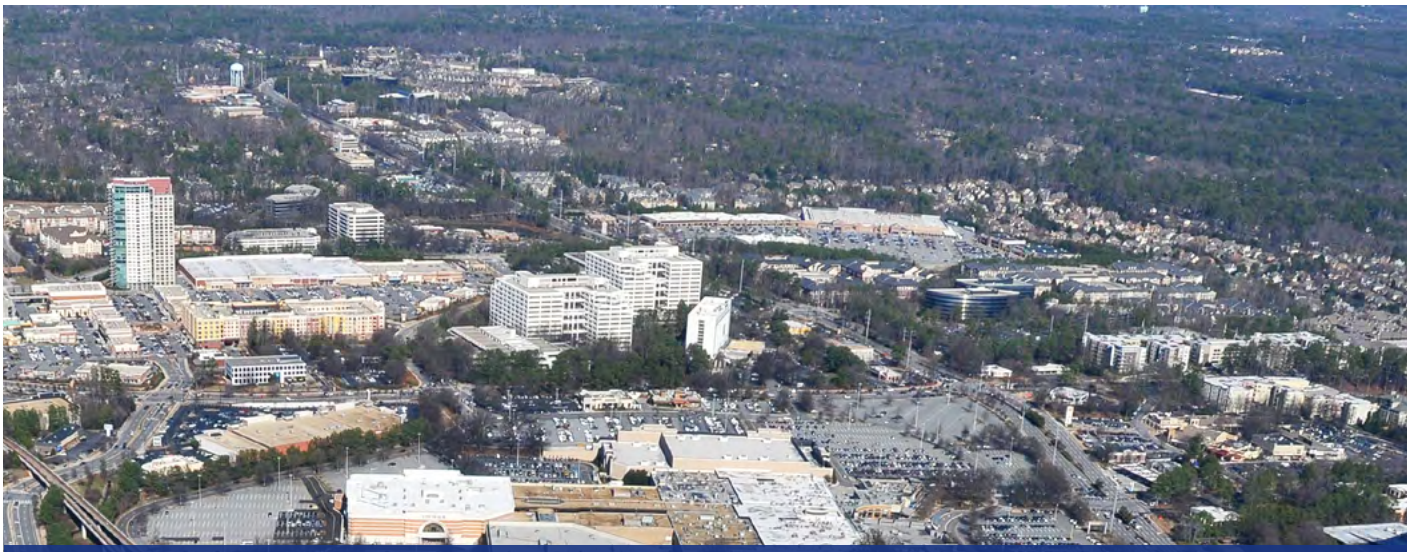

Perimeter Center **OVERLAY**

City of Dunwoody, Georgia

DRAFT

NOVEMBER 19, 2015

Dunwoody

Smart people – Smart city

City of Dunwoody

41 Perimeter Center East
Suite 250
Dunwoody GA 30346

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City Council
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CODAMETRICS

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27-98 Perimeter Center Overlay

SECTIONS

(a) Overlay Generally
(b) Street Types
(c) Streets & Blocks
(d) General Building Design Criteria
(e) Sustainability Measures

(a) Overlay Generally

(1) Intent. The regulations of the Perimeter Center Overlay are intended to recognize and foster the transformation of Perimeter Center into a pedestrian-friendly, livable center that ensures long term economic, social, and environmental sustainability.

(2) Purpose. The Perimeter Center Overlay has been created to further the following public purposes.

a. **Plan Compatibility.** To guide new development and redevelopment as defined by the **City of Dunwoody Comprehensive Plan** (adopted 2010) and as amended.

b. **Perimeter Community Improvement Districts (PCIDs).** To provide implementation guidance for the general vision defined in **Perimeter @ The Center - Future Focus, 2011 - A Ten Year LCI Update**, dated November 2011, and as amended (past, current, and future).

(3) Applicability. The regulations within this section, 27-98 Perimeter Center Overlay, apply to all buildings, structures, land and uses within the Perimeter Center Overlay, as illustrated on the City's zoning map and in Figure 27-98-1 Perimeter Center Overlay Map.

(4) Existing Land Development Regulations. Refer to chapter 16 Land Development Regulations for additional requirements. When there is a conflict between the following regulations and chapter 16, the Perimeter Center Overlay regulations govern.

(5) Review and Approval Procedures. Unless otherwise expressly stated, all uses and development in Perimeter Center Overlay 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).

(6) Site Plan Review. All applications for development permits within the Perimeter Center Overlay must be accompanied by a site plan, which is subject to review and approval in accordance with Article V, Division 10.

(7) Relief. In some instances, unique site conditions, existing building circumstances or other constraints related to the subject property may make strict compliance with the Perimeter Center Overlay regulations impossible or highly impractical. In such instances, an applicant may seek relief from applicable regulations. Any relief granted and conditions imposed

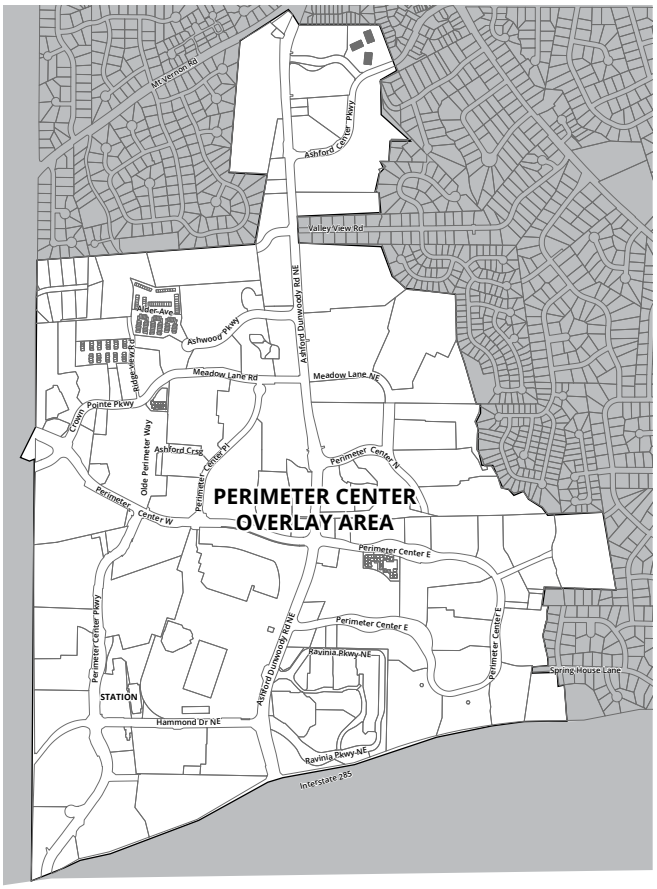


Figure 27-98-1 Perimeter Center Overlay Map

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 and/or public works director, as noted, is authorized to approve the following minor exceptions to strict compliance in accordance with the administrative permit procedures of Article V, Division 7:

1. ~~A reduction in required frontage depth by no more than 10 percent;~~
2. ~~A reduction in required street buffer depth by no more than one two feet;~~
3. ~~A reduction in required width of a required sidewalk, shared-use path, or trail by no more than two feet;~~
4. A change to any street or frontage component width (requires approval by the public works director);
5. A reduction in required landscape or yard depth by no more than one foot;
6. Establishment of a public access easement in lieu of right-of-way dedication for frontages.
7. Retaining walls in street type frontages up to 5 feet in height when extreme grades prevent the use of shorter walls and landscaping is used to mitigate the visual impacts of the taller retaining wall at the sidewalk edge; and
8. Any other minor exception expressly authorized under the Perimeter Center Overlay regulations.

b. **Major Exceptions—Special Land Use Permit.** Major exceptions to strict compliance with the Perimeter Center Overlay regulations include any exception to strict compliance that is not expressly authorized as a minor exception under the provisions of subsection 27-98(a)(7)a. Major exceptions require review and approval in accordance with the special land use permit procedures of Article V, Division 3.

(b) Street Types

(1) Intent

Street Types are established for all of the existing and new streets in the Perimeter Center Overlay area. Frontage options are defined for the space between the building or parking and the curb per street type. Street Types and Frontage Options are intended to address the comfort, convenience, and safety of pedestrians and bicyclists; to develop a network of streets with identifiable character; and to provide an aesthetically pleasing edge to all development.

(2) Applicability

All new development and redevelopment within the Perimeter Center Overlay shall meet the following:

a. **New Street.** New streets shall meet the applicable Street Type requirements. Streets may be publicly dedicated or privately held.

b. **Frontage Requirements.** Street Type frontage requirements are required on all developments requiring a land disturbance permit under any one of the following circumstances:

1. **Redevelopment or Renovation.** When an alteration to an existing structure includes an addition of more than 50 percent in gross building square footage.
2. **New Structure.** Development of a new structure on a ~~previously undeveloped~~ lot or a portion of a lot. ~~or development of a new structure on a lot that increases the total gross building square footage of the lot~~
3. **Parking Lots.** Redevelopment or revision to 50 percent or more of an existing parking lot or development of a new parking lot consisting of 15 or more spaces, not including resurfacing an existing layout.
4. **Signs.** Development or redevelopment of any ground signs, 20 square feet or more in size.

(3) Street Types Map

Figure 27-98-2 Street Types Map defines street types in Perimeter Center for existing and new streets. Refer to 27-98(c) Streets & Blocks for more information about new streets and their designated locations.

a. **Street Types.** The following Street Types are established for the existing streets and any new streets adjacent to and within the Perimeter Center Overlay. Refer to Figure 27-98-2 Street Types Map for the typologies of existing streets and proposed new streets.

   1. **Major Parkway Street.** The Major Parkway Street Type is intended to create a parkway effect along the major transportation corridors within Perimeter Center through the use of wide landscape areas heavily planted with trees typical of the area. Major Parkways require designated bicycle facilities. Refer to 27-98(b)(5) Major Parkway Street Type for requirements.

   2. **Minor Parkway Street.** The Minor Parkway Street Type is intended to create a parkway effect along large transportation corridors within Perimeter Center through the use of wide landscape areas heavily planted with trees. Minor Parkways require designated bicycle facilities. Refer to 27-98(b)(6) Minor Parkway Street Type for requirements.

   3. **Primary Street.** The Primary Street Type is intended to establish a series of comfortably scaled streets with continuous building frontage and a limited number of drives interrupting the sidewalk. Primary Streets require designated bicycle facilities. Refer to 27-98(b)(7) Primary Street Type for requirements.

   4. **Secondary Street.** The Secondary Street Type is meant to establish a designated street for parking lot and structure access, while still providing a safe and comfortable pedestrian realm. Secondary Streets require shared bicycle facilities. Refer to 27-98(b)(8) Secondary Street Type for requirements.

b. **Street Type Graphics.** The graphics provided in this section illustrate the preferred configuration of each Street Type. By applying the standards defined, other configurations are permitted.

c. **Redesignating Street Types.** Existing street designations are set to match the existing character to the extent possible. New streets have been designated with the intent to provide an appropriate mix of Primary and Secondary Streets, establishing comfortable pedestrian streets while providing for parking access. Re-designation of existing streets may occur per the following:

   1. **Process.** Parkways shall not be re-designated, except by a Text Amendment to this code. All other streets may be redesignated using the minor exception process.

   2. **Entire Blocks.** When redesignating street types, the entire street between intersecting streets shall be redesignated.

   3. **Primary Streets.** The intent is to maintain a similar amount of Primary Streets as established by the map. Primary Streets may be re-designated as Parkways or Secondary Streets only when a new or existing street, currently designated as Secondary, within or abutting the same parcel is redesignated as a Primary Street.

   4. **Secondary Streets.** Existing Secondary Streets may be re-designated as Parkways or Primary Streets as long as vehicular access to parking for all surrounding sites has been addressed.

d. **Shared-Use Paths.** Trail locations ~~beyond those required by the Parkway~~ are required per Figure 27-98-2 Street Types Map and the Department of Public Works Director. Refer to the City's current comprehensive plan or other City-approved cycle/pedestrian plan and coordinate with Public Works Director for locations for other trails.

   1. **Additional Easement.** Additional easement or right-of-way space may be required when trails do not follow a street or are along Primary or Secondary Streets.

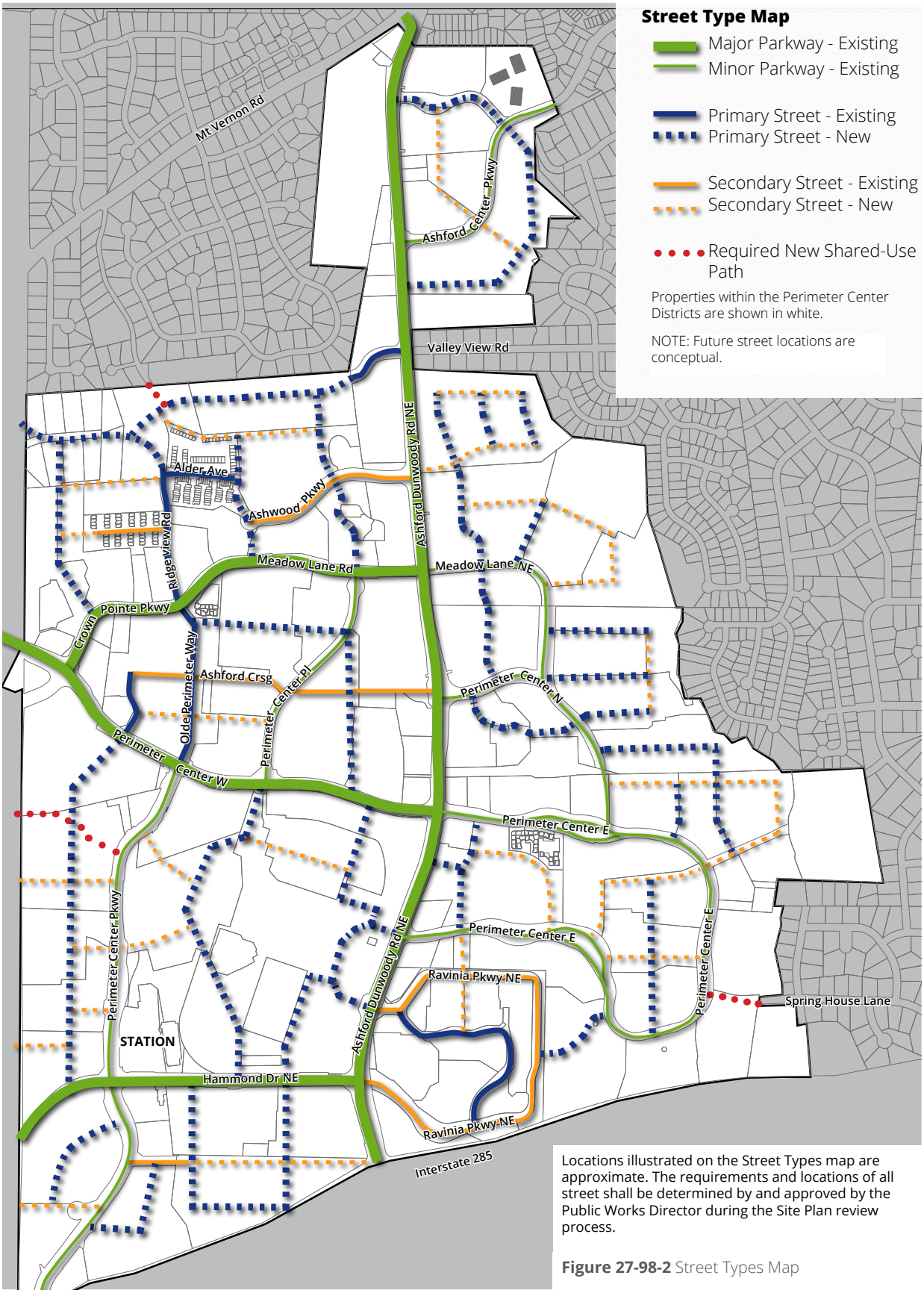
   2. **Trail Width.** Trails in locations other than within Street Type frontages shall be a minimum of 12 feet in width with a minimum of 10 feet of landscape on both sides.

   3. **Trail Materials.** Trails shall be constructed primarily of concrete. Brick pavers are acceptable as accent material.

   4. **Trees.** One canopy tree is required per every 2,000 square feet of trail area.

27-98 Perimeter Center Overlay

Street Types



Locations illustrated on the Street Types map are approximate. The requirements and locations of all street shall be determined by and approved by the Public Works Director during the Site Plan review process.

Figure 27-98-2 Street Types Map

5. **Ground Plane Vegetation.** Trail easements are to be landscaped with a combination of planting beds that may include shrubs, ornamental grasses, ground cover, vines, or perennials; and seeded, plugged, or sodded grass. Nonliving materials, such as pine straw or mulch are permitted for up to 50 percent of the buffer. Additional mulch area may be approved by the Community Development Director when significant tree cover exists.

6. **Existing Vegetation.** The Community Development Director may credit buffer and screen landscape when existing vegetation meets the same requirements.

(4) Streetscape Furnishings & Hardscape Design

In addition to the Street Type frontage requirements that include minimum tree plantings and walk/trails, a street furnishings and hardscape design is required along all new and existing street frontages per the following.

a. Definition. The streetscape furnishings and hardscape design shall include the frontage area as defined by the Street Types plus any hardscaped building setback area less than 25 feet deep from the frontage edge.

b. Design Submittal. A consistent design shall be submitted for approval with Site Plan Review for all streets within and adjacent to the development.

c. Standard Specifications. The design shall meet any standards defined by the City for sidewalk, curb, access, lighting, landscape, and other applicable construction details. Refer to Chapter 16, Land Development Regulations.

d. Perimeter Community Improvements Districts (PCID) Public Space Standards. Refer to the current PCID public space standards document for recommended streetscape component specifications.

e. Submittal Requirements. At a minimum, the design submittal shall include the following:

1. **Trees.** Trees meeting the minimum requirements of 27-98(b) Street Types shall be included in the design, with details related to tree pits, tree grates, and tree planting to meet the landscape installation requirements of 36-364 Landscape.

2. **Pavement Design.** Paving materials and pattern is required for each sidewalk and any other hardscape proposed. Pavement design shall address all walks or trails, including the minimum sidewalk or trail widths required by the frontage.

3. **Street Furnishings.** Benches and/or seatwalls, planters, planter fences, tree grates, and trash receptacles shall be specified and quantities and locations listed for each street. For each block face, a minimum of two benches, one trash receptacle, and one recycling receptacle are required.

4. **Bus Stop Facilities.** Coordinate with Public Works Director for the location of bus stops and the required facilities. Facilities may include benches, pavement, shelters, signs, and other improvements.

5. **Landscape Design.** Ground plane vegetation shall be designated for any landscape bed areas, planter areas, and open tree wells, including shrubs, perennials, annuals, and grasses.

6. **Lighting.** Pedestrian and vehicular lighting shall be specified with locations and quantities noted. All lighting shall meet any requirements of Public Works Director and Public Works Director. Cut sheets and samples shall be submitted upon request of the Community Development Director.

7. **Stormwater Facilities.** Any stormwater facilities proposed for the right-of-way shall be included in the streetscape design. Facilities such as stormwater planters or parkway swales may be included. Maintenance responsibilities and processes shall be included.

8. **Identity Elements.** Any other elements designed to establish the identity of each street, such as banners mounted on light poles, pavement markers, artwork, or wayfinding signage, shall be included in the design submittal.

9. **Streetscape Maintenance Procedure.** A description of the maintenance protocol and funding for the streetscape is required. At a minimum, the process shall include regular maintenance and emptying of trash and recycling receptacles, sweeping of sidewalks

and seating areas, and tree maintenance. The City may request additional maintenance procedures.

10. **Streetscape Design Continuation.** The approved streetscape design for each street may be utilized by the City for the extension of any street outside the development to provide continuity.

(5) Major Parkway Street Type

The Major Parkway Street Type applies to existing streets per Figure 27-98-2 Street Types Map. Refer to Figure 27-98-3. Table of Major Parkway Street Type Requirements and Figure 27-98-4 Existing Major Parkway Street Section.

a. **New Major Parkway Streets.** New Major Parkway streets are not permitted, unless otherwise required by Public Works Director. This street type is applicable only to existing streets per Figure 27-98-2 Street Types Map.

b. **Frontage Options.** Frontages address the pedestrian and bicycle realm as well as street & parking buffers and public space options. Parcels that are adjacent to a Major Parkway as designated on the Figure 27-98-2 Street Types Map, shall apply one or more of the Major Parkway Street Frontage Options along the entire length of the lot line abutting the Major Parkway. Refer to Figure 27-98-5 Table of Major Parkway Street Type Frontage Options.

c. **~~Easement~~ Dedication.** When the sidewalk is fully or partially located on private property, ~~a public access easement or~~ right-of-way dedication is required so that the sidewalk is fully located in the right-of-way ~~and/or the easement~~.

d. **Curb Movement.** The existing street curb may be required to move, based on the selection of the appropriate context-sensitive bicycle facility, per Public Works Director.

FIGURE 27-98-3: TABLE OF MAJOR PARKWAY STREET TYPE REQUIREMENTS

Location	O-I, OCR, O-D, C-1, CR-1, PC-1, PC-2, and PC-3 Districts
Right-of-Way Width	Varies; shall be wide enough to include curb to curb as well as frontage options.
Travel Lanes	4 to 8 lanes, 2 way
Lane Width	10' to 12' per Public Works Director
Allowable Turn Lanes	Per Public Works Director
Parking Lanes	Permitted only with Public Works Director approval; then parallel only, 8' wide
Pavement Width	Existing, varies. Recommended median when crossing exceeds 32 feet in width.
Frontage Options	Refer to Figure 27-98-5 Table of Major Parkway Street Type Frontage Options..

