

Regulating Map

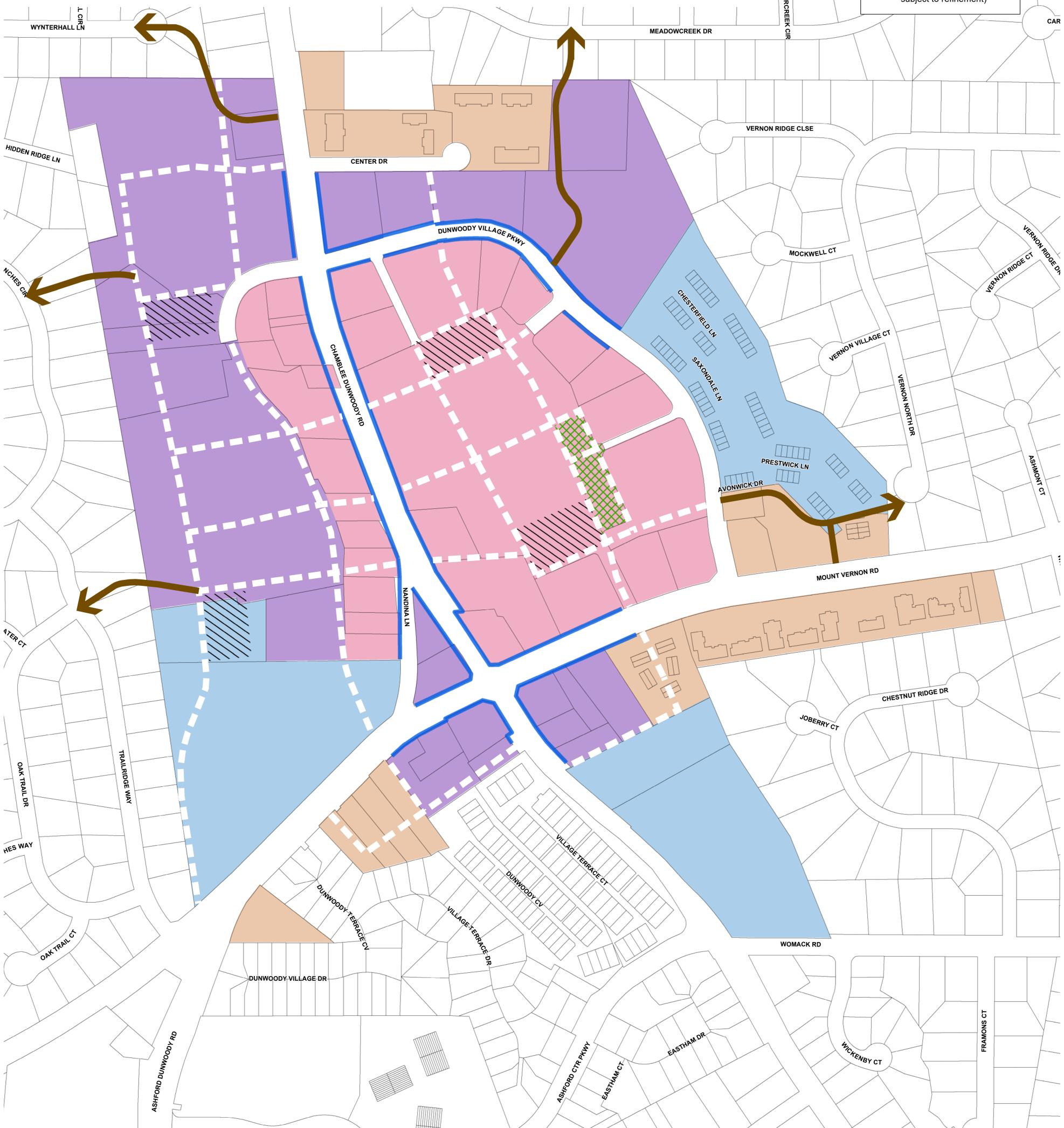
Four Dunwoody Village (DV) Districts are proposed to replace the existing overlay district:

- DV-1 Village Commercial
- DV-2 Village Office
- DV-3 Village Residential
- DV-4 Village Center

The Regulating Map also shows the location of required new streets, pedestrian paths, shopfronts, and open spaces.