Figure 27-98-4 Existing Major Parkway Street Section

FIGURE 27-98-5: TABLE OF MAJOR PARKWAY FRONTAGE OPTIONS REQUIREMENTS

	PARKING EDGE refer to FIGURE 27-98-6	ACTIVE EDGE refer to FIGURE 27-98-7	BUILDING EDGE refer to FIGURE 27-98-8
1 Minimum Depth of Frontage	The minimum depth of the frontage shall be 34 feet measured from existing curb. Minimum depths of components shall be met; additional areas shall be added to any component to meet the minimum 34 feet.		
2 Street Buffer	Minimum Depth: Street buffer depth ~~shall~~ may be varied, at a minimum of 8 feet with an average depth of 12 feet. Tree Plantings: Informal groupings of trees shall be spaced intermittently along the parkway with the goal of shading ~~a minimum of 60 percent of~~ the parkway sidewalk at maturity ~~in 20 years~~. Trees shall be spaced between 12 feet and 40 feet on center. The buffer shall consist of at least 7 canopy trees per every 100 feet of buffer. Grade: Grade changes may be accommodated within the street buffer with slopes no greater than 1 to 4 ratio of rise to run. Retaining walls may be incorporated to meet these grades, but shall be no taller than 3 feet.		
3 Sidewalk	A minimum 8 foot wide sidewalk is required and may meander between trees.		
4 Bicycle Facilities	A separated, dedicated bicycle facility is required per Public Works Director: an on-street buffered bicycle lane, dedicated cycle track, or shared-use path in conjunction with sidewalk. Shared-use path + sidewalk shall equal minimum 12' width		
5 Yard Treatment	Minimum Depth: minimum 6 foot deep landscape or patio area is required.		
	Parking Screen is required. Refer to Figure 27-229 Landscape Screen Requirements.	Patio shall be clearly differentiated from sidewalk. Fencing may be required for alcohol service per city ordinance. For PC Districts, the portion of the building facade adjacent to the patio shall meet the primary street facade requirements.	no additional requirements
6 Building & Parking Location	Refer to Article II. Zoning Districts for setback line or 27-105 Building Types for Parkway Frontage requirements for allowable widths of parking along the frontage and required building facades along the frontage.		

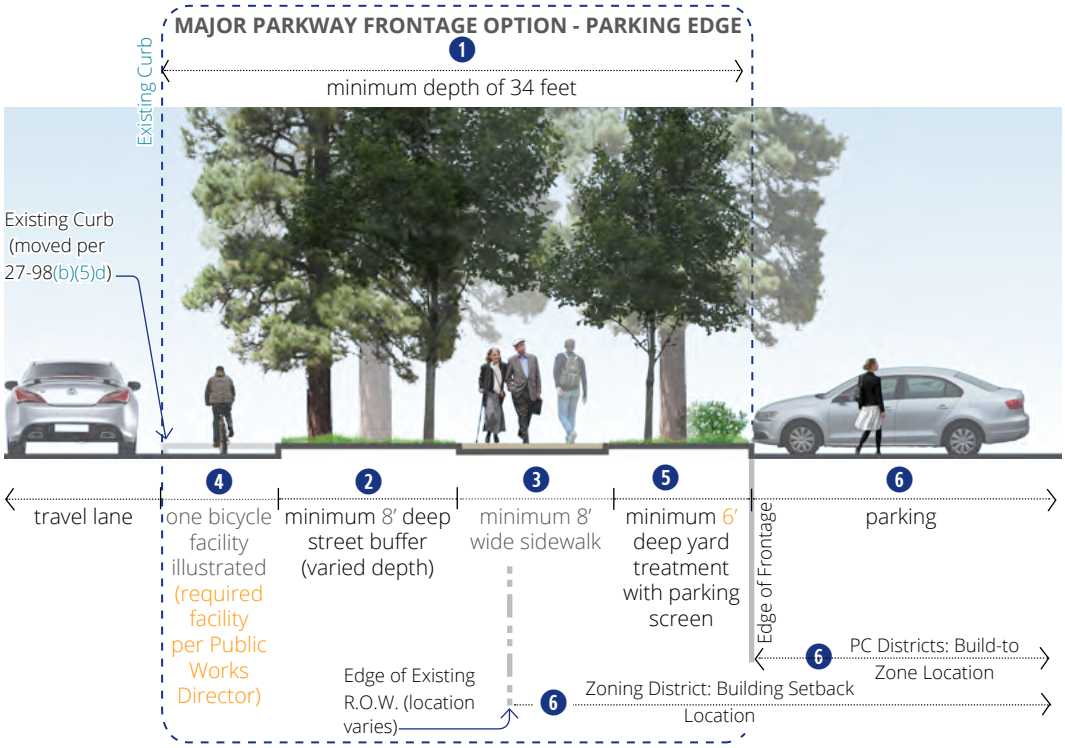


Figure 27-98-6 Major Parkway Frontage Option - Parking Edge

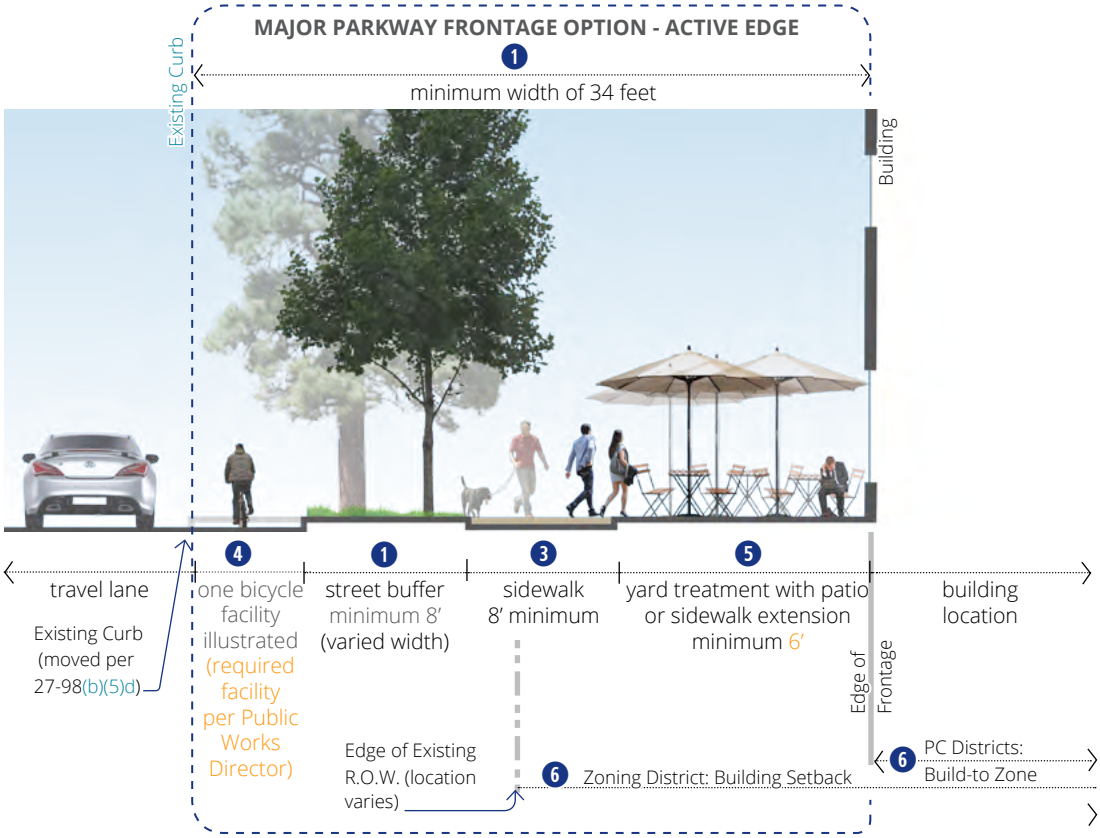


Figure 27-98-7 Major Parkway Frontage Option - Active Edge

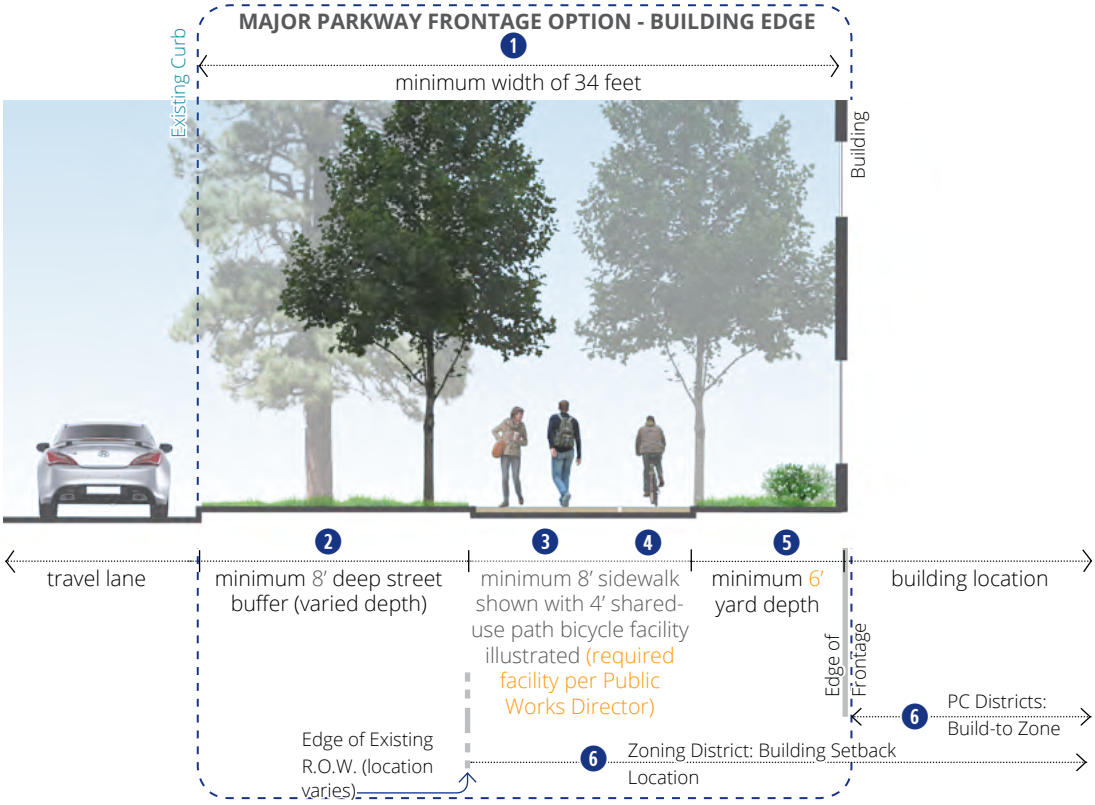


Figure 27-98-8 Major Parkway Frontage Option - Building Edge

(6) Minor Parkway Street Type

The Minor Parkway Street Type applies to existing streets per Figure 27-98-2 Street Types Map and is available for new streets per Public Works Director. Refer to Figure 27-98-9. Table of Minor Parkway Street Type Requirements and Figure 27-98-10 MInor Parkway Street Section - Existing and New.

a. **New Minor Parkway Streets.** New Minor Parkway streets are not permitted, unless a minor exception is approved by Public Works Director.

b. **Frontage Options.** Frontages address the pedestrian and bicycle realm as well as street & parking buffers and public space options. Parcels that are adjacent to a Minor Parkway as designated on Figure 27-98-2 Street Types Map shall apply one or more of the Minor Parkway Street Frontage Options along the entire length of the lot line abutting the Minor Parkway. Refer to Figure 27-98-11 Table of Minor Parkway Street Type Frontage Options.

c. **~~Easement~~ Dedication.** When the sidewalk is fully or partially located on private property, ~~a public access easement or~~ right-of-way dedication is required so that the sidewalk is fully located in the right-of-way ~~and/or the easement~~.

d. **Curb Movement.** The existing street curb may be required to move, based on the selection of the appropriate, context sensitive bicycle facility, per Public Works Director.

FIGURE 27-98-9: TABLE OF MINOR PARKWAY STREET TYPE REQUIREMENTS

Location	O-I, OCR, O-D, C-1, CR-1, PC-1, PC-2, and PC-3 Districts
Right-of-Way Width	Existing varies; 100' to 120' per Public Works Director
Travel Lanes	2 to 4 lanes, 2 way
Lane Width	10' to 12' per Public Works Director
Allowable Turn Lanes	Per Public Works Director
Parking Lanes	Permitted only with Public Works Director approval; Parallel only, 8' wide
Pavement Width	Existing, varies. Recommended median when crossing exceeds 32 feet in width.
Frontage Options	Refer to Figure 27-98-11 Table of Minor Parkway Street Type Frontage Options

Figure 27-98-10 MInor Parkway Street Section - Existing and New

FIGURE 27-98-11: TABLE OF MINOR PARKWAY FRONTAGE OPTIONS

		PARKING EDGE refer to FIGURE 27-98-12	ACTIVE EDGE refer to FIGURE 27-98-13	BUILDING EDGE refer to FIGURE 27-98-14
1	Minimum Depth of Frontage	The minimum depth of the frontage shall be 34 feet measured from existing curb. Minimum depths of components shall be met; additional areas shall be added to any component to meet the minimum 34 feet.		
2	Street Buffer	Minimum Depth: Street buffer depth ~~shall~~ may be varied, at a minimum of 6 feet wide with average of 10 feet. Tree Plantings: Informal groupings of trees shall be spaced intermittently along the parkway, with the goal of shading ~~a minimum of 60 percent of~~ the parkway sidewalk at maturity ~~in 20 years~~. Trees shall be spaced between 12 feet and 40 feet on center. The buffer shall consist of at least 7 canopy trees per every 100 feet of buffer. Grade: Grade changes may be accommodated within the street buffer with slopes no greater than 1 to 4 ratio of rise to run. Retaining walls may be incorporated to meet these grades, but shall be no taller than 3 feet.		
3	Sidewalk	A minimum 6 foot wide sidewalk is required and may meander between trees.		
4	Bicycle Facilities	A separated, dedicated bicycle facility is required per Public Works Director: an on-street buffered bicycle lane, dedicated cycle track, or shared-use path in conjunction with sidewalk. Shared-use path + sidewalk shall equal minimum 12' width		
5	Yard Treatment	Minimum Depth: minimum 6 foot deep landscape or patio area is required.		
		Parking Screen is required. Refer to Figure 27-229 Landscape Screen Requirements.	Patio shall be clearly differentiated from sidewalk. Fencing may be required for alcohol service per city ordinance. For PC Districts, the portion of the building facade adjacent to the patio shall meet the primary street facade requirements.	no additional requirements
6	Building & Parking Location	Refer to Article II. Zoning Districts for setback line or 27-105 Building Types for Parkway Frontage requirements for allowable widths of parking along the frontage and required building facades along the frontage.		

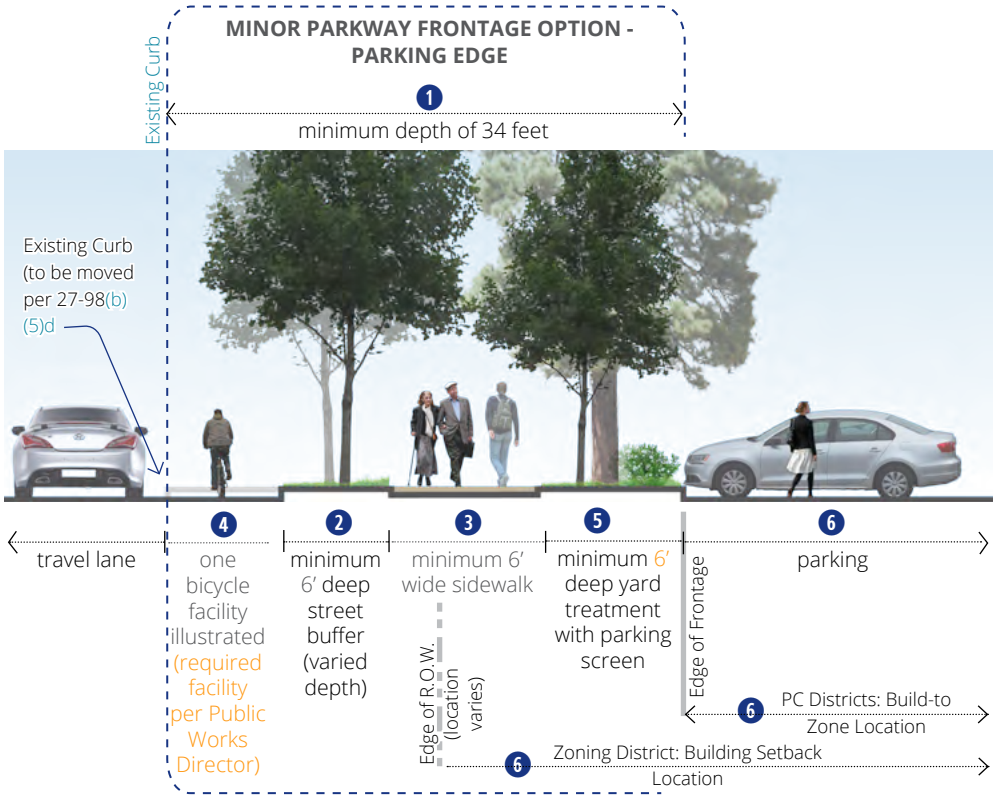


Figure 27-98-12 Minor Parkway Frontage Option - Parking Edge

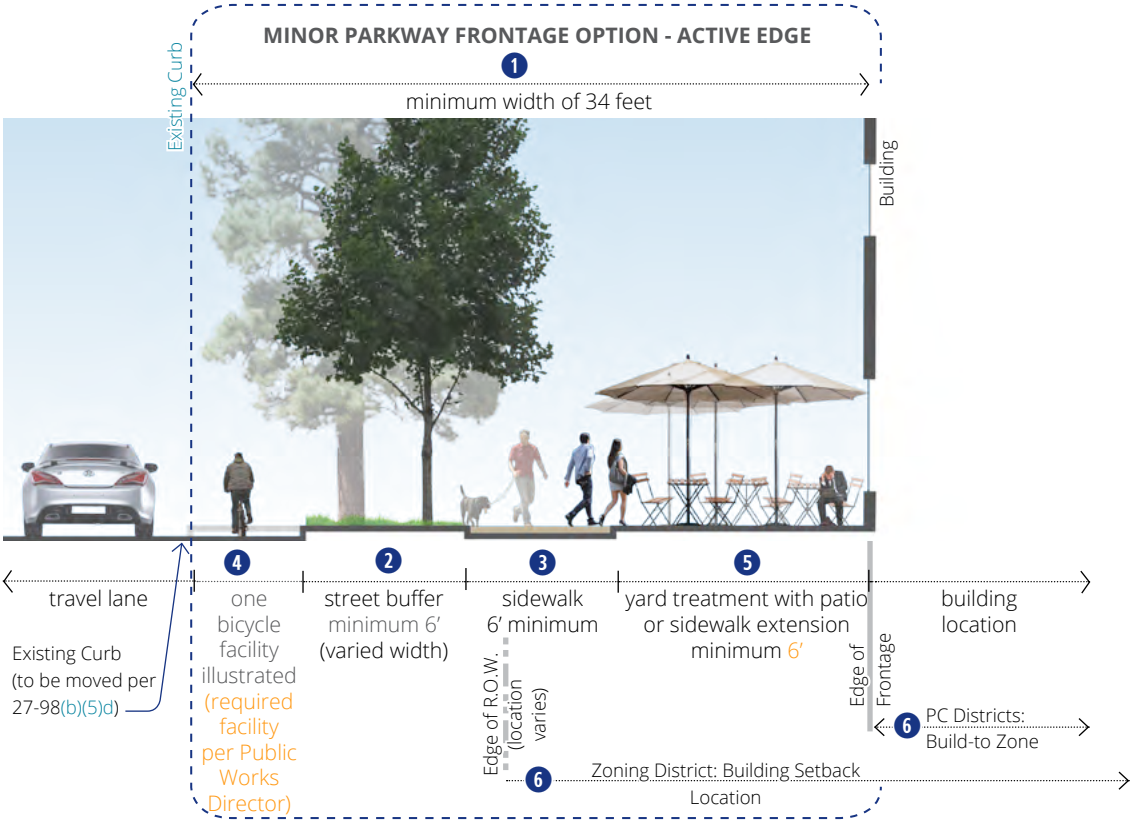


Figure 27-98-13 Minor Parkway Frontage Option - Active Edge

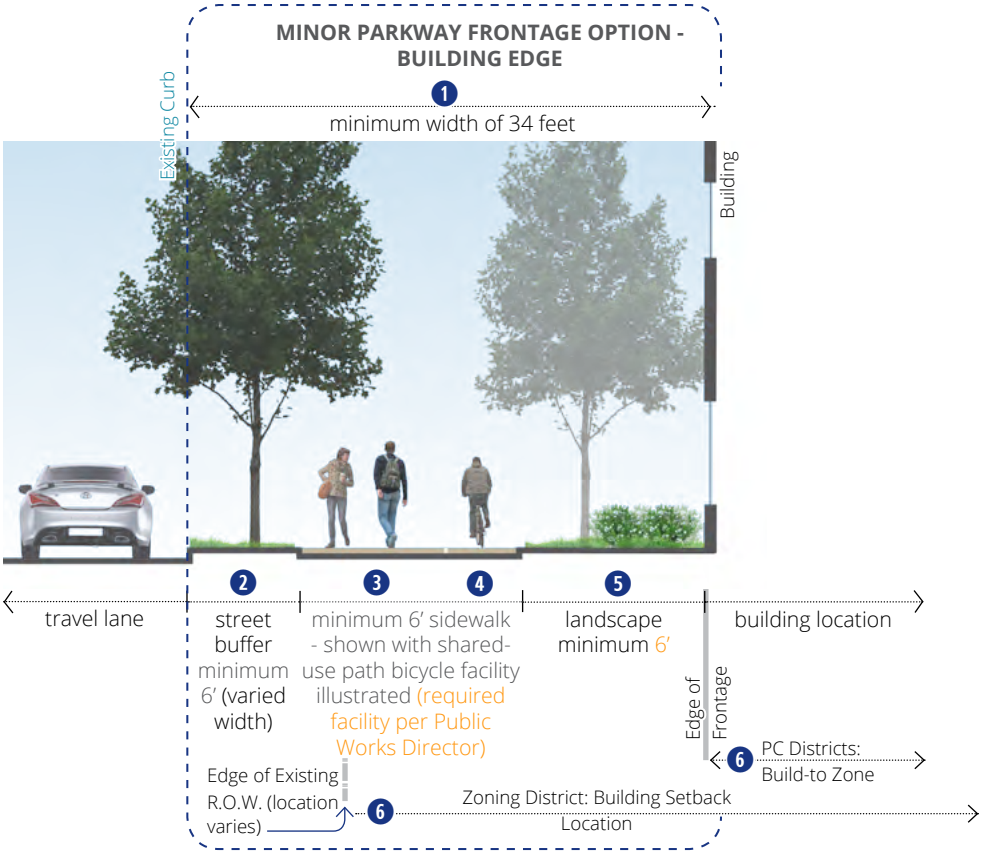


Figure 27-98-14 Minor Parkway Frontage Option - Building Edge

(7) Primary Street Type

The Primary Street Type applies to new and existing streets per Figure 27-98-2 Street Types Map.

a. **New Primary Streets.** Refer to Figure 27-98-15 Table of Primary Street Type Requirements for primary street type requirements for new streets, Figure 27-98-16 Primary Street Type Section: Typical illustrates the typical street section. A narrow version is available for limited application (refer to Figure 27-98-17 Primary Street Type Section: Narrow).

b. **Frontage Options.** Frontages address the pedestrian and bicycle realm as well as street & parking buffers and public space options. Parcels that are adjacent to a Primary Street as designated on Figure 27-98-2 Street Types Map shall apply one or more of the Primary Street Frontage Options along the entire length of the lot line abutting the Minor Parkway. Refer to Figure 27-98-18 Table of Primary Street Frontage Options.

c. **Easement Dedication.** When the sidewalk is fully or partially located on private property, ~~a public access easement or~~ right-of-way dedication is required so that the sidewalk is fully located in the right-of-way ~~and/or the easement~~.

d. **Curb Movement.** The existing street curb may be required to move, based on the selection of the appropriate, context sensitive bicycle facility, per Public Works Director.

FIGURE 27-98-15: TABLE OF PRIMARY STREET TYPE REQUIREMENTS

CONFIGURATION	TYPICAL refer to Figure 27-98-16	LIMITED NARROW refer to Figure 27-98-17
Location	O-I, OCR, O-D, C-1, CR-1, NS, PC-1, PC-2, PC-3, and PC-4 Districts	RM-HD, PC-4 Districts; use requires approval of Public Works Director/Community Development Director
Right-of-Way Width	66' to 100' per Public Works Director	60' to 75' per Public Works Director
Travel Lanes	2 lanes, 2 way	1 yield lane
Lane Width	10' to 12' per Public Works Director	16' to 18' per Public Works Director
Allowable Turn Lanes	Right turn lane	Not applicable
Parking Lanes	Parallel or diagonal; minimum 8' wide	Parallel required on one side of street
Pavement Width	34' to 40' (see variations for alternatives)	32'
Frontage Options	Refer to Figure 27-98-18 Table of Primary Street Frontage Options	Yard Edge Frontage Option only

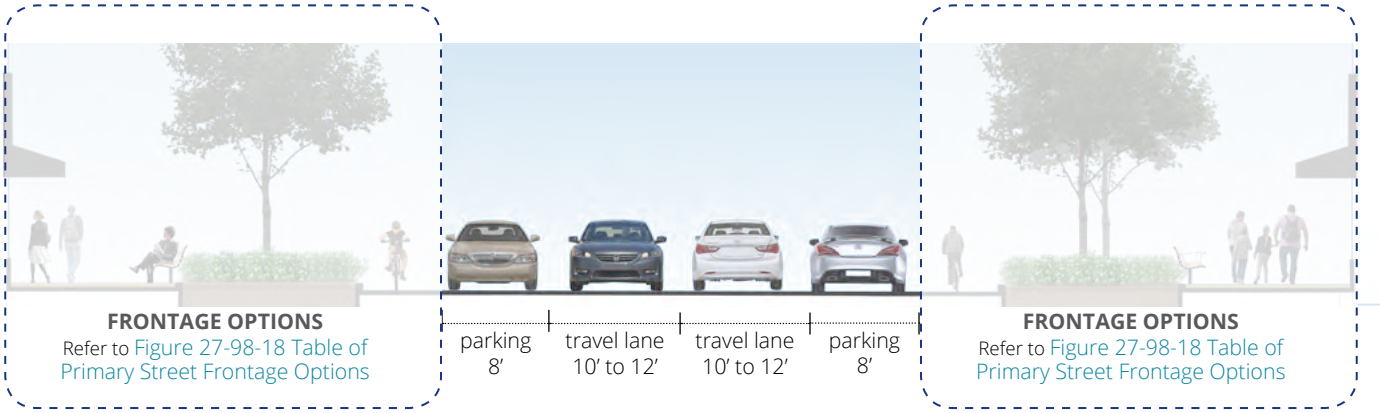


Figure 27-98-16 Primary Street Type Section: Typical

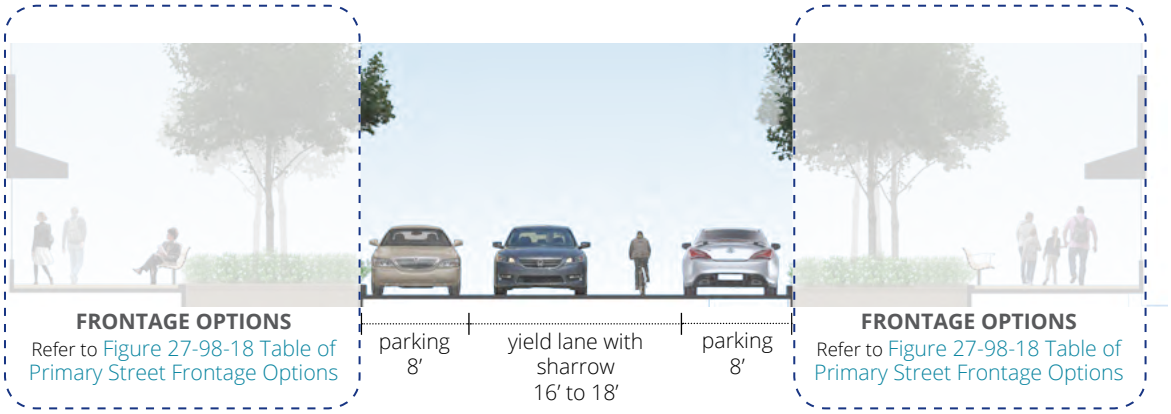


Figure 27-98-17 Primary Street Type Section: Narrow

FIGURE 27-98-18: TABLE OF PRIMARY STREET FRONTAGE OPTIONS

		BUILDING EDGE refer to FIGURE 27-98-19	PARKING EDGE refer to FIGURE 27-98-20	YARD EDGE refer to FIGURE 27-98-21	COURTYARD/ PLAZA A OR B refer to FIGURE 27-98-22 OR FIGURE 27-98-23	DROP-OFF DRIVE EDGE refer to FIGURE 27-98-24
1	Minimum Depth of Frontage	24 feet	30 feet	16 feet	20 feet	20 feet
		The minimum depth of the frontage shall be measured from existing curb. Minimum depths of components shall be met; additional areas shall be added to any component to meet the minimum overall depth defined above.				
2	Street Buffer	**Minimum Depth:** Street buffer depth shall be a minimum of 6 feet wide.				
		Tree Planting: Canopy trees spaced minimum 35' on center in planters or wells, either raised or at grade, with access through planters to street, minimum every 60'.		Minimum of one tree per 30 linear feet of frontage, spaced equally or informally		
		Grade changes may be accommodated within the street buffer with slopes no greater than 1 ft of rise in 3 ft run. Retaining walls may be incorporated to meet these grades, but shall be no taller than 18 inches. Steps may also be incorporated.				
3	Sidewalk	Minimum 10' wide clear paved sidewalk with furnishings		Minimum 6' wide sidewalk		
4	Bicycle Facilities	A separated, dedicated bicycle facility is required per Public Works Director: an on-street dedicated bicycle lane, dedicated cycle track, or shared-use path adjacent to and marked separately from the sidewalk.				
5	Yard Treatment	Build-to Zone is directly adjacent to sidewalk	Minimum 5' landscape area is required to screen parking. Minimum 24" wide shrubs required 30" o.c.	yard depth determined PC Districts: by build-to zone of Building Type. Zoning District: by building setback	30' to 60' deep courtyard or plaza permitted with maximum of 30% of frontage in PC-2 and PC-3, maximum of 10% of frontage in PC-1	minimum 5' buffer; maximum 30' deep drop-off drive is permitted. maximum of 20% of frontage
6	Building & Parking Location	Article II. Zoning Districts for setback line or 27-105 Building Types for Primary Street Frontage requirements for allowable widths of parking along the frontage and required building facades along the frontage.				