Legend

- Dunwoody Village Districts
 - DV-1 Village Commercial
 - DV-2 Village Office
 - DV-3 Village Residential
 - DV-4 Village Center
- Required Open Space (req'd buffers not shown)
- Public Parking Opportunity
- Required Shopfront
- New ped. path (conceptual, subject to refinement)
- New Street (conceptual, subject to refinement)



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Allowed Uses

This table shows the specific uses that would be allowed and prohibited in each proposed DV District. Highlights include:

- Commercial buildings could not be more than 50,000 square feet to prevent “big box” retail
- Drive-throughs would continue to be prohibited
- No new banks would be allowed within ¼ mile of an existing bank
- Rental housing would be allowed only in certain districts and with a special land use permit
- Gas stations, car sales lots, and car repair businesses would be prohibited

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Mixed Use Requirement

Some districts require a mix of uses to ensure active streets and make sure that residential does not dominate outside the Village Residential district.

- DV-1 Village Commercial - No more than 75% of the total floor area in a development would be allowed to be residential
- DV-2 Village Office - Residential would not be allowed on the ground floor
- DV-3 Village Residential - No limitations
- DV-4 Village Center - All developments more than 15,000 square feet would have to have uses from at least two of the categories in the use table

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Maximum Residential Density

The maximum density for residential developments in all DV districts would be 12 units per acre.

USES	DISTRICT			
	DV-1 Village Commercial	DV-2 Village Office	DV-3 Village Residential	DV-4 Village Center
RESIDENTIAL				
Household Living				
Detached house	-	-	-	-
Attached house	P	-	P	
Multi-unit building, rental	S[1]	S[1,4]	S[1]	S[1]
Multi-unit building, owner occupied	P[1]	P[1,4]	P[1]	P[1]
Age-Restricted Multi-unit building, rental	S	-	S	S
Age-Restricted Multi-unit building, owner occupied	P	-	S	P
Live/work	P	-	P	P
Group Living	S	-	S	S
QUASI-PUBLIC & INSTITUTIONAL				
Ambulance Service	S	S	S	S
Club or Lodge, Private	P	-	-	P
Cultural Exhibit	P	P	P	P
Day Care	P	P	P	P
Educational Services	S	S	-	S
Hospital	-	-	-	-
Place of Worship	P	P	P	P
Utility Facility, Essential	P	P	P	P
COMMERCIAL				
Animal Services	S	S	-	P
Brewery, winery, distillery	P[2]	-	-	P[2]
Communication Services				
Telecommunications antenna mounted to building or similar structure	A	A	A	A
All other	P	P	P	P
Standalone tower	S	S	S	S
Construction and Building Sales and Services	P[2]	-	-	P[2]
Eating and Drinking Establishments				
Food truck	P	P	-	P
Other eating or drinking establishment	P[2]	-	-	P[2]
Drive-through Facility	-	-	-	-
Entertainment and Spectator Sports				
Indoor	P[2]	-	-	P[2]
Outdoor	-	-	-	-
Financial Services				
Brokerage and investment services	P	P	-	P
Banks, credit unions, savings and loan associations	P[3]	P[3]	-	P[3]
Food and Beverage Retail Sales	P[2]	-	-	P[2]
Funeral and Interment Services	-	-	-	-
Lodging	P	P	-	P
Medical Service	P	P	-	P
Office or Consumer Service	P	P	-	P
Parking, Non-accessory	P	P	-	P
Personal Improvement Service	P[2]	P[2]	-	P[2]
Repair or Laundry Service, Consumer	P	P	-	P
Research and Testing Services	P	P	-	P
Retail Sales	P[2]	-	-	P[2]
Sports and Recreation, Participant				
Indoor	P[2]	-	-	P[2]
Outdoor	-	-	-	-
Vehicle and Equipment, Sales and Service				
Gasoline sales	-	-	-	-
Vehicle sales and rental	-	-	-	-
Vehicle repair, minor	-	-	-	-

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

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

USE STANDARDS

Use standards are requirements that apply to specific uses regardless of where in the City of Dunwoody they are located.

These are referenced in the table of allowed uses in the draft zoning ordinance and would continue to apply under the new Dunwoody Village DV zoning. New standards would be created for “live/work” uses.