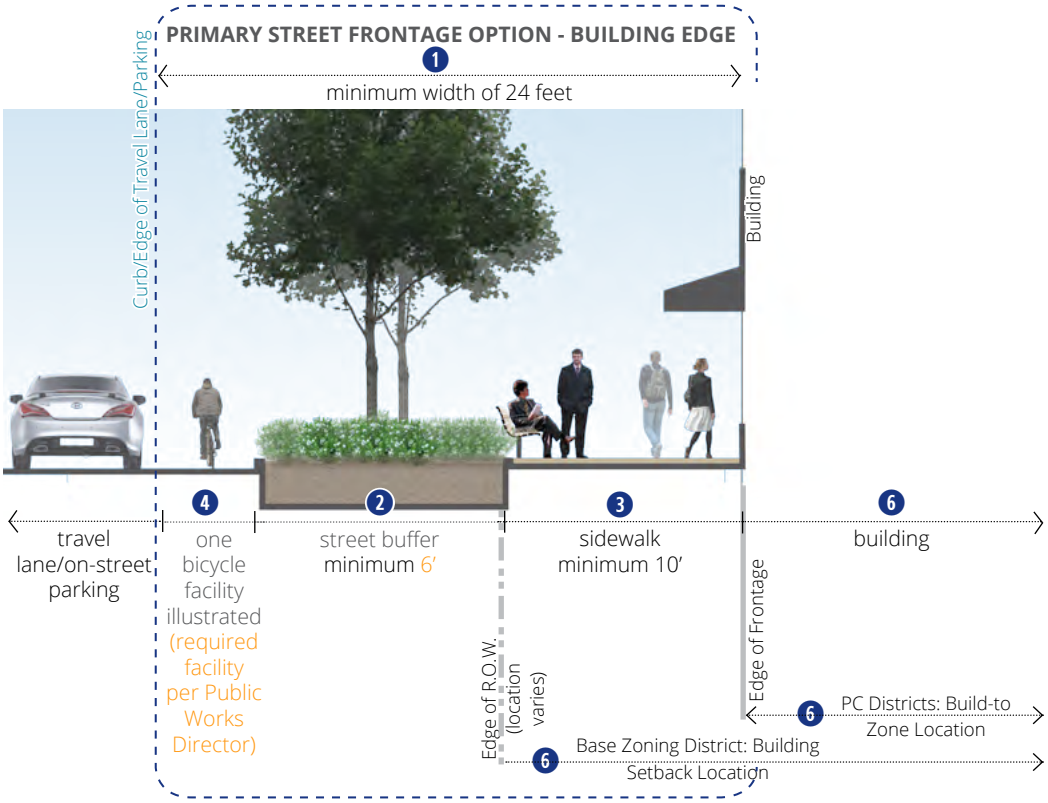


Figure 27-98-19 Primary Street Frontage Option - Building Edge

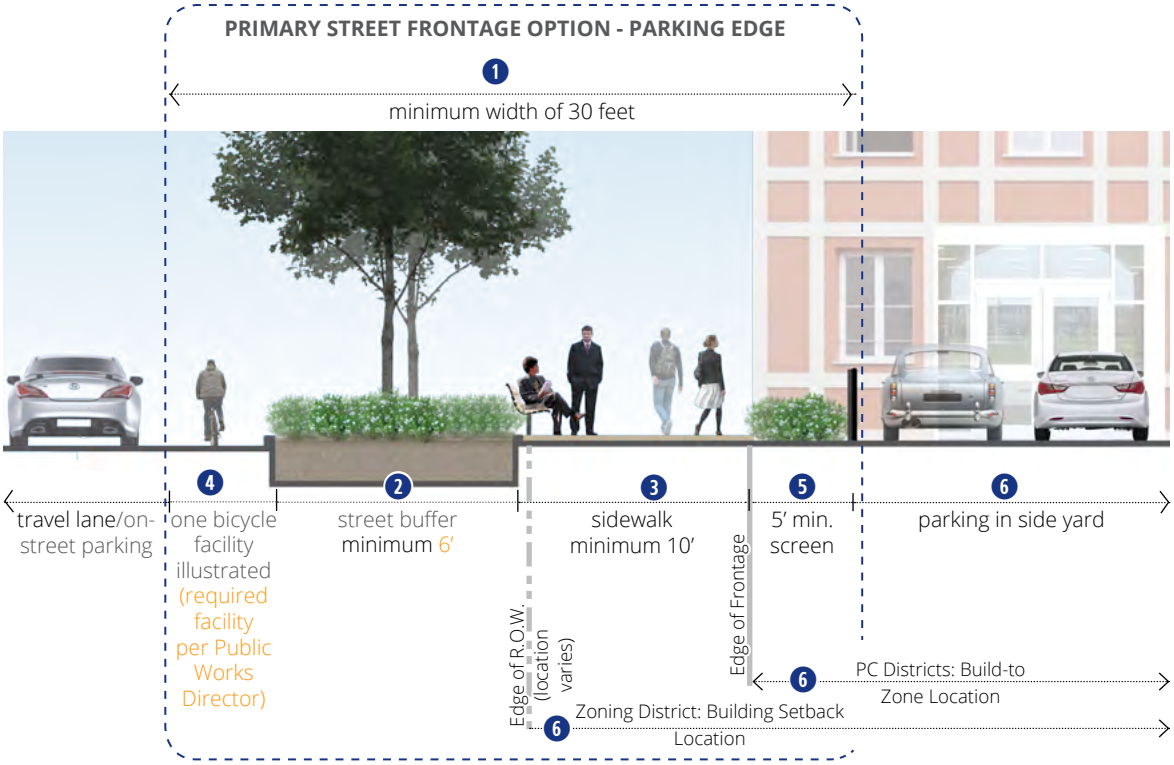


Figure 27-98-20 Primary Street Frontage Option - Parking Edge

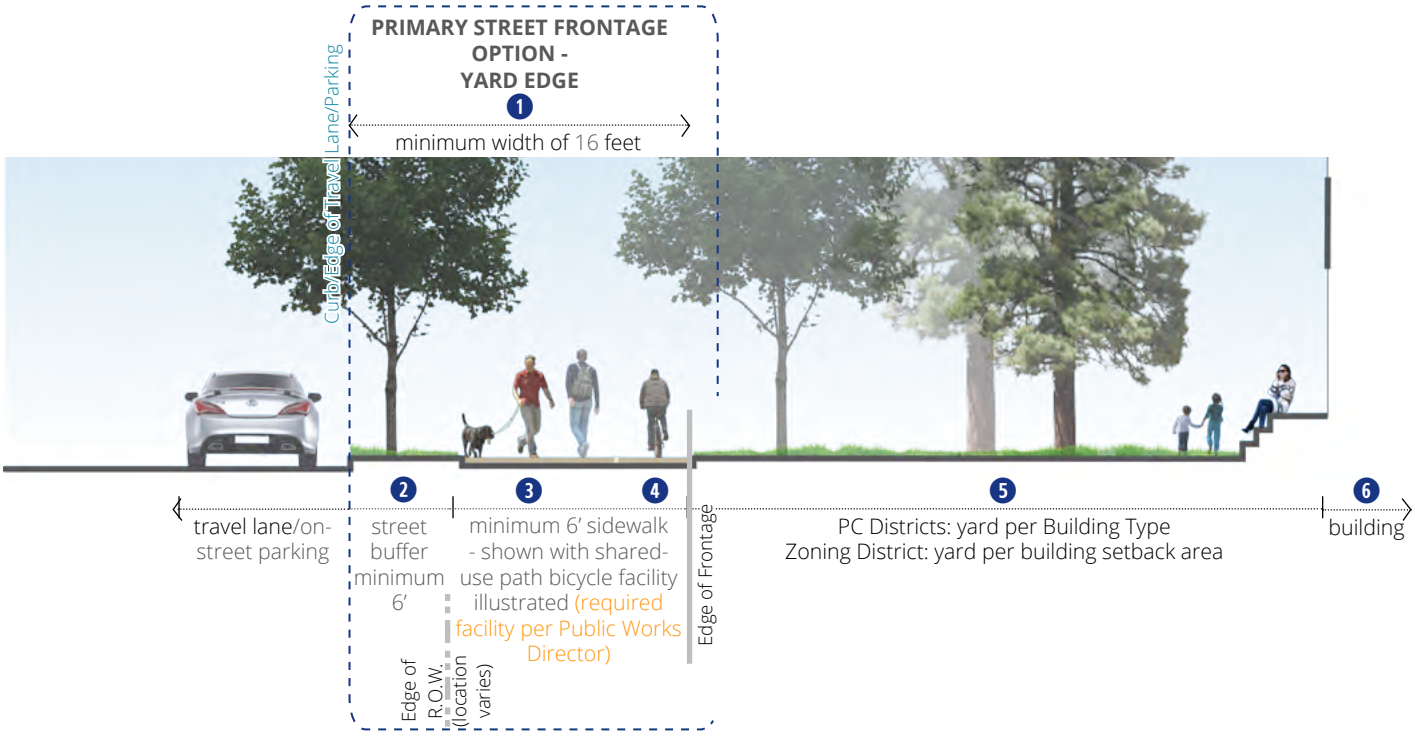


Figure 27-98-21 Primary Street Frontage Option - Yard Edge

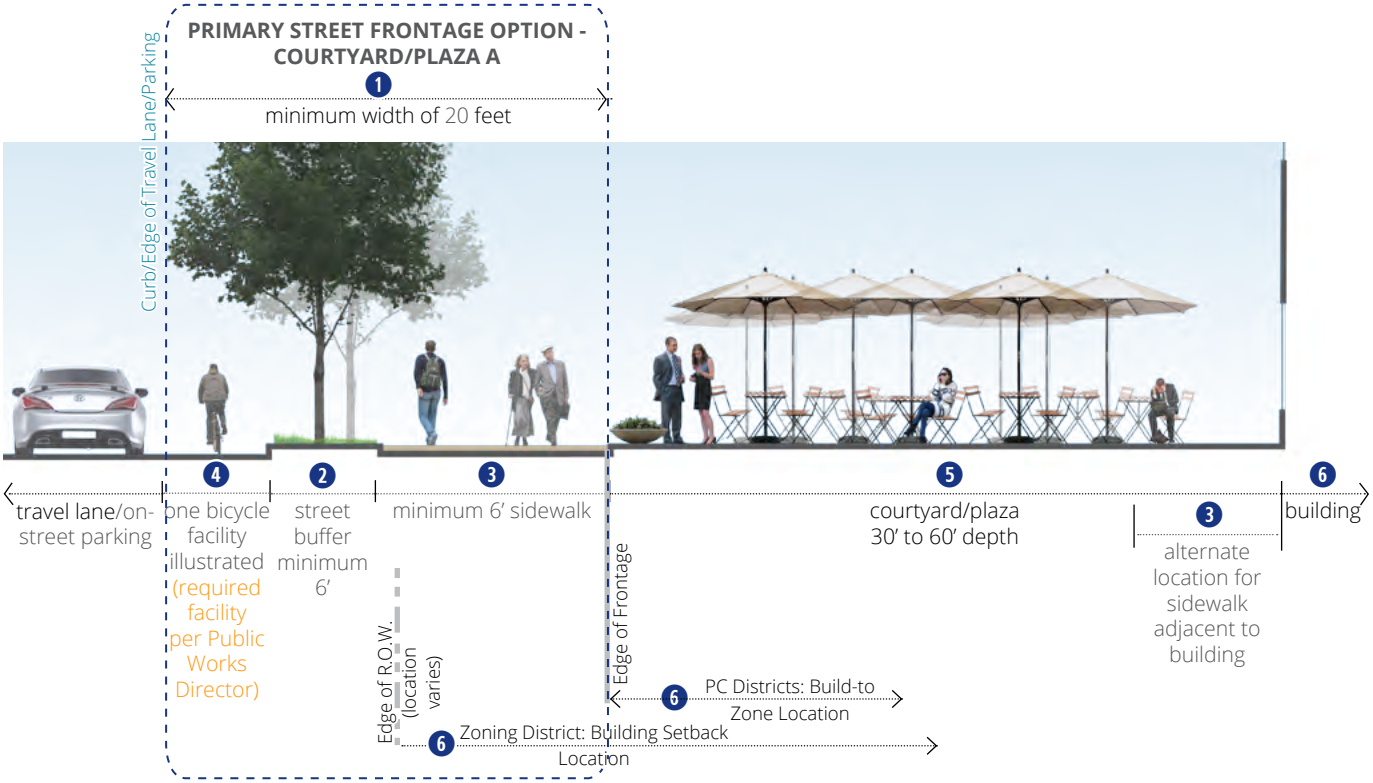


Figure 27-98-22 Primary Street Frontage - Courtyard/Plaza A

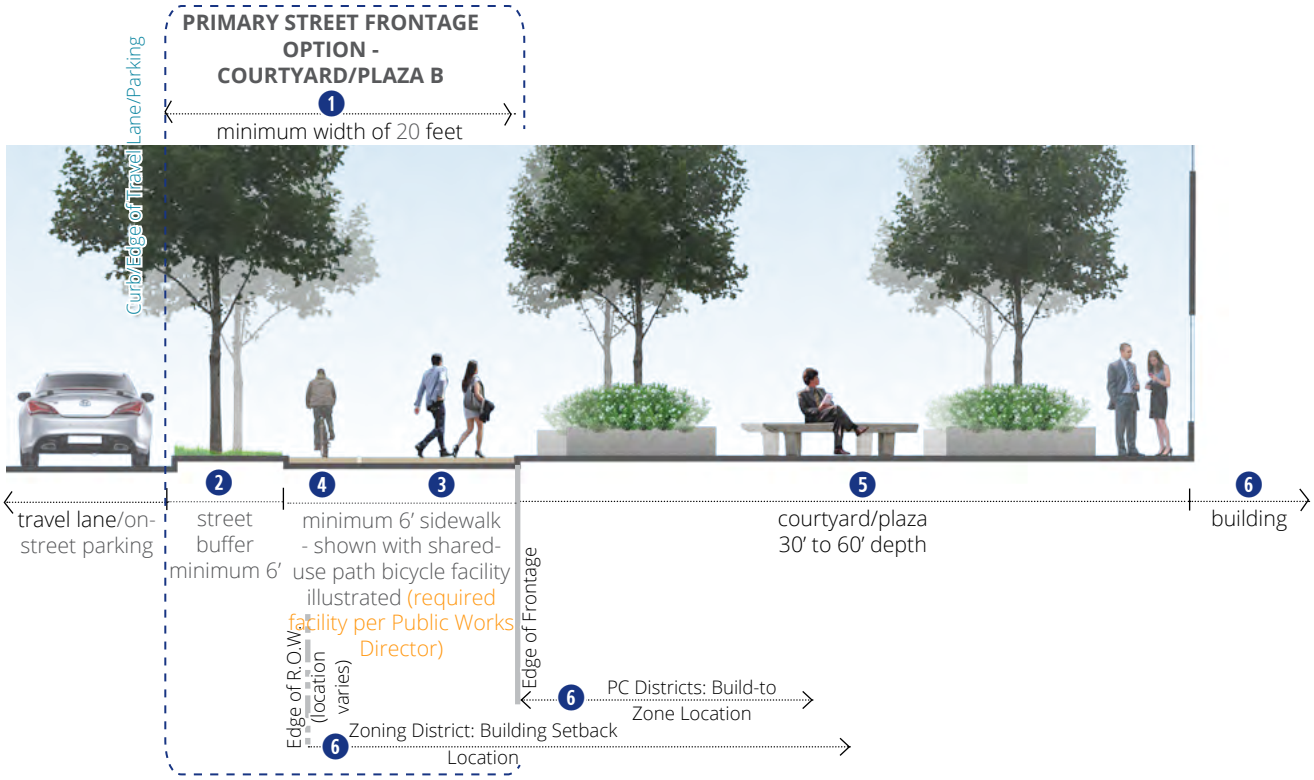


Figure 27-98-23 Primary Street Frontage Option - Courtyard/Plaza B

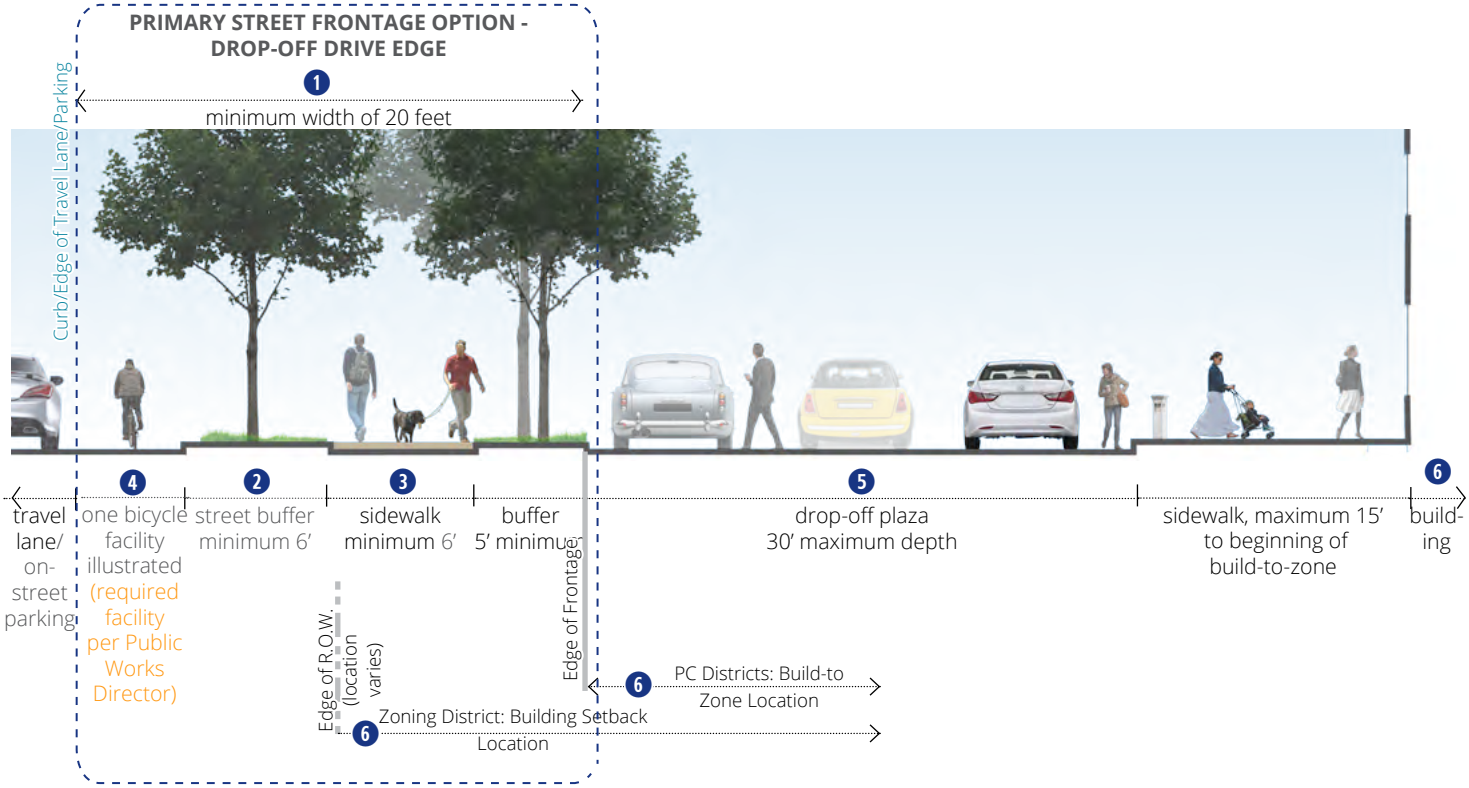


Figure 27-98-24 Primary Street Frontage Option - Drop-off Drive Edge

(8) Secondary Street Type

The Secondary Street Type applies to new and existing streets per Figure 27-98-2 Street Types Map.

a. **New Secondary Streets.** Refer to Figure 27-98-25 Table of Secondary Street Type Requirements for Secondary Street Type requirements for new streets, Figure 27-98-26 Secondary Street Type Section - Typical illustrates the typical street section. A narrow version is available for limited application (refer to Figure 27-98-27 Secondary Street Type Section - Narrow).

b. **Frontage Options.** Frontages address the pedestrian and bicycle realm as well as street & parking buffers and public space options. Parcels that are adjacent to a Secondary Street as designated on Figure 27-98-2 Street Types Map, shall apply one or more of the Secondary Street frontage options along the entire length of the lot line abutting the Secondary Street. Refer to Figure 27-98-28 Table of Secondary Street Frontage Options.

c. **~~Easement~~ Dedication.** When the sidewalk is fully or partially located on private property, ~~a public access easement or~~ right-of-way dedication is required so that the sidewalk is fully located in the right-of-way ~~and/or the easement~~.

d. **Curb Movement.** The existing street curb may be required to move, based on the selection of the appropriate, context sensitive bicycle facility, per Public Works Director.

FIGURE 27-98-25: TABLE OF SECONDARY STREET TYPE REQUIREMENTS

CONFIGURATION	TYPICAL refer to Figure 27-98-26	LIMITED NARROW refer to Figure 27-98-27
Location	O-I, OCR, O-D, C-1, CR-1, NS, PC-1, PC-2, PC-3, and PC-4 Districts	RM-HD, PC-4 Districts; use requires approval of Public Works Director/Community Development Director
Right-of-Way Width	66' to 100' per Public Works Director	60' to 75' per Public Works Director
Travel Lanes	2 lanes, 2 way	1 yield lane
Lane Width	10' to 12' per Public Works Director	16' to 18' per Public Works Director
Allowable Turn Lanes	Right turn lane	Not applicable
Parking Lanes	Parallel; minimum 8' wide (see variations for alternatives)	Parallel required on one side of street
Pavement Width	34' to 40' (see variations for alternatives)	32'
Frontage Options	Refer to Figure 27-98-28 Table of Secondary Street Frontage Options	

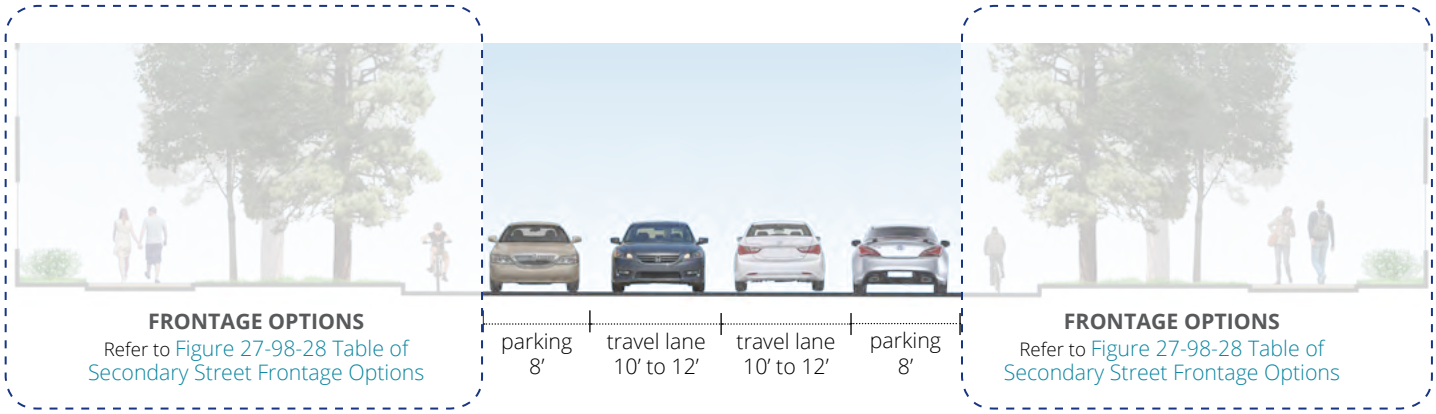


Figure 27-98-26 Secondary Street Type Section - Typical

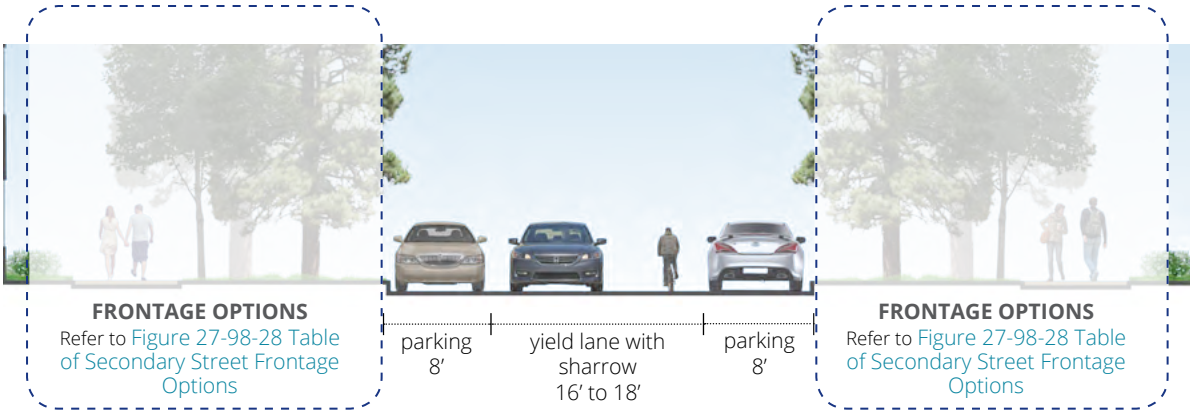


Figure 27-98-27 Secondary Street Type Section - Narrow

FIGURE 27-98-28: TABLE OF SECONDARY STREET FRONTAGE OPTIONS

		PARKING EDGE refer to FIGURE 27-98-29	YARD EDGE refer to FIGURE 27-98-30
1	Minimum Depth of Frontage	The minimum depth of the frontage shall be 20 feet measured from existing curb. Minimum depths of components shall be met; additional areas shall be added to any component to meet the minimum overall depth.	
2	Street Buffer	Minimum Depth: Street buffer width shall be a minimum of 6 feet wide. Tree Plantings: A minimum of one tree for every 300 square feet of buffer shall be provided, spaced evenly or informally. Grade: Grade changes may be accommodated within the street buffer with slopes no greater than 1 ft of rise in 4 ft run. Retaining walls may be incorporated to meet these grades, but shall be no taller than 3 feet..	
3	Sidewalk	A minimum 6 foot wide sidewalk is required and may meander between trees.	
4	Bicycle Facilities	Shared, on-street bicycle facilities	
5	Yard Treatment	A minimum 8' screen is required between parking and the sidewalk. The screen shall include a canopy tree every 30 feet of frontage, spaced evenly or informally, and a double row of shrubs, minimum 24" in height and width at maturity, staggered and spaced 24" on center.	A minimum 5' deep landscape yard is required, with a minimum of 30 shrubs, perennials, and/or grasses for every 500 square feet of yard area.
6	Building & Parking Location	Refer to Article II. Zoning Districts for setback line or 27-105 Building Types for Secondary Frontage Options requirements for allowable widths of parking along the frontage and required building facades along the frontage.	

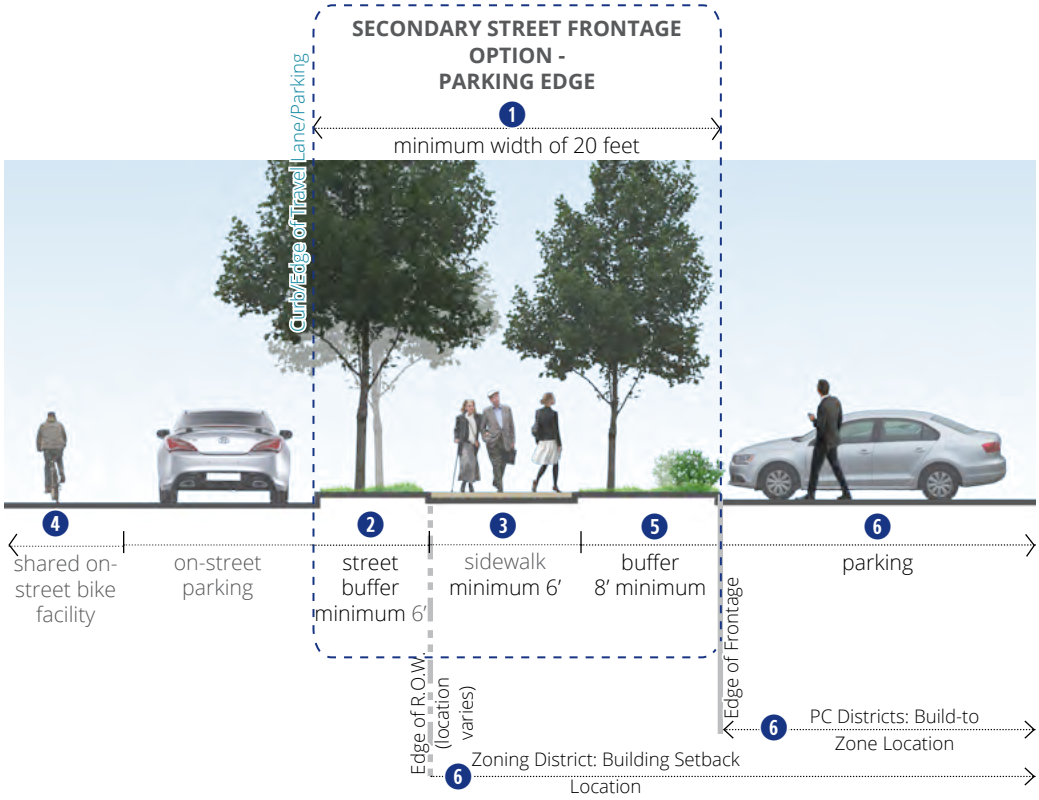


Figure 27-98-29 Secondary Street Frontage Option - Parking Edge

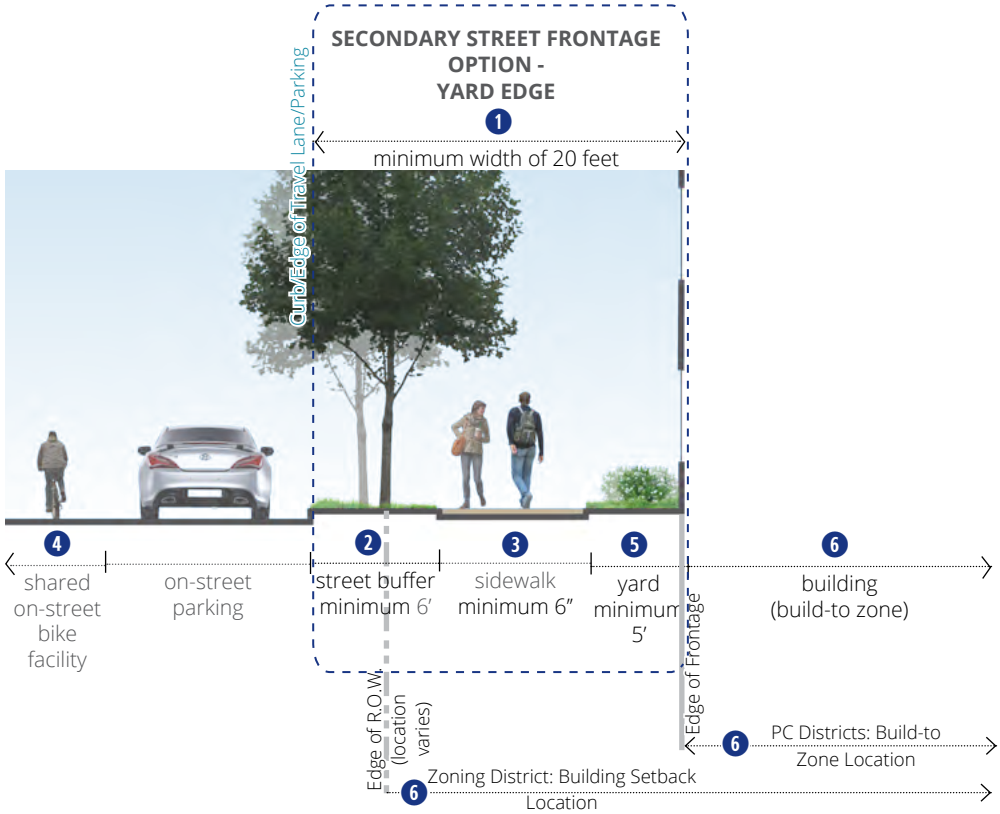


Figure 27-98-30 Secondary Street Frontage Option - Yard Edge

(c) Streets & Blocks

(1) Intent

The intent of the following requirements is to form an interconnected network of streets with multiple intersections and block sizes scaled to support multiple modes of transportation, including walking, biking, transit use, and driving, within the Perimeter Center Overlay area.

(2) Applicability

The following are general block, lot, and street design requirements applicable to all districts within the Perimeter Center Overlay area. Development sites meeting the following shall install new streets in accordance with this section.

a. Any development project on a 5 acre or larger site and either increases or replaces an existing building footprint by 60 percent or more of existing gross building area; OR

b. Any development project on a 5 acre or larger site that includes the replacement, renovation, or reconfiguration of 60 percent or more of the total site parking area (inclusive of required parking lot landscape areas).

(3) New Street Locations.

a. Street Types Map. Proposed street locations are illustrated on Figure 27-98-2 Street Types Map, defined to establish a network that would fulfill the Streets & Blocks intent and regulations.

b. Public Works Director. Locations illustrated on the Street Types map are approximate. The requirements and locations of all streets shall be determined by and approved by the Public Works Director during the Site Plan review process.

(4) Street Connectivity.

The following provides requirements and guidance for locating new streets and connecting to surrounding context.

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

b. Cul-de-sac and dead end streets should be avoided and utilized only when topography and other existing barriers, such as highways, rail lines, or waterways, prevent street connectivity.

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

d. Streets should terminate at another street with either open space or a building facade across from the termination.

e. When adjacent developments do not provide connectivity, coordinate with the Community Development Director and Public Works Director to determine the potential for future connections and provide for those connections.

(5) Block Configuration

Refer to Figure 27-98-31 for an illustration of Typical Block Elements and section 16-240 for Blocks.

a. Blocks should be deep enough to accommodate buildings facing streets with parking located in the interior. Refer to 27-98(b) Street Types for minimum building frontages required for all streets.

b. Blocks may be configured to include existing lots within an existing zoning district that is outside of the Perimeter Center Overlay.

c. A network of streets is required to meet the maximum block size requirement. Proposed new streets to meet these sizes are illustrated on Figure 27-98-2 Street Types Map.

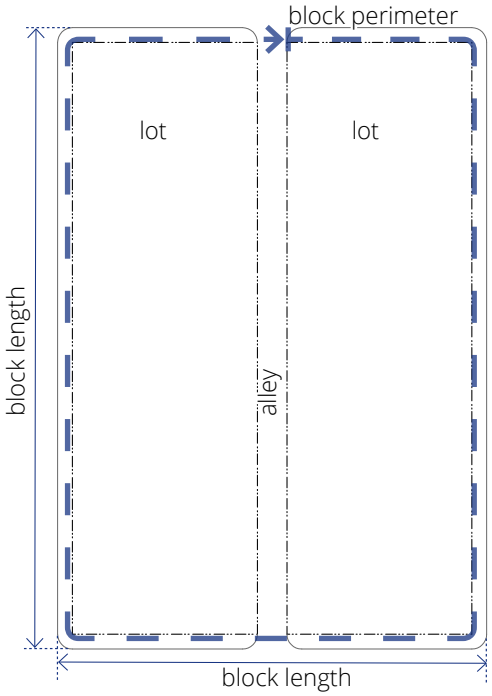


Figure 27-98-31 Typical Block Elements

d. **Block Sizes for Zoning Districts.** Block sizes for residential and commercial development and redevelopment are designated in section 16-240.

e. **Block Sizes for Perimeter Center (PC) Districts.** Maximum block perimeter for ~~development and redevelopment are designated by district in 27-104 Districts for the Perimeter Center districts~~. all PC Districts is 2400 feet. Recommended block perimeter is a maximum of 1800 feet.

f. **Exceptions.** Exceptions to block sizes include locations adjacent to natural features, such as steep grades and drainage areas, and other existing barriers, such as an inability to connect to adjacent parcels.

(6) Block Driveway Access Configurations

a. Blocks may include alleys, drives, or driveway entrances for service, parking accessibility, and other routes internal to the development.

b. Access to blocks should be aligned across the street from access to other blocks.

c. In the Perimeter Center districts, driveway locations are defined in the general Building Type requirements. Refer to 27-105(a)(10) Driveways.

d. Mid-Block Pedestrianways. Mid-Block pedestrianways are required through blocks longer than 800 feet and at locations that connect public rights-of-way with other public facilities such as parks and transit.

1. When combined with mid-block street crossings, these pathways should align to facilitate easy pedestrian movements.

2. Mid-block pedestrianways should be located in the middle third of a block face.

3. Minimum width for mid-block pedestrianways rights-of-way or easements is 20 feet.

4. A minimum of 1 canopy tree per 600 square feet of area is required.

5. Mid-block pedestrianways should be treated with the minimum design requirements per 27-98(b)(4) Streetscape Furnishings & Hardscape Design.

6. Shared-use paths through blocks per 27-98(b)(3)d may fulfill the requirements for Mid-Block Pedestrianways.

(7) Street Types

Refer to 27-98(b) Street Types for requirements for streets.

a. **Street Type.** All new and existing streets shall utilize one of the permitted Street Types per Figure 27-98-2 and the requirements of 27-98(b) Street Types.

b. **Frontage Options.** For each side of a street adjacent to or within the development, one of the frontage options defined by Street Type shall be utilized.

c. **Other Internal Street.** Other street types completely internal to the development may be approved by Public Works Director and the Community Development Director through minor exception.

d. **Public Use.** All streets shall be available for public use at all times. Gated streets and streets posted as private are not permitted.

e. **Dimensions.** The dimensions defined in each Street Type provide the acceptable ranges. Public Works Director shall determine the appropriate configuration and dimensions for each street. Minor exceptions may be approved by Public Works Director during the approval process.

f. **Additional Director Requirements.** During the Pre-Submittal Conference, the Community Development Director and/or Public Works Director may adjust requirements for right-of-way, pavement width, or street elements depending on unique site locations and characteristics.

g. **Street Construction.** All street construction, whether publicly dedicated or privately held, shall follow specifications defined by the City.

(d) General Building Design Criteria

(1) Applicability. The following outlines the general design criteria applicable to all buildings within the Perimeter Center Overlay. These criteria apply to all facades visible from the street, facing streets, facing main parking lots, and adjacent to open spaces, unless otherwise noted.

(2) Intent. These criteria are intended to address each building's appearance and cohesiveness with the overall Perimeter Center Overlay area. Further, the criteria are intended to elicit high quality buildings, enhance the pedestrian experience, maintain an appropriate scale, and implement the vision for the area as defined in current plans.

(3) Materials.

a. **Major Facade Materials.** Major facade materials include high quality, durable, finish materials, such as brick, stone, and glass. Other high quality materials may be approved by the Director of Community Development during the site plan process. A minimum of 80 percent of each facade shall be constructed of major materials. Street facade materials shall continue around the corner of the building to non-street-facing facades a minimum depth of 20 feet. Refer to Figure 27-98-32 Major Materials.

Major Materials: Brick, stone

Major Materials: Glass, concrete

Figure 27-98-32 Major Materials

1. ~~**Permitted Materials.** Permitted major facade materials include high quality, durable, finish materials. The following are acceptable major facade materials: stone, brick, glass (including glass curtain wall), cement-based stucco, wood lap siding and shingles, architectural metal siding, and finished/sealed concrete, and fiber cement siding or shingles (such as HardiePlank, HardieShingle, or HardiePanel vertical siding or similar). Refer to Figure 27-98-32 Major Materials.~~

2. ~~**Specially-Approved Materials.** Other high quality materials may be approved during the site plan process with an approved sample and examples of successful, high quality local installations.~~

3. ~~**Prohibited Materials.** Unfinished concrete, synthetic stucco, unfinished wood, concrete masonry units (CMU), glass block, and vinyl are not permitted as a major facade material.~~

4. ~~**Materials Specific to Districts.**~~

   i. ~~Brick types larger than 3 inches in height, such as economy bricks, are not permitted in the PC-1 and the PC-4 Districts.~~

   ii. ~~Glass curtain wall is permitted only in the PC-2 District above the first floor and in the PC-1 District above the third floor.~~

   iii. ~~Wood lap siding and shingles, and fiber cement siding and shingles (such as HardiePlank, HardieShingle, or HardiePanel vertical siding or similar) are permitted on attached houses or townhouse building types per the PC Districts.~~

b. **Minor Materials.** Acceptable high quality minor facade materials include all major materials; cement-based stucco; wood lap siding and shingles;, architectural metal siding;

architecturally finished concrete; fiber cement siding or shingles (such as Hardie Company products or similar); synthetic stucco/EIFS (see restrictions below); glass block; split-faced, burnished, glazed, or honed concrete masonry units (CMU), cast stone concrete elements. No more than 20 percent of each facade shall consist of minor materials.

c. **Accent Materials.** The following materials may be used for trim, details, soffits, eaves, and other accent areas: vinyl; aluminum and other durable metals; and metal for beams, lintels, trim, and ornamentation. Other materials may be approved by the Director of Community Development during the site plan process.

d. **Restrictions.**

1. The use of plain CMU block and vinyl are prohibited as a facade material.

2. Synthetic stucco (EIFS) used on the first or second floor of a building shall be a "high-impact" system. Conventional EIFS may be used above the second floor.

3. ~~**Major Materials.** All major materials may serve as secondary materials.~~

4. ~~**Minor Materials.** Additional minor materials include fiber cement and wood; metal for beams, lintels, trim, and ornamentation; burnished, glazed, or honed concrete masonry units (CMU) or block for trim and details (not surfaces); split-face, honed, or glazed concrete masonry units with a height less than 4.5 inches for surfaces less than 10 percent of the facade surface; cast stone concrete elements; and vinyl for trim and details.~~

5. ~~**Upper Stories Only.** Synthetic stucco or exterior insulation and finishing systems (EIFS), such as dryvit, are permitted as a secondary material on upper floor facades only.~~

e. ~~**Roof Materials.** On roofs of buildings lower than 8 stories, acceptable sloped roof materials include premium, 3-dimensional or laminated asphalt composite shingles; wood shingles and shakes; metal tiles or standing seam; slate; and ceramic tile. "Engineered" wood or slate may be approved during the site plan review process with an approved sample and examples of successful, high quality local installations. Refer to Figure 27-98-37 Roof Materials.~~

f. ~~**Color.** Painted materials shall utilize hues from any historic palettes from any major paint manufacturer. Other colors may be utilized for details and accents, not to exceed a total area larger than 10 percent of the facade surface area.~~

g. ~~**Appropriate Grade of Materials.** Commercial quality doors, windows, and hardware shall be used on all buildings, with the exception of Townhouse and Detached House Building Types in the PC Districts.~~

(4) Windows, Awnings, and Shutters

a. **Quantity of Windows.** A minimum of 15 percent window coverage is required per story on all street facing facades and any facade visible from a street.

1. **Measurement.** Window requirements are measured as a percentage of the facade between floor levels.

2. **Blank Walls.** Windows shall be distributed so that no rectangular area greater than 30 percent of any story's facade, as measured from floor to floor, and no horizontal segment of a story's facade greater than 30 feet in width is windowless and violates the minimum percentage requirements.

b. ~~**Recessed Windows.** All upper story window glass on all mixed use and residential buildings shall be recessed a minimum of 2 inches, unless glass curtain wall is utilized.~~

c. **Transparent Glass.** All window glass shall be highly transparent with low reflectance. Light transmission should be approximately 90 percent for ground story windows and a minimum of 75 percent for upper story windows.

d. ~~**Lintels.** Lintels shall be expressed above all windows and doors, whether by a change in brick coursing or a separate element, unless glass curtain wall is utilized.~~

e. ~~**Security Grills.** Grills shall be fully retractable and completely within the interior of the building and inconspicuous to the extent possible. Exterior bars are prohibited on any window.~~

f. **Awnings.** All awnings shall be canvas or metal. Plastic awnings are prohibited. Awnings shall

Permitted Awnings: Metal

Permitted Awnings: Canvas

Figure 27-98-33 Awnings

not be translucent. ~~Awning colors shall meet the requirements of 27-98(e).3.d Color.~~ Awnings are preferred to have open ends. Refer to Figure 27-98-33 Awnings.

g. Shutters. If installed, shutters, whether functional or not, should meet the following requirements:

1. All shutters should be sized for the windows, so that if the shutters were to be closed, they would not be too small for complete coverage of the window.

2. Shutters should be wood, metal, or fiber cement. Other "engineered" woods may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. ~~Vinyl shutters are also permitted in a color consistent with the trim of the building~~.

(5) Balconies. ~~Balconies include any platform that projects from the wall of a building above grade and is enclosed by a parapet or railing. These regulations do not apply to false balconies, sometimes referred to as Juliet balconies or balconets, which are permitted. False balconies consist of a rail and door, with no outdoor platform. The following applies in all locations where balconies are part of the facade design facing any street. Refer to Figure 27-98-39 Balconies Integral to Facade.~~

a. ~~**Size.** Balconies shall be a minimum of 4 feet deep and 6 feet wide.~~

b. ~~**Connection to Building.** Balconies shall be integral to the facade. Balconies on stepped-back stories may be independently secured, extending~~

~~from the facade. Balcony structure shall not include more than one balcony platform; however, the platform may be divided divided to serve two units.~~

c. **~~Facade Coverage.~~** ~~A maximum of 40 percent of the front and corner side facades, as calculated separately, may be covered with balconies, including street-facing railing and balcony structure.~~

(6) Garage Doors. The following requirements apply to garage doors provided on any street facade.

a. **Location.** Garage doors are not permitted on Primary Street facades unless not utilized for vehicular access (but for patio access, open air dining). Garage doors are permitted on Secondary Street Facades with direct access to the street. The preferred location is on interior lot facades.

b. **Recessed from Facades.** Garage Doors located on street facing facades shall be recessed a minimum of 3 feet from the dominant facade of the principal building facing the same street.

c. **Design.** Garage doors facing a Secondary Street and intended to be closed during business hours shall be clad with materials consistent with the design of the building. Carriage-style doors are required on the Townhouse and Detached House Building Type.

(7) Ground Story at Sloping Facades

a. **Intent.** Given the slopes in many parts of the Perimeter Center area, building design must accommodate grade changes along the sidewalk without creating tall, out-of-scale blank walls. Large, unarticulated building facades signal to pedestrians that an area is not intended for walking, reducing activity in the area and creating dead zones. Refer to Figure 27-98-34 Examples of Ground Story along Slope.

b. **Regulations for Shopfronts.**

1. Grade transitions on the building along the sidewalk should be designed to maximize active pedestrian-scale frontages between waist and eye level while minimizing blank walls.

2. When possible, the interior floor configuration should step to match the exterior grade.

3. If it is necessary for the interior floor to remain constant along the grade, changes can be accommodated by a storefront window display space.

4. Knee wall shall not exceed 30 inches in height except along a maximum 15 foot section of facade length.

5. If grade change is more than 12 feet along a single block face, entrance requirements may be increased to one entrance per 80 feet of building frontage.

6. Building entrances adjacent to the street should be within 3 feet of the elevation of

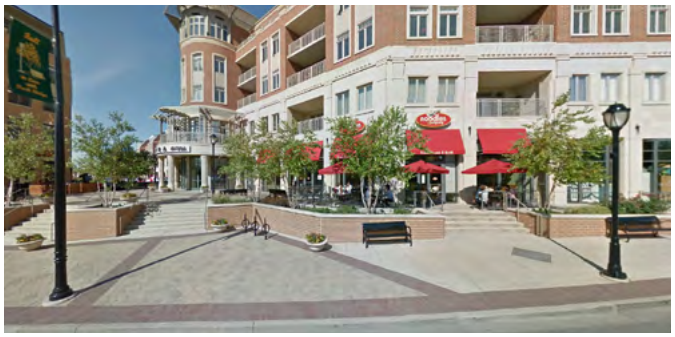


Figure 27-98-34 Examples of Ground Story along Slope.

the adjacent sidewalk, unless utilizing the PC District building types.

c. Regulations for Residential and other Building Frontages.

1. Grade transitions at the building scale along the sidewalk should be designed to minimize blank walls.
2. When possible, the interior floor configuration should step to match the exterior grade.
3. Multiple front entrances along the street activate each segment of building section at each grade.
4. Transition zones between the sidewalk and building facade of porches, terraces, and landscape areas can assist with grade changes.
5. If it is necessary for the interior floor to remain constant along the grade, changes can be accommodated by terraced planters and retaining walls.
6. Retaining walls shall not exceed 30 inches in height except along a maximum 15 foot section of frontage.
7. When the elevation of the first floor is more than 3 feet above grade, windows should be provided into the basement or lower floor elevations.

(8) Fueling Stations

Refer to Figure 27-98-35 Recommended Gas Station Layout for one illustration of the following criteria.

a. Building Location. A building should be built up to any corner with the longest facade along any Primary Street. If no Primary Street abuts the parcel, along the Parkway Facade.

b. Side Yard Parking. One double loaded aisle of parking is permitted on the interior side along a Primary Street, perpendicular to the street.

c. Pumps and Canopy Location. The pumps and canopy may be located on the interior of the parcel, but may have driveways to a street.

d. Building Build-to Zone. A building should be built to within 5 feet to 15 feet of the edge of the Street Type frontage.

e. Building Facade Design. The facade of all buildings shall meet all general design criteria

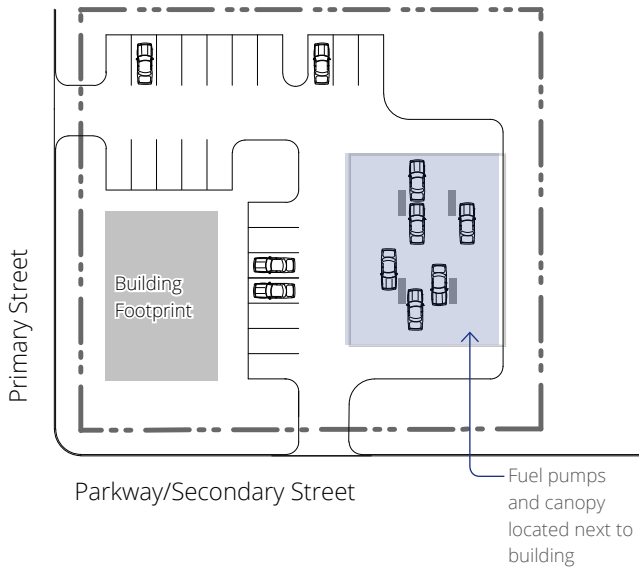


Figure 27-98-35 Recommended Gas Station Layout

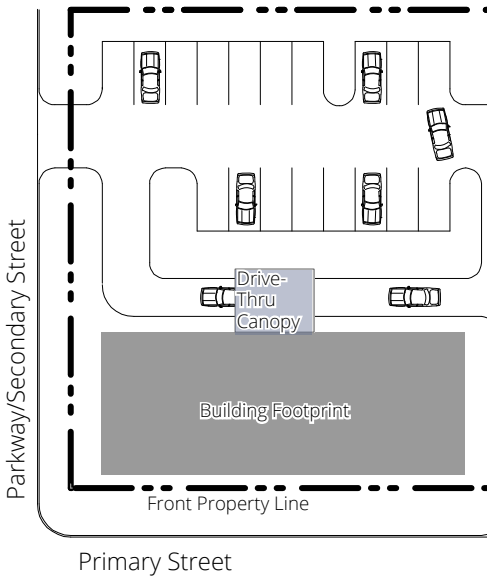


Figure 27-98-36 Recommended Drive-Through Facility Layout

within this section, 27-98(d) General Building Design Criteria.

f. **Canopy Design.** The canopy, columns, and structure shall be constructed of the same materials utilized on the building.

g. **Pavement.** Site paving shall consist of maximum 22 feet driveways and lanes along parking and along pumps. All other areas shall be landscaped.

h. **Frontage.** A maximum of 50 percent of the frontage may be used for parking and fuel areas.

(9) Accessory Drive-through Structures

Refer to Figure 27-98-36 Recommended Drive-Through Facility Layout for one illustration of the following requirements.

a. **Structure/Canopy.** Drive-through structures or canopies shall be located on the rear or side facade of the building or in the rear of the lot behind the building, where permitted by use. The structure ~~shall~~ should not be visible from any Primary Street.

b. **Stacking Lanes.** Stacking lanes shall be located perpendicular to the Primary Street or behind the building.

c. **Materials.** The canopy and structure shall be constructed of the same materials utilized on the building.

(10) Parking Structures Fronting a Street

The following requirements are provided for parking structures fronting a Secondary Street or Parkway.

a. **Applicability.** The following applies to all parking structures fronting a street.

1. **Primary Streets.** Parking structures, whether accessory or principal use, shall not front a Primary Street, unless otherwise approved as with Special Land Use Permit per Article V, Division 3.

2. **Perimeter Center Districts.** In the Perimeter Center (PC) Districts, parking structures as the principal use on the lot require a special land use permit (refer to Article V, Division 3 Special Land Use Permits). Parking Structure Design Requirements.

3. **Blank Wall Limitations.** No rectangular area greater than 30 percent of any story's facade, as measured from floor to floor, and no horizontal segment of a story's facade greater than 15 feet in width may be solid, blank wall.

4. **Pedestrian Entry.** A defined pedestrian entrance/exit is required separate from the vehicular entrance and directly accessing the sidewalk. If the entry is enclosed, windows are required to meet a transparency rate of 65 percent.

(e) 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 developments in the Perimeter Center Overlay in accordance with the following minimum point values based on project magnitude. Measures count only if they are part of the new development application; measures already in place at the time of application do not count.

a. **2 Points Minimum.** Any development project that either increases an existing building footprint by 30 percent or more of gross building area; or includes the replacement~~, renovation,~~ or reconfiguration of 60 percent or more of the total site parking area (inclusive of required parking lot landscaping areas) shall earn a minimum of 2 points in accordance with this section.

b. **5 Points Minimum.** Any development project that increases an existing building footprint by 60 percent or more of gross building area shall earn a minimum of 5 points in accordance with this section.

c. **7 Points Minimum.** Any development project that involves the complete ~~renovation or~~ replacement of an existing building or construction of a new building shall earn a minimum of 7 points in accordance with this section.