Building Types

Proposed regulations would define four building types below, along with regulations for their setbacks, ground floor height, facade design, and which uses are allowed on the ground floor versus upper floors. Shopfront buildings would be required in the locations shown on the Regulating Map, in order to ensure that there is sidewalk activity and appropriate design along those key public streets.

SHOPFRONT BUILDING STANDARDS				
	DV-1 Village Commercial District	DV-2 Village Office District	DV-4 Village Center District	
BUILDING SITING See section 27-107B, districts, for build-to-zone dimensions by DV district				
Percent of building facade in build-to-zone (primary street)	70% min.	60% min.	90% min.	
Percent of building facade in build-to-zone (all other existing and new streets)	50% min.	No. min.	50% min.	
Off-street parking along Frontage	Not permitted	Not permitted	Not permitted	
FLOOR-TO-FLOOR HEIGHT See figure 27-107D-2 Measuring Story Height and section 27-107(g)(2) Floor-To-Floor Height.				
Ground Story Minimum Height	14 ft.	14 ft.	14 ft.	
Ground Story Maximum Height	30 ft.	24 ft.	30 ft.	
Ground Story Elevation	80% between 0' to 2' above adjacent sidewalk in right-of-way; visible basement not permitted (see 27-107D(6)(7) Ground Story at Sloping Facades for stepping facades at sloped sidewalk(s))			
USES				
Ground Story	any retail subcategory, service subcategory, lobbies for lodging (see 27-104(f) Uses) permitted in the district			
Upper Story	any use permitted in the district			
Parking within Building	permitted fully in any basement and in rear of ground and upper stories; parking entrance shall not be on a primary street			
Required Occupied Space	30' deep from any facade on all ground and upper stories			
STREET FACADE DESIGN REQUIREMENTS See section 27-114(d)(4) Street Facade Design Requirements				
Ground Story Fenestration Measured between 2' and 10' above grade	75% min.	60% min.	75% min.	
Upper Story Fenestration	15% min.	15% min.	15% min.	
Ground Story Blank Wall Area along a Primary Street	20 ft max.			
Entry Area	recessed between 3' and 8' from the facade closest to the street within 2' of average grade at the sidewalk adjacent to entrance			
Entrance Elevation				
Required Number of Street Entrances along a Primary Street	1 per establishment located along the front facade			
Vertical Facade Divisions	1 per 30' of facade width max.			

GENERAL BUILDING STANDARDS				
	DV-1 Village Commercial District	DV-2 Village Office District	DV-3 Village Residential District	DV-4 Village Center District
BUILDING SITING See section 27-107B, districts, for build-to-zone dimensions by DV district				
Percent of building facade in build-to-zone (primary street)	80% min.	70% min.	60% min.	80% min.
Percent of building facade in build-to-zone (all other existing and new streets)	30% min.	30% min.	30% min.	30% min.
Off-street parking along Frontage	Not permitted	Not permitted	Not permitted	Not permitted
FLOOR-TO-FLOOR HEIGHT See figure 27-107D-2 Measuring Story Height and section 27-107(g)(2) Floor-To-Floor Height.				
Ground Story Minimum Height	14 ft.	14 ft.	12 ft.	14 ft.
Ground Story Maximum Height	30 ft.	24 ft.	24 ft.	30 ft.
Ground Story Elevation	maximum of 2'-6" above the adjacent sidewalk in right-of-way without visible basement and a maximum of 4'-6" above the sidewalk with a visible basement			
USES				
Ground Story	any use permitted in the district			
Upper Story	any use permitted in the district			
Parking within Building	permitted fully in any basement and in rear of ground and upper floors; parking entrance shall not be on a primary street			
Required Occupied Space	30' deep from any facade on all ground and upper stories			
STREET FACADE DESIGN REQUIREMENTS See section 27-114(d)(4) Street Facade Design Requirements				
Ground Story Fenestration Measured between 2' and 10' above grade	20% min.	20% min.	20% min.	20% min.
Upper Story Fenestration	15% min.	15% min.	15% min.	15% min.
Ground Story Blank Wall Area along a Primary Street	30 ft max.			
Entry Area	recessed minimum 3' from the facade closest to the street			
Required Number of Street Entrances along a Primary Street	1 per 150' width of front facade			
Vertical Facade Divisions	1 per 150' of facade width max.			