MEASURES	VALUE
Certified Green Building	7 points
Building Energy Efficiency	3 points
Building Water Efficiency	2 points
Water-Efficient Landscaping	1 points
Renewable Energy Sources	5 points
Green Roof	4 points
Heat Island Reduction	2 points
Pervious Pavement	2 points
Enhanced Bicycle Amenities	up to 2 points
Transportation Demand Management	4 points
Alternative Measure	1 to 3 points

Figure 27-98-37 Sustainability Measures & Values

(3) Calculation & Evaluation

a. **Minimum Points.** All point values shall be awarded based on meeting the minimum requirements of each sustainability measure, as indicated in this section. The sum of all assigned values for achieved sustainability measures, as indicated in this section and summarized in Figure 27-98-37 Sustainability Measures & Values, shall meet the minimum point requirement per project.

b. **Review and Approval.** 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).

c. **Requirements.** The applicant shall achieve no fewer than the required points based on project magnitude (see 27-98(e)(2), above) from any combination of the sustainable development measures as valued in Figure 27-98-37 Sustainability Measures & Values. No partial points will be accepted.

d. **Documentation.** The applicant shall submit supporting documentation as noted per measure.

(4) Measures & Requirements

a. **Certified Green Buildings Measure**

1. **Minimum Requirement.** Certify a new construction building or building undergoing major renovations through a green building rating system requiring review by an independent, third-party certifying body and approved by the Community Development Director. The score shall be mid- to high-level, reflecting multiple measures included in this section 27-98(e), such as silver, gold, or platinum by a US Green Building Council green building product.

2. **Documentation.** Required documentation includes registration of the project with the system, payment of all applicable fees for the rating system, and a draft scorecard showing the achieved credits or points.

b. Building Energy Efficiency Measure

1. **Minimum Requirements.**

   i. **New Construction Buildings.** Newly constructed buildings must demonstrate an average 10 percent improvement over the energy code currently in effect in the city.

   ii. **Major Renovation.** Building must demonstrate an average 5 percent improvement over the energy code currently in effect in the city.

2. **Documentation.** Required documentation includes an energy model demonstrating that the building(s) will achieve the proposed improvements.

c. Building Water Efficiency Measure

1. **Minimum Requirements.** 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.

2. **Documentation.** Required documentation includes cut sheets for all water fixtures.

d. Water-Efficient Landscaping Measure

1. **Minimum Requirements.** Reduce potable water used for landscape irrigation by 50 percent from a calculated midsummer baseline case by using either one of the following methods:

   i. Utilizing all xeriscape plant materials and providing no permanent irrigation system

   ii. Using only captured rainwater with an irrigation system

2. **Documentation.** Required documentation includes a landscape and irrigation plan, illustrating the system.

e. Renewable Energy Sources Measure

1. **Minimum Requirements.** 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.

2. The following renewable energy generation sources are applicable:

   i. Solar thermal or photovoltaics.

   ii. Ground-sourced heating or cooling.

   iii. Fuel cells and microturbines using non-fossil fuel

   iv. Wind energy conversion.

   v. Other means of generating electricity without using a fuel, such as kinetic, heat exchange, approved by the Community Development Director.

3. **Documentation.** Required documentation includes specifications and construction details for the installation of the system.

f. Green Roof Measure

1. **Minimum Requirements.** Install a vegetated roof for at least 50 percent of any building roof area or roof deck.

2. **Documentation.** Required documentation includes roof construction plans with drainage and planting details.

g. Heat Island Reduction Measure

1. **Minimum Requirements.** 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 driveways.

   i. Tree Canopy Cover. Coverage of the surface at canopy tree maturity in 15 years.

   ii. Solar reflective paving & roofing with a SRI (solar reflectance index) of at least 29.

2. **Documentation.** Required documentation includes plans and specifications for installation of the strategy.

h. Pervious Pavement Measure

1. **Minimum Requirements.** Install an open grid or pervious pavement system that is at least 40 percent pervious on 80 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 Public Works Director.

2. **Documentation.** Required documentation includes plans and specifications for installation of the strategy.

i. Enhanced Bicycle Amenities Measure

1. **Minimum Requirements.** Inclusion of 2 of the following earns 1 point. Inclusion of 3 of the following earns 2 points.

   i. **Lockable enclosed bicycle storage.** Provide 1 secure, enclosed bicycle storage space for 10 percent of planned employee occupancy.

   ii. **Employee shower facilities.** Provide a minimum of one shower facility per 150 employees, minimum of one total.

   iii. **Bicycle parking spaces.** Provide bicycle parking at the following rates:

      (a) **Nonresidential.** One short- or long-term bicycle parking space for every 5 required motor vehicle parking spaces. Refer to 27-202 for minimum motor vehicle parking ratios.

      (b) **Residential.** Two long-term parking spaces, per 27-205, for each residential unit.

      (c) **Motor Vehicle Space Reduction.** The maximum allowable reduction in motor vehicle parking spaces, permitted per 27-205, shall be utilized in all cases.

   iv. **Repair Center.** Provide a designated bicycle repair center open to the public and consisting of an air pump, water, and tools at a minimum.

2. **Documentation.** Required documentation includes site and/or building plans locating the measures included.

j. Transportation Access Measure.

1. **Minimum Requirement.** Provision of enhanced access to transit, including one or more of the following:

   i. Construction of a bus turnout on development property.

   ii. Construction of additional shared use paths other than those required per 27-98(b)(3)d Shared Use Paths.

   iii. Provision of direct platform connection.

   iv. Additional easement for provision or enhancement of transit.

   v. Other items approved by the Community Development Director.

2. **Documentation.** Required documentation includes site and/or building plans locating the measures included.

k. Alternative Measure (1 to 3 points).
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.

1. **Minimum Requirements.** 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.

2. **Documentation.** Required documentation shall clearly illustrate that the project will achieve the measure and that the measure furthers a sustainability goal.

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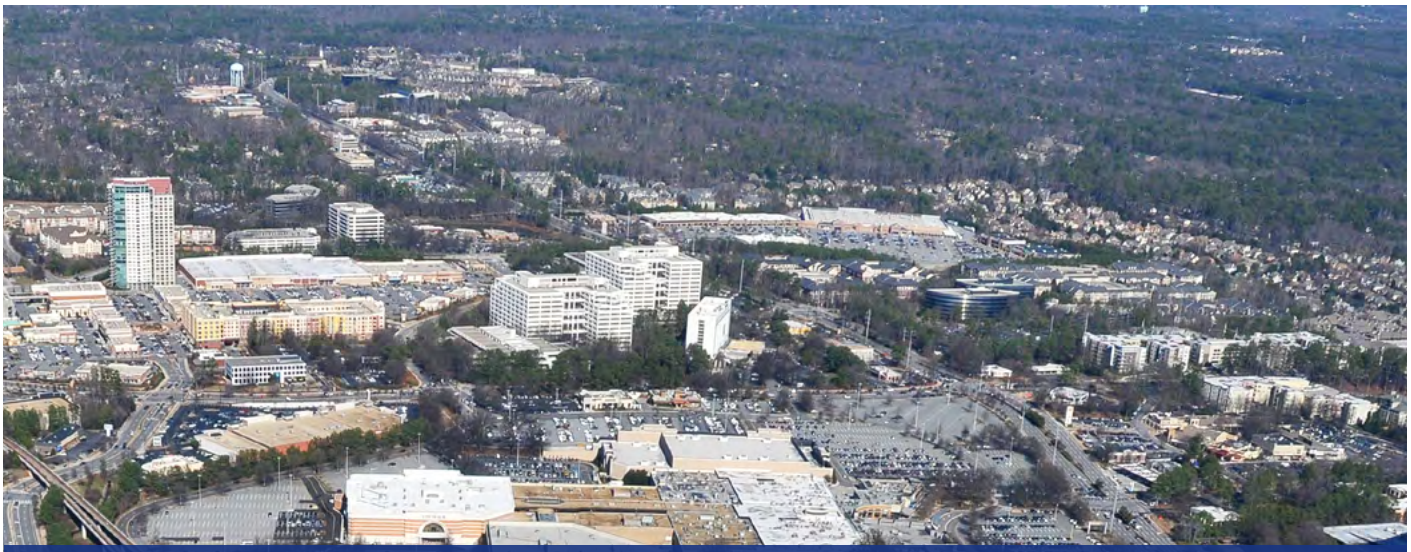

Perimeter Center DISTRICTS

City of Dunwoody, Georgia

DRAFT

NOVEMBER 18, 2015

Dunwoody

Smart people – Smart city

City of Dunwoody

41 Perimeter Center East
Suite 250
Dunwoody GA 30346

City Mayor
Michael Davis

City Council
Lynn Deutsch
John Heneghan
Terry Nall
Jim Riticher
Denis Shortal
Douglas Thompson

Planning Commission
Bob Dallas, Chair
Kirk Anders
Claire Botsch
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

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27-103 General

SECTIONS

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

How To Use The PC Districts

1 Locate parcel on
Regulating Map Figure 27-104-1
to determine which district is designated

27-104(a)
PC Districts

2 Review
District Requirements
to determine permitted Building Types, Uses, Height, and other requirements

27-104(b) to (e)
PC Districts

If the development is for a site where
New Streets
are shown, go to Street Types and Streets & Blocks

27-98(b) & (c)
Perimeter Center Overlay

If the development is for a site that is
3 acres or greater in size
go to Open Space Types

27-106
PC Districts

3 Review
Building Types
to comply with requirements for Building Type(s) and their site(s)

27-105
PC Districts

4 Locate parcel on
Street Types Map Figure 27-98-1
for Street Type designation for use with Building Types and Frontage requirements

27-98(b)
Perimeter Center Overlay

5 Review
Street Type Frontage Requirements
to determine street buffer, sidewalk/trail, and frontage landscape

27-98(b)
Perimeter Center Overlay

If the development is for a site where
New Shared Paths
are shown, go to Shared Paths

27-98(b)
Perimeter Center Overlay

If the development
Borders a different district
(or single-family neighborhood as noted), go to Transitional Buffers

27-230
Zoning Ordinance

6 Determine the applicable
Development Approval Process
to prepare all required application materials

27-103(b)
Perimeter Center Districts

Figure 27-103-1 How to Use the Code

(a) Intent & Applicability

(1) Intent. The regulations of the Perimeter Center districts are intended to further the goals of the Perimeter Center Overlay, as stated in 27-98(a).

(2) Applicability. These regulations apply a parallel set of zoning districts and regulations to lots within the limits of Perimeter Center as illustrated on the City's zoning map and Figure 27-104-1 Regulating Map. 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.

(2) Effect of Establishment. Once property has been classified in a Perimeter Center district, the subject 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 ~~one~~ five 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 allowable height of all floors at maximum permitted height;
6. An increase in the maximum permitted height of a retaining wall by up to ~~one~~ five 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.

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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

(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.

(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) Transitional Buffers. Refer to section 27-230 Transitional Buffers ~~within the Perimeter Center Overlay~~ 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 and 27-98(e) Sustainability Measures within the Perimeter Center Overlay.

27-104 Districts

Districts & Regulating Map

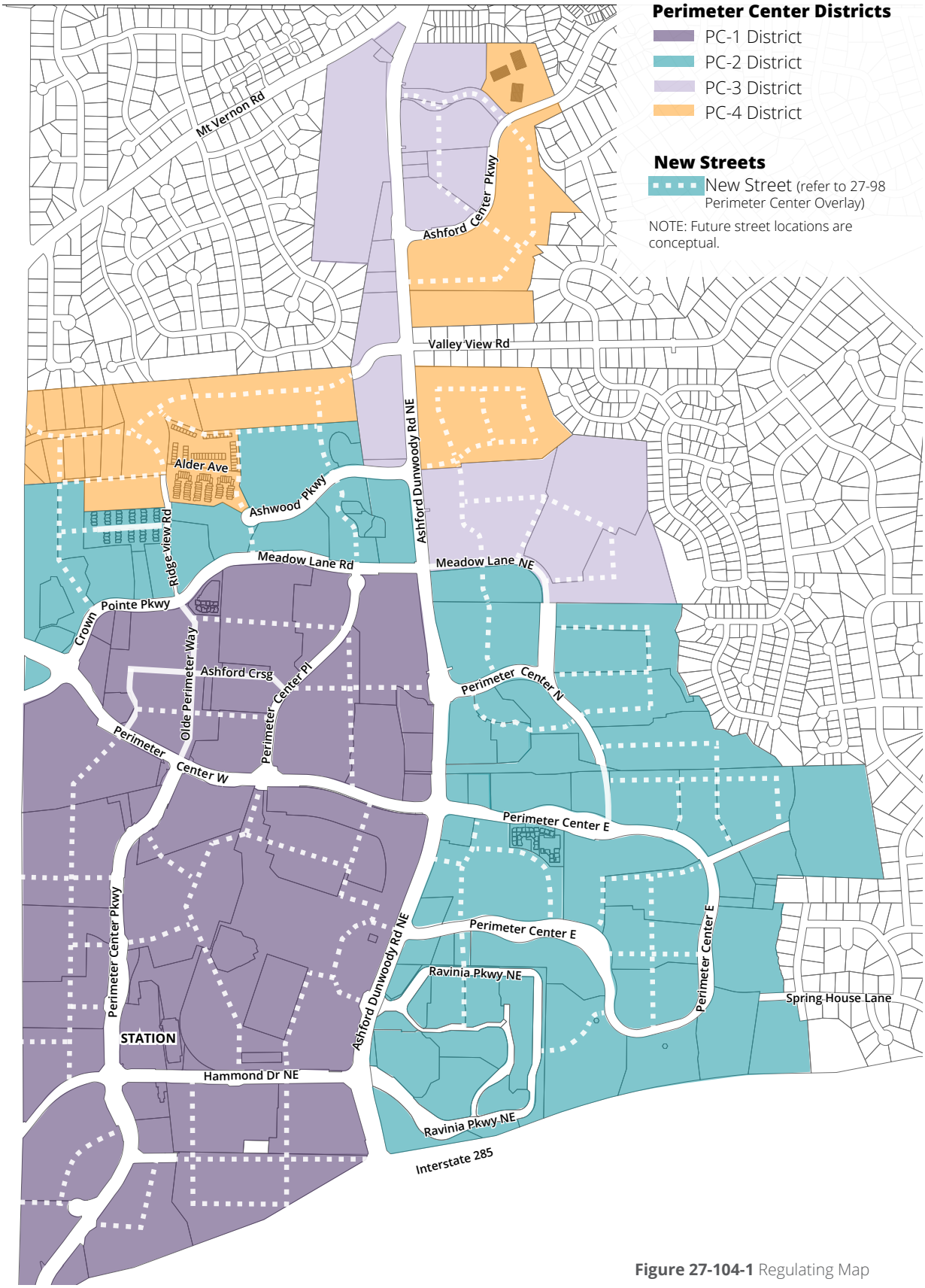

Figure 27-104-1 Regulating Map

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(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	3 stories for parcels larger than 3 acres		27-105(b)(2) for floor-to-floor heights per Building Type;
	Maximum	~~35~~ 30 stories and 370 feet		
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	80 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	●		

● = permitted

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

(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.	27-105(b)(2) for floor-to-floor heights per Building Type;
	Maximum	14 stories and 180 feet; within 500 feet of single-family residences, heights limited to 6 stories and 80 feet (see transitional buffers 27-230)	
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.		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	●	
	Park	●	

● = permitted

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

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(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.	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.		27-105(b)(2) for floor-to-floor heights per Building Type
	Maximum	3 stories and 42 feet; heights up to 6 stories and 80 feet are permitted for no more than 50 percent of the building footprint. Height shall not exceed 3 stories and 42 feet within 100 ~~500~~ feet of single-family residences		
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	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.			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	●		

● = permitted

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

(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			27-105 Building Types
	General	●	~~Permitted only for Age-Restricted Buildings, Lodging, Quasi-Public & Institutional Uses~~	
	Townhouse	●		
	Detached House	●		
	Civic	●		
USE MIX	Minimum Mix of Uses	No mix required		27-104(f) Uses
HEIGHT	Minimum	1 story		27-105(b)(2) for floor-to-floor heights per Building Type
	Maximum	3 ~~4~~ stories and 42 feet		
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	60 percent		27-621 Terms Defined
	Maximum Impervious plus Semi-Pervious Cover	70 percent		
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.			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	●		
	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 an 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 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				
	PC-1	PC-2	PC-3	PC-4	Reference
RESIDENTIAL					
Household Living					
Detached house	—	—	—	P	
Attached house	—	P	P	P	
Multi-unit building, rental	S	S	S	S	
Multi-unit building, owner-occupied	P	P	P	P	
Age-Restricted Multi-unit building	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
Other eating or drinking establishment	P	P	P	—	
Drive-through Facility	S	S	P	—	27-98(d)(9)

USES	DISTRICTS				
	PC-1	PC-2	PC-3	PC-4	Reference
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)(10)
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)(8)
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

Figure 27-104-6. Table of Permitted Uses

27-105 Building Types

SECTIONS

(a) General Requirements
(b) Regulations Specific to Building Types
(c) Explanation of Specific Building Type Requirements

(a) General Requirements

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, 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 & Transitional Buffers. 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. **Transitional Buffers.** Refer to 27-230 for size and landscape requirements.

c. **Surface Parking.** Surface parking lot yard location is determined by Building Type. Refer to 27-105(b) Regulations Specific to Building Types.

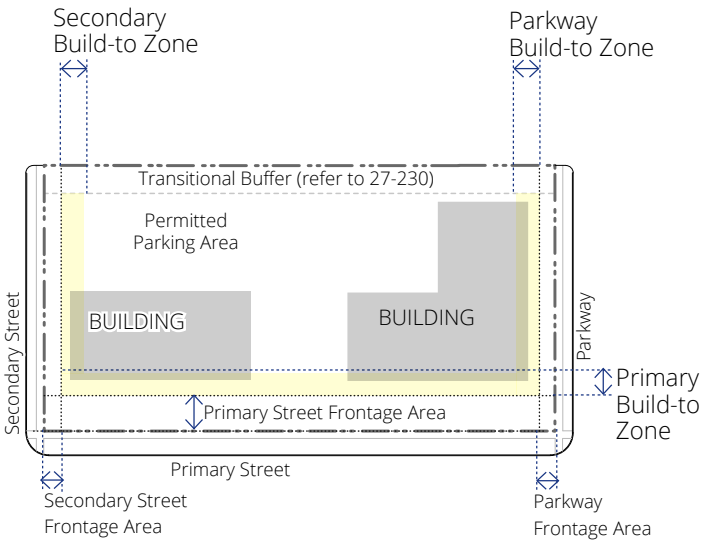


Figure 27-105-1 Corner and Build-to Zones on Different Street Types

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.

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

a. **Alleys or Lanes.** Access from an adjacent alley or lane is unlimited. Construction of new private or public alleys through blocks is encouraged. Minimum pavement width is 16 ~~20~~ feet and maximum pavement width is 28 feet.

b. **Secondary Street Access.** If no alley exists, one drive entrance per 200 ~~400~~ linear feet of street frontage or 2 total drive entrances, whichever is greater, are permitted from each Secondary Street.

c. **Primary Street.** If no alley or Secondary Street exists, one 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 is permitted off the Primary Street. This driveway counts towards entrances permitted by 27-105(a)(10)c, above. The sidewalk paving shall extend across the driveway, signaling priority to the pedestrian.

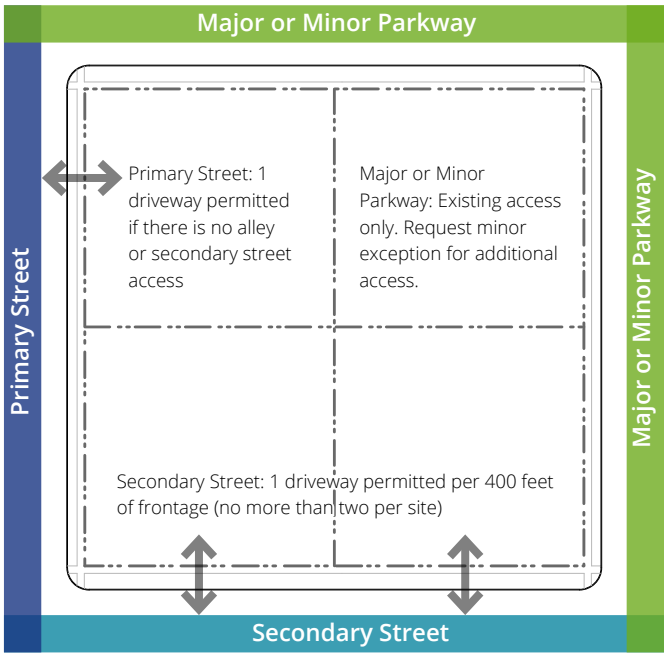


Figure 27-105-2 Driveway Locations by Street Type

d. **Parkways.** If no alley, Secondary Street, or Primary Street exists, existing driveways may be utilized off Parkways. New driveways off Parkways are permitted only if no other option exists and a minor exception is granted by Public Works Director.

e. **Shared Driveways.** Shared driveways are ~~required by abutting adjacent developments originally in single ownership and~~ encouraged for all other adjacent developments.

f. **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 transitional buffer. Other parking lots should be connected wherever practical.

g. **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.

h. **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.

i. **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. Preferred location for loading facilities is on the interior of the lot, not visible from any streets.

3. 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 Materials, in the Perimeter Center Overlay.

   ii. Landscape. Tree canopies shall be used to screen above the 6 foot wall or fence. ~~and to fulfill any Street Type frontage requirements~~.

   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.

(b) Regulations Specific to Building Types

(1) Building Type Descriptions & Intents

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.

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.

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	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	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	Parking along Frontage	permitted	permitted	permitted
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.				
10	Ground Story: Minimum Height Maximum Height	14′ 30′ [1]	14′ 30′ [1]	14′ 24′ [1]
11	Ground Story Elevation	80% between 0′ to 2′ above adjacent sidewalk; visible basement not permitted (refer to 27-98(d)(7) 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.				
12	Ground Story	any retail subcategory, service subcategory, lobbies for lodging (refer to 27-104(f) Uses) permitted in the district		
13	Upper Story	any use permitted in the district		
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 27-105-5 Shopfront 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	75% minimum	60% minimum	60% minimum
17	Entry Area	recessed between 3′ and 8′ from the facade closest to the street		
18	Entrance Elevation	within 2′ of average grade at the sidewalk		
19	Required Number of Primary Street Entrances	1 per each 75′ width of front facade		
20	Ground Story Vertical Facade Divisions	every 30′ of facade width		
21	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.

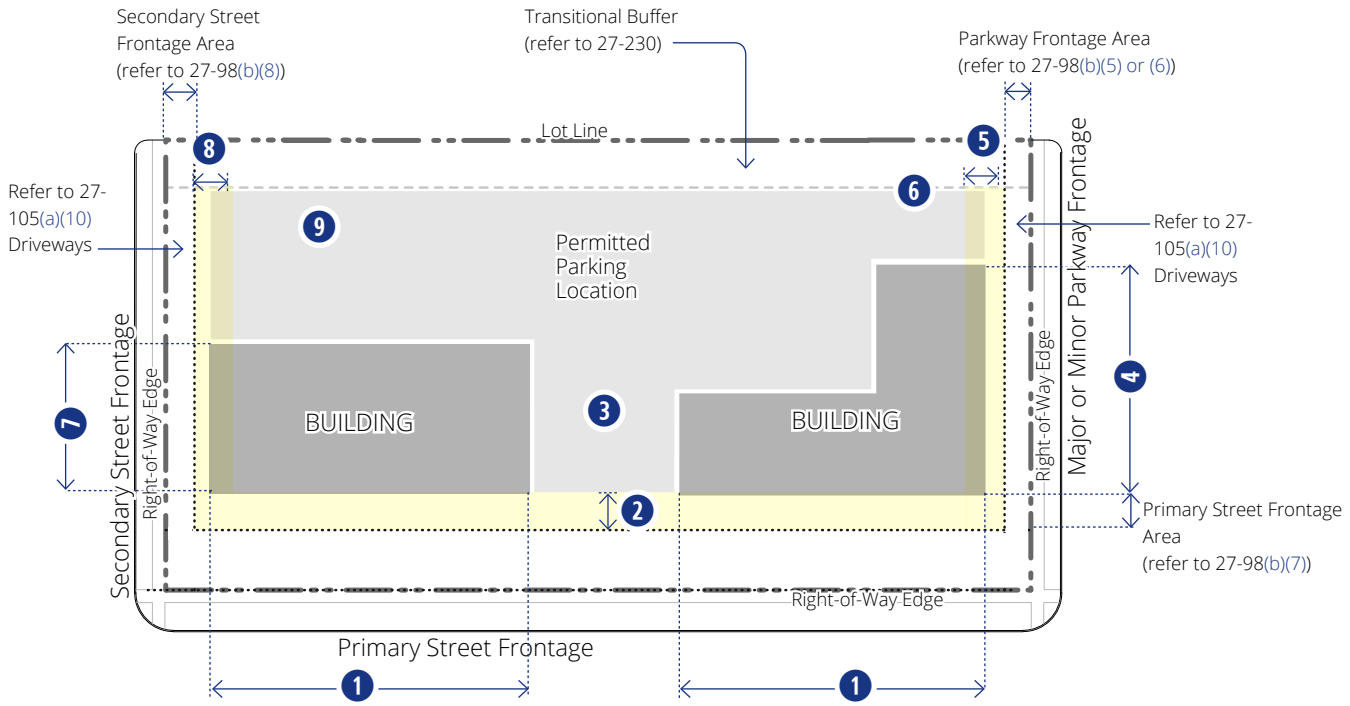


Figure 27-105-3 Shopfront Building: Building Siting

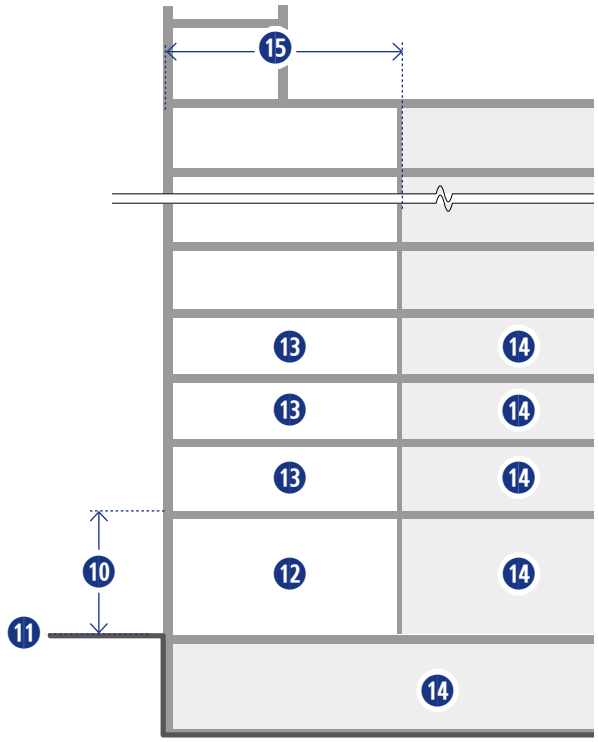


Figure 27-105-4 Shopfront Building: Floor-to-Floor Height & Use Requirements

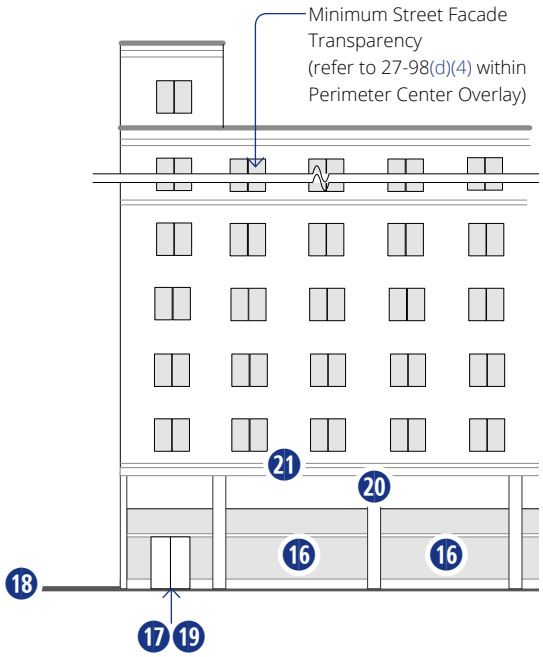


Figure 27-105-5 Shopfront Building: Street Facade Design Requirements

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 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 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 Parking along Frontage	permitted	permitted	permitted	permitted
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.				
10 Ground Story: Minimum Height Maximum Height	14′ 30′ [1]	14′ 24′ [1]	14′ 24′ [1]	10′ 18′ [1]
11 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.				
12 Ground Story	office category; retail sales and service uses limited to 25% of gross ground floor area			limited to certain uses per 27-104(f) Uses
13 Upper Story	any permitted use			limited to certain uses per 27-104(f) 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 27-105-8 General 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	20% minimum	20% minimum	20% minimum
17 Entry Area	recessed minimum 3′ from the facade closest to the street			
18 Required Number of Primary Street Entrances	1 per each 150′ of front facade			
19 Ground Story Vertical Facade Divisions	every 150′ of facade width			
20 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.

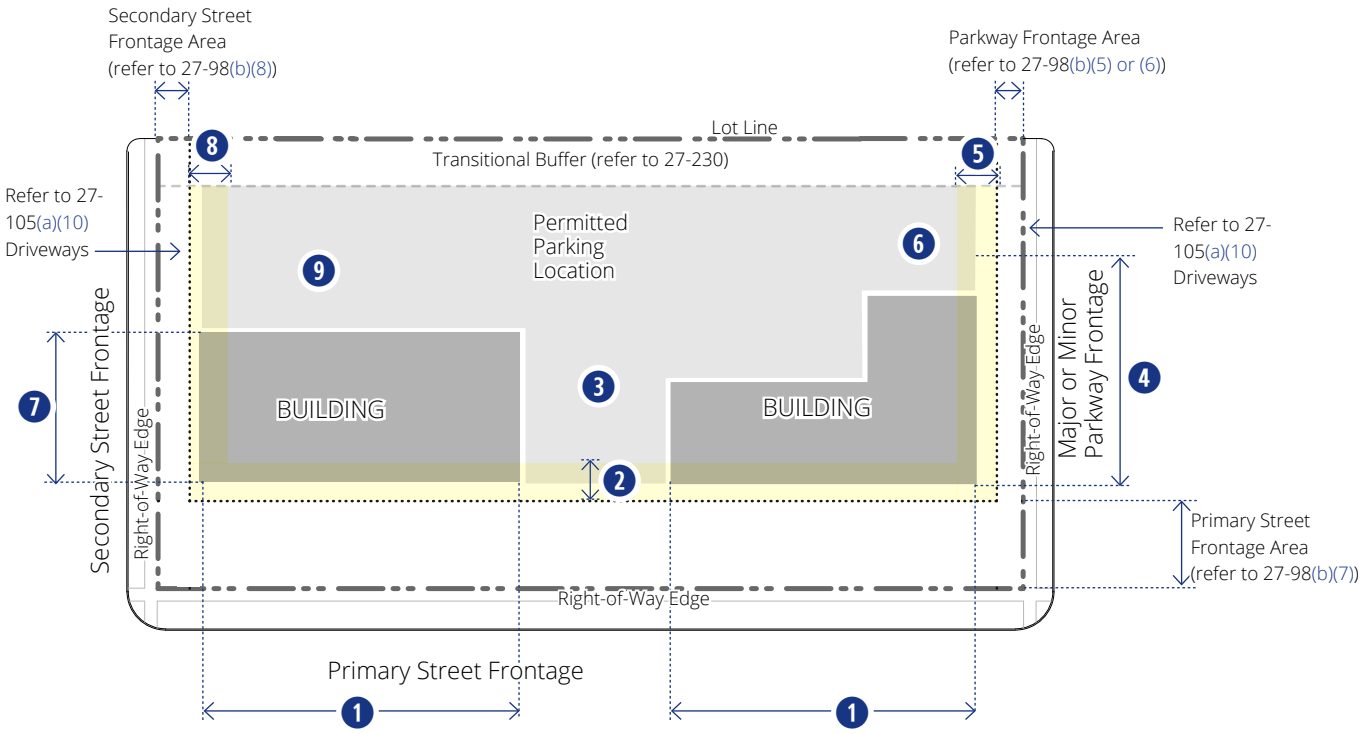


Figure 27-105-6 General Building: Building Siting

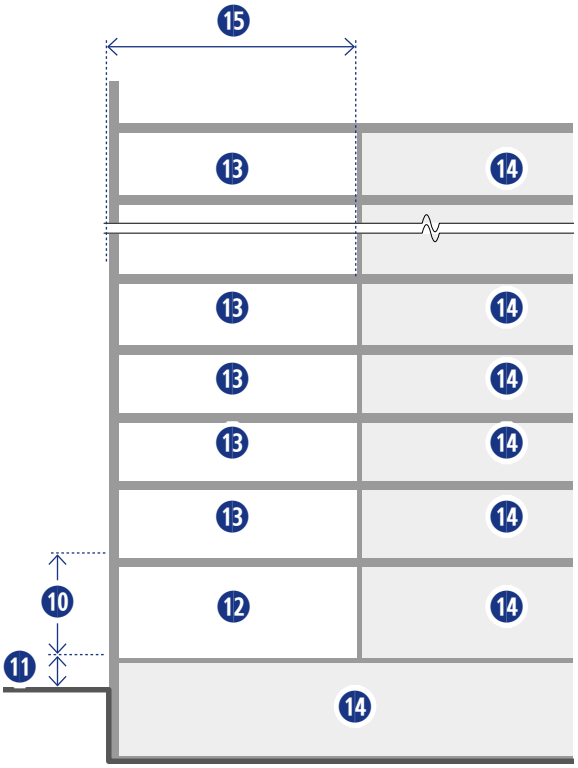


Figure 27-105-7 General Building: Floor-to-Floor Height & Use Requirements

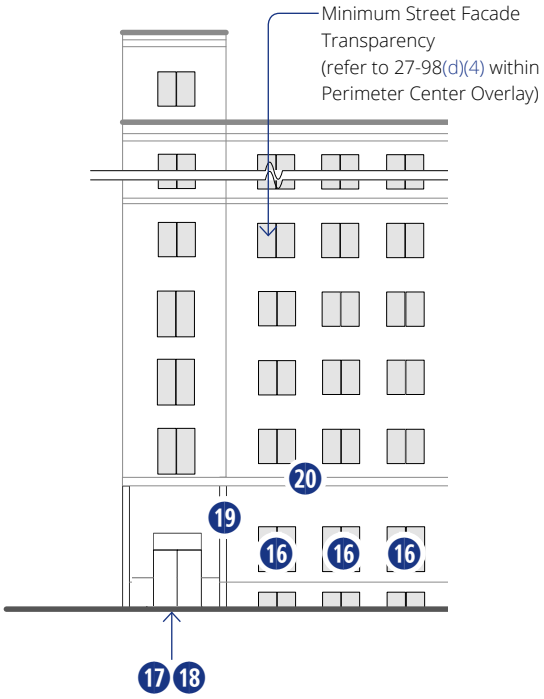


Figure 27-105-8 General Building: Street Facade Design Requirements

c. TOWNHOUSE BUILDING REGULATIONS

	PC-2 DISTRICT	PC-3 DISTRICT	PC-4 DISTRICT
BUILDING SITING [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 [2]	65%	65%	65%
2 Build-to Zone [2] (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	10′ to 30′	15′ to 30′	15′ to 30′
3 Parking along Frontage	not permitted	not permitted	not permitted
Along Parkway Frontage Edge			
4 Minimum Build-to Zone Coverage [2]	50%	50%	50%
5 Build-to Zone [2] (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	25′ to 50′	25′ to 50′	25′ to 50′
6 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 Parking along Frontage	permitted		
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.			
10 All Stories: Minimum Height Maximum Height Measured floor-to-floor	9′ 14′	9′ 14′	9′ 14′
11 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.			
12 All Stories	attached house only		
13 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		
14 Required Occupied Space	30′ deep from any Primary Street facade on all ground and upper stories		
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.			
15 Ground Story Fenestration	15% minimum	15% minimum	15% minimum
16 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.		
17 Required Number of Street Entrances	1 per unit [2]	1 per unit [2]	1 per unit [2]
18 Ground Story Vertical Facade Divisions	not required		
19 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 facade fully located in a street build-to zone, except one of every five units may front a courtyard with a minimum width of 30 feet. 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.

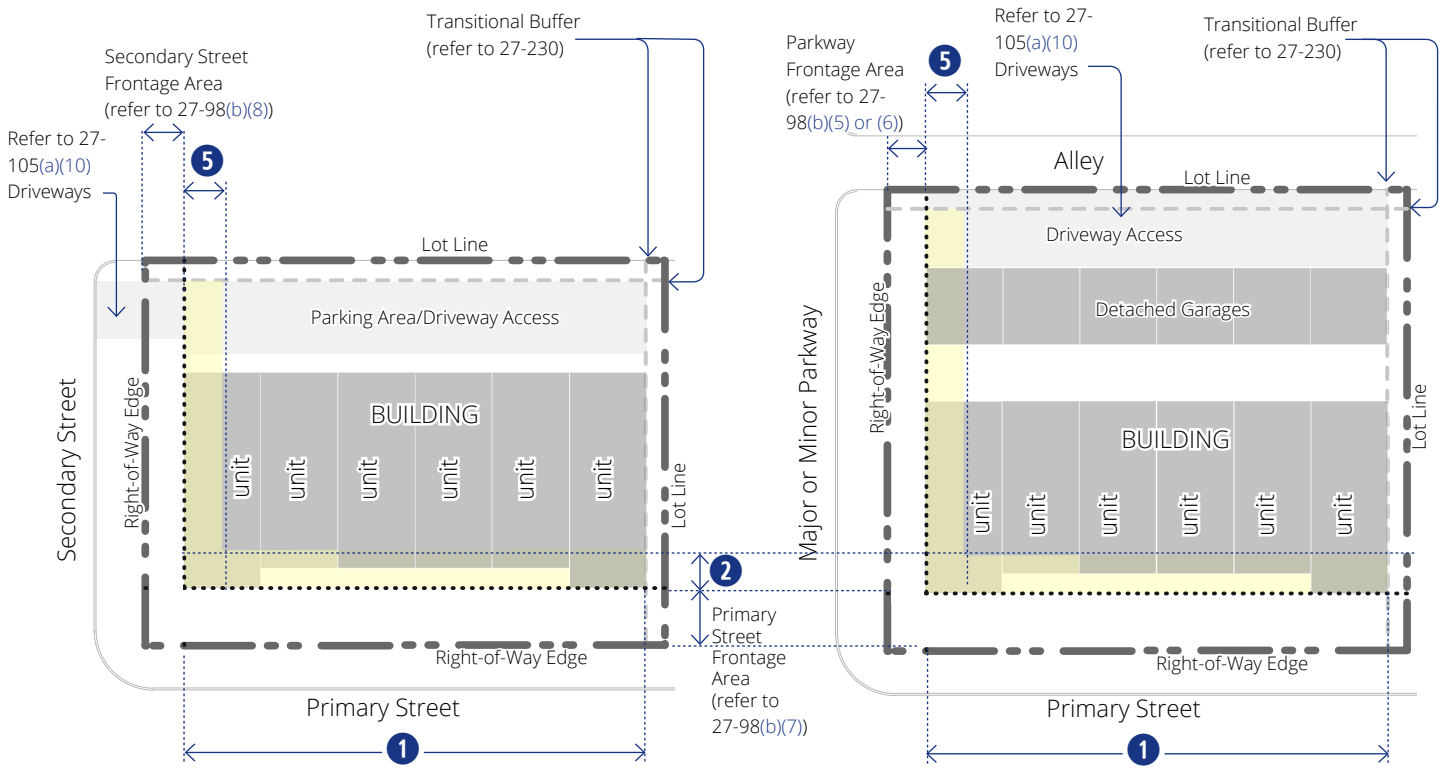


Figure 27-105-9 Townhouse Building: Building Siting

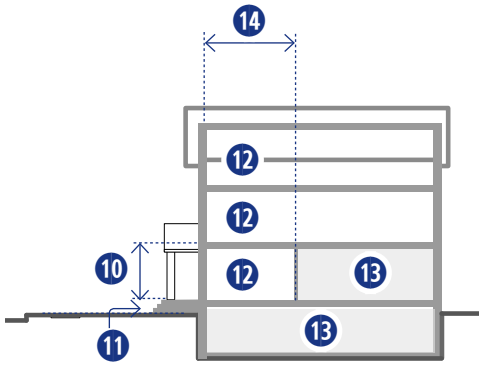


Figure 27-105-10 Townhouse Building: Floor-to-Floor Height & Use Requirements

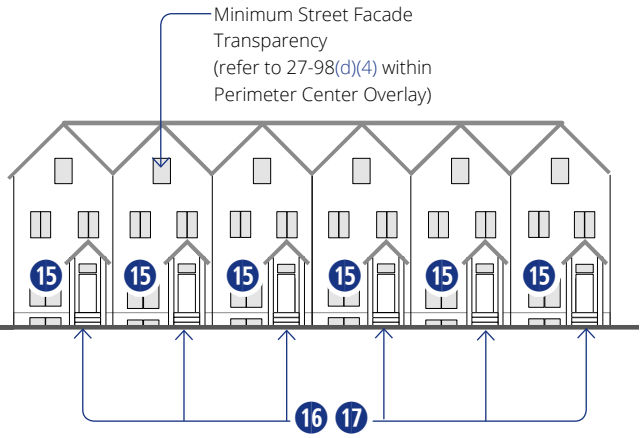


Figure 27-105-11 Townhouse Building: Street Facade Design Requirements

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	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	Parking along Frontage	permitted; alley access is preferred
	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	Parking along Frontage	permitted; alley access is preferred
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.		
10	All Stories: Minimum Height Maximum Height Measured floor-to-floor	9′ 14′
11	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.		
12	All Stories	household living
13	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
14	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.		
15	Ground Story Fenestration Measured between 2′ and 10′ above grade	15% minimum
16	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.
17	Required Number of Street Entrances	1 per unit [1]
18	Ground Story Vertical Facade Divisions	not required
19	Horizontal Facade Divisions	not required