TOWNHOUSE BUILDING STANDARDS				
	DV-1 Village Commercial District	DV-2 Village Office District	DV-3 Village Residential District	DV-4 Village Center District
BUILDING SITING See section 27-107B districts, for build-to-zone dimensions by DV district				
Percent of building facade in build-to-zone (primary street)	65% max.	65% max.	65% max.	65% max.
Percent of building facade in build-to-zone (all other existing and new streets)	No min.	No min.	No min.	No min.
Off-street parking along Frontage	Not permitted	Not permitted	Not permitted	Not permitted
FLOOR-TO-FLOOR HEIGHT See figure 27-107D-2 Measuring Story Height and section 27-107(g)(2) Floor-To-Floor Height.				
Ground Story Minimum Height	9 ft.	9 ft.	9 ft.	9 ft.
Ground Story Maximum Height	14 ft.	14 ft.	14 ft.	14 ft.
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				
Ground Stories	attached house, live-work			
Upper Story	attached house			
Parking within Building	permitted fully in any basement and in rear of ground and upper floors; garage doors and access to structured parking shall be off an interior side or rear facade (not a street facade), except parking may be front or rear loaded from an internal driveway			
Required Occupied Space	20' deep from any facade along a primary street on all ground and upper stories			
STREET FACADE DESIGN REQUIREMENTS See section 27-114(d)(4) Street Facade Design Requirements				
Ground Story Fenestration Measured between 2' and 10' above grade	15% min.	15% min.	15% min.	15% min.
Ground Story Blank Wall Area along a Primary Street	No max.			
Entry Area	Entrance shall be off a stoop or a porch. See 27-621 Terms Defined. The porch shall be at least 5 feet deep and 8 feet wide. The stoop shall be at least 3 feet deep and 5 feet wide.			
Required Number of Street Entrances	1 per unit	1 per unit	1 per unit	1 per unit
Vertical Facade Divisions	No more than two side by side units may share the same facade plane and then a 2' offset is required.			

CIVIC BUILDING STANDARDS				
	DV-1 District	DV-2 District	DV-3 District	DV-4 District
BUILDING SITING See section 27-107B, districts, for build-to-zone dimensions by DV district				
Percent of building facade in build-to-zone (all street)	No min.	No min.	No min.	No min.
Off-street parking along Frontage	Not permitted	Not permitted	Not permitted	Not permitted
FLOOR-TO-FLOOR HEIGHT See figure 27-107D-2 Measuring Story Height and section 27-107(g)(2) Floor-To-Floor Height.				
Ground Story Minimum Height	14 ft.	14 ft.	14 ft.	14 ft.
Ground Story Maximum Height	30 ft.	30 ft.	30 ft.	30 ft.
Ground Story Elevation	maximum of 2'-6" above the adjacent sidewalk in right-of-way without visible basement and a maximum of 4'-6" above the sidewalk with a visible basement			
USES				
All Stories	Limited to civic subcategory of uses			
Parking within Building	permitted fully in any basement and in rear of ground and upper floors; entrance to parking should be off an interior facade			
Required Occupied Space	30' deep from any facade along a primary street on all ground floor and upper stories			
STREET FACADE DESIGN REQUIREMENTS See section 27-114(d)(4) Street Facade Design Requirements				
Ground Story Fenestration Measured between 2' and 10' above grade	20% min.	20% min.	20% min.	20% min.
Ground Story Blank Wall Area along a Primary Street	no maximum			
Entry Area	Entrance shall be off a stoop or a porch. Refer to 27-621 Terms Defined. The porch shall be at least 5 feet deep and 8 feet wide. The stoop shall be at least 3 feet deep and 5 feet wide.			
Required Number of Street Entrances	One per building			
Ground Story Vertical Facade Divisions	none required			

Setbacks

Setbacks would be minimal to allow for a more urban design. Front setbacks would be minimum setbacks or “build-to zones” to make sure that buildings can be built against the property line.

- Front setbacks (referred to as a “build-to zone”) - Vary based on building type but would require a certain percentage of the facade to be within 10 feet of the property line (see graphics above)
- Side setbacks - 10 feet minimum in DV-3 Village Residential, otherwise none would be required
- Rear setbacks - 10 feet minimum in DV-4 Village