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

27-105 Building Types

Detached House Building Regulations

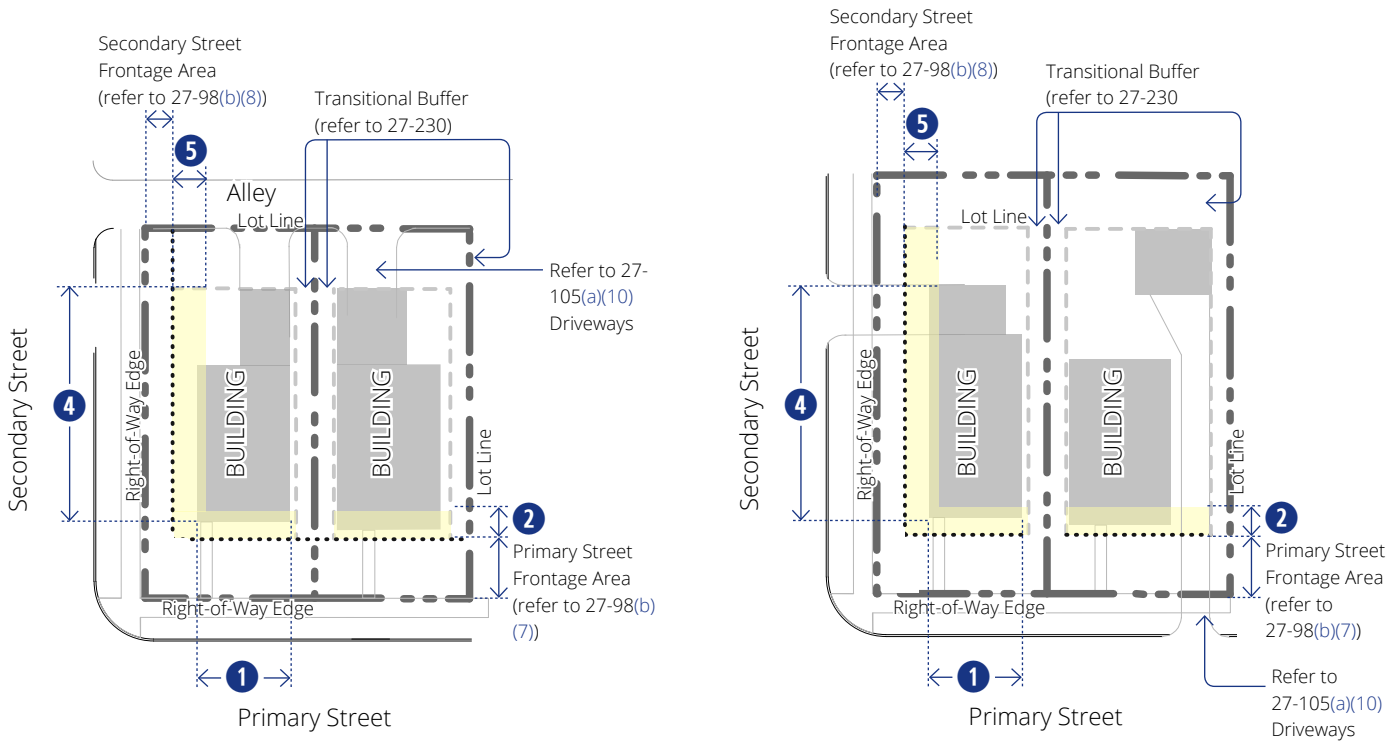


Figure 27-105-12 Detached House Building: Building Siting

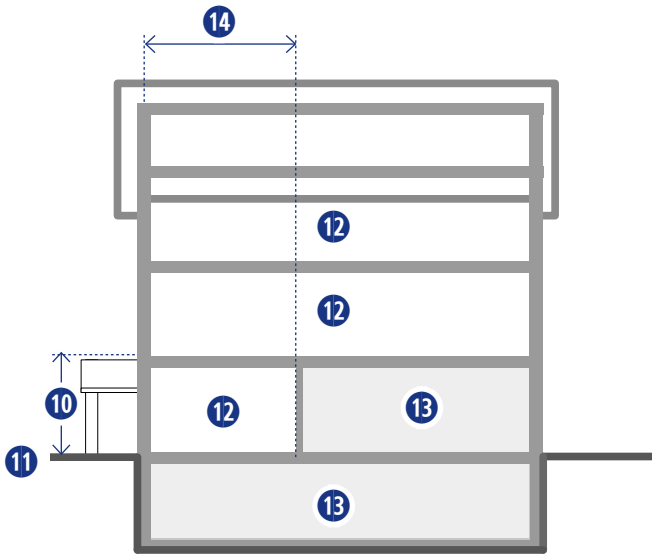


Figure 27-105-13 Detached House Building: Floor-to-Floor Height & Use Requirements

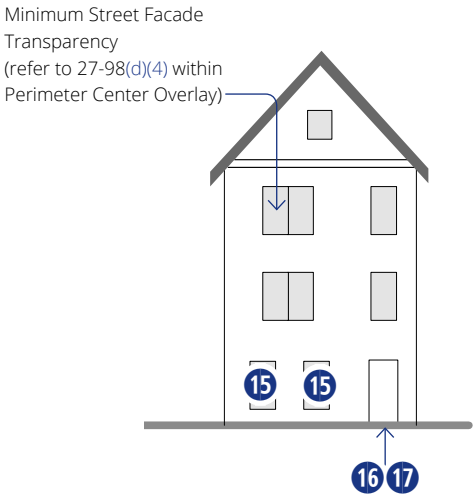


Figure 27-105-14 Detached House Building: Street Facade Design Requirements

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	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	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	Parking along Frontage	Permitted			
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.					
10	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.					
11	All Stories	Limited to civic subcategory of uses			
12	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			
13	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.					
14	Ground Story Fenestration Measured between 2′ and 10′ above grade	20% minimum			
15	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.			
16	Entrance Elevation	maximum of 2′-6″ above the sidewalk without visible basement; maximum of 4′-6″ above the sidewalk with a visible basement			
17	Required Number of Primary Street Entrances	one			
18	Ground Story Vertical Facade Divisions	none required			
19	Horizontal Facade Divisions	none required			

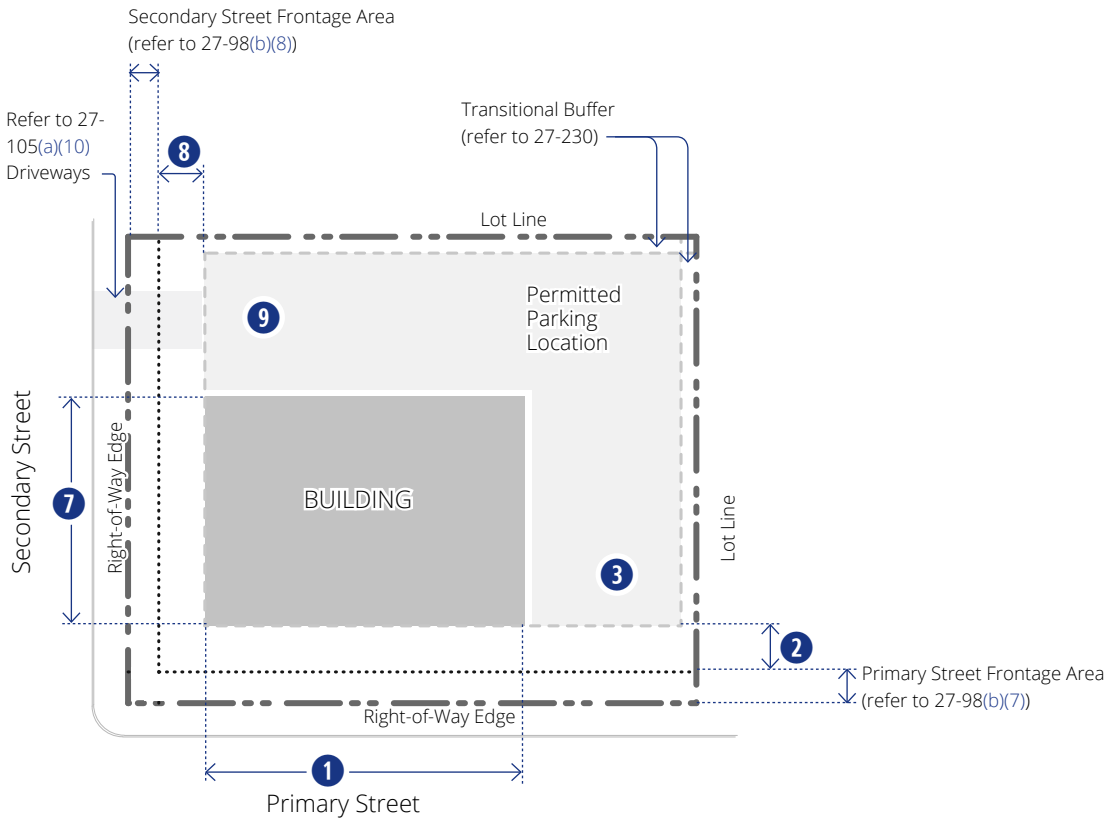


Figure 27-105-15 Civic Building: Building Siting

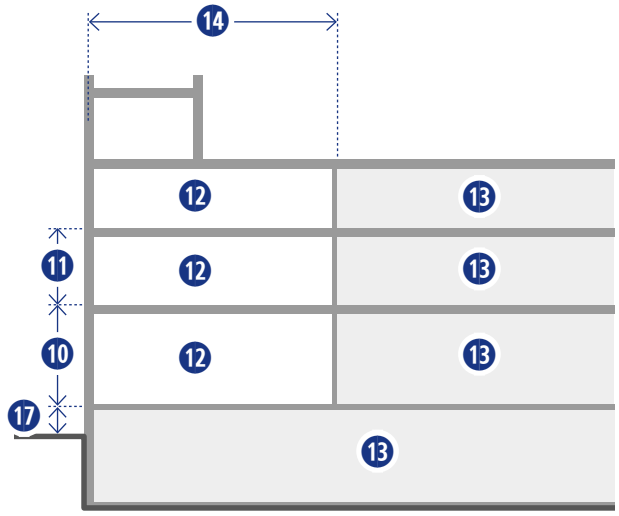


Figure 27-105-16 Civic Building: Floor-to-Floor Height & Use Requirements

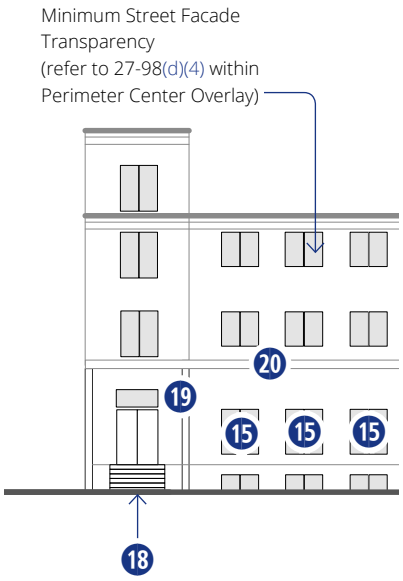


Figure 27-105-17 Civic Building: Street Facade Design Requirements

(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 street wall or building 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 Building Coverage.

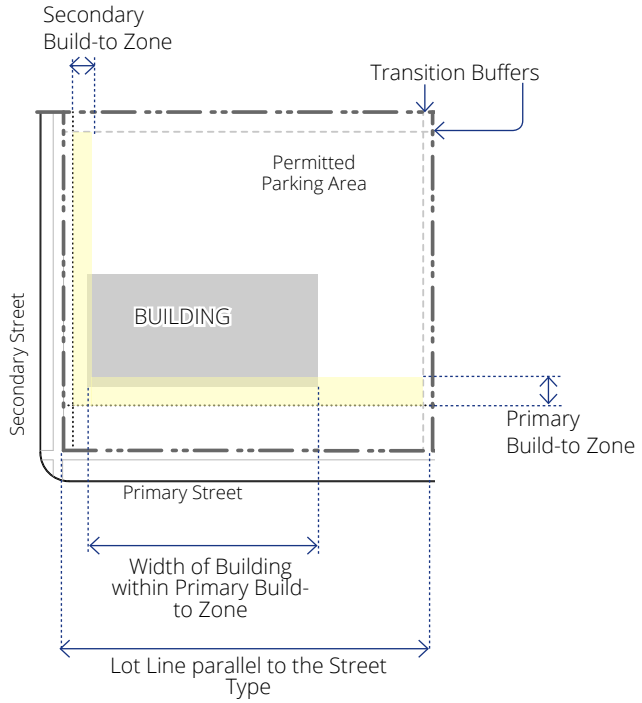
   2. **Courtyards.** Courtyards, per 27-621 Terms Defined, located along the facade in the build-to zone count towards the minimum coverage. Refer to Street Types for limitations of Courtyards along some frontages.

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. **Arcades, Galleries.** 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.



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

Figure 27-105-18 Minimum Building Coverage

c. **Parking along Frontage.** 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 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 Yard Parking.

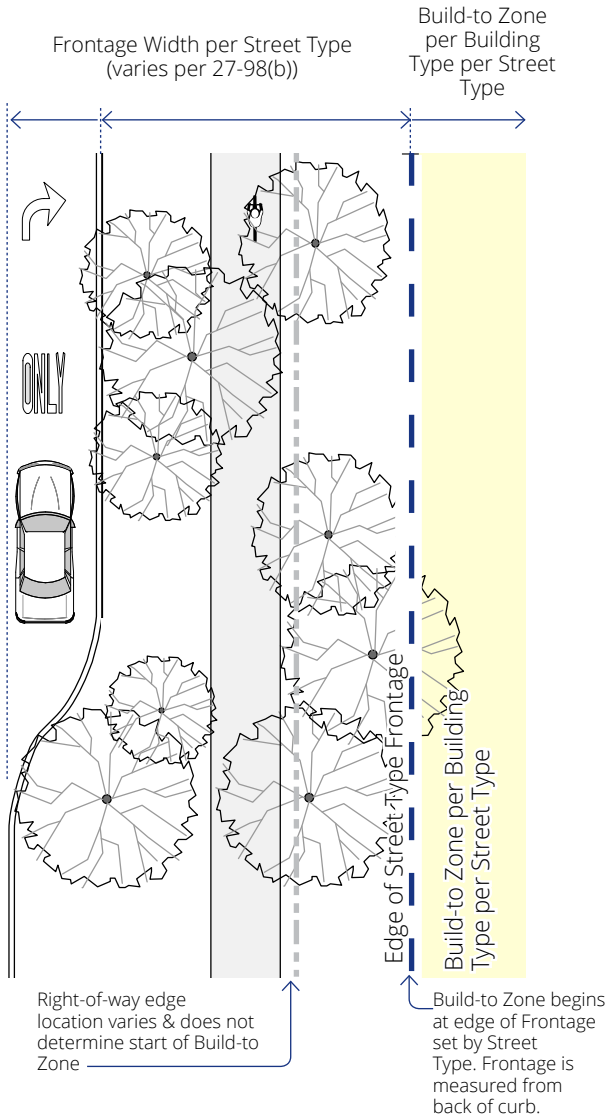


Figure 27-105-19 Location of Build-to Zone in relation to Frontage

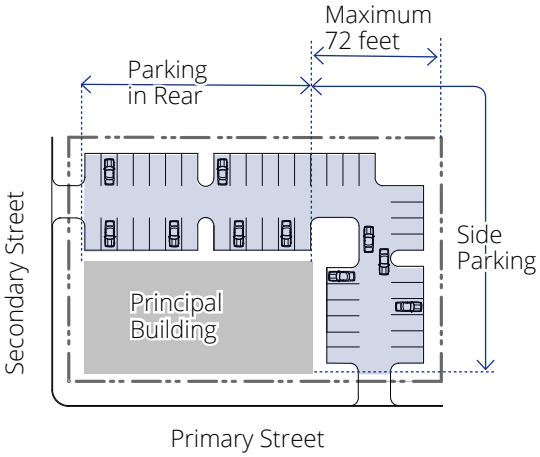


Figure 27-105-20 Side Yard Parking

(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 and Upper Stories, 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 and upper stories 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.

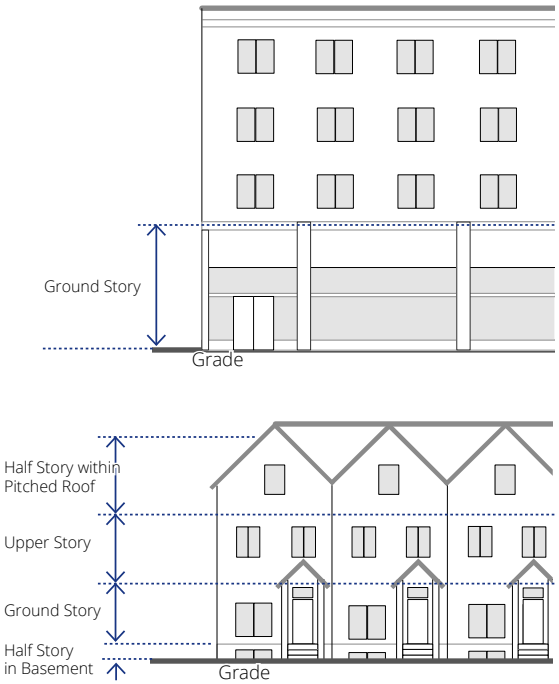


Figure 27-105-21 Measuring Story Height

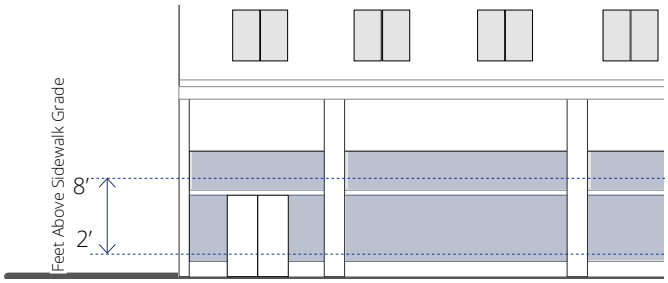


Figure 27-105-22 Measuring Ground Story Windows

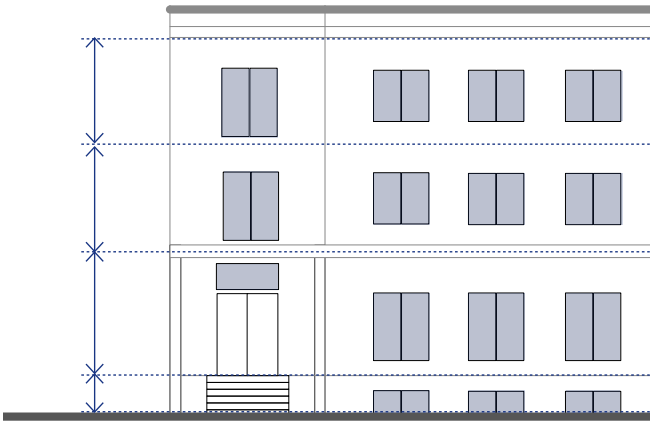


Figure 27-105-23 Measuring Fenestration per Facade

(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 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.

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

(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.** 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) ~~**Neighboring Open Space.** Open space within the distance requirement located on a neighboring parcel may be used to meet the minimum requirement under the following conditions:~~

a. ~~**Route.** A clearly defined, publicly accessible pedestrian route shall connect the neighboring space to the entrances of the applicable buildings on the development site.~~

b. ~~**Available.** The neighboring space shall be either be open to the public or designated by covenants as available to the occupants and visitors of the new development.~~

(4) 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 land use 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.

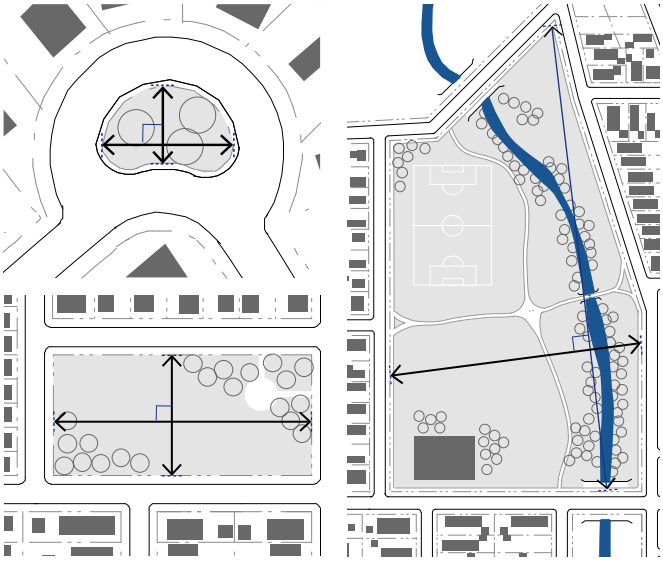


Figure 27-106-1 Measuring Minimum Dimensions

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 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 or open space.

(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 36 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.

(e) Plaza

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

PLAZA CRITERIA	
Dimensions	
Minimum Size	0.10 acres
Minimum Dimension	80 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	30%

(f) Green

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

GREEN CRITERIA	
Dimensions	
Minimum Size	0.50 acres
Minimum Dimension	45 feet
Minimum Percentage of Street Frontage Required	50% for greens less than 1.25 acres; 50% for greens 1.25 or more acres in size
Improvements	
Fully Enclosed Structures	Not permitted
Maximum Impervious Surface + Semi-Pervious Surface	20% + 15%
Maximum Percentage of Open Water	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.

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 (minimum 20 feet wide)
Improvements	
Fully Enclosed Structures	Not permitted
Maximum Impervious Surface + Semi-Pervious Surface	30% + 10%
Maximum Percentage of Open Water	30%

(h) Park

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

PARK CRITERIA	
Dimensions	
Minimum Size	1 acres
Minimum Dimension	30 feet; minimum average width of 80 feet
Minimum Percentage of Street Frontage Required	30% for parks less than 5 acres; 20% for parks 5 or more acres in size
Improvements	
Fully Enclosed Structures	Permitted in parks 5 acres or larger in size
Maximum Impervious Surface + Semi-Pervious Surface	20% + 10%
Maximum Percentage of Open Water	30%

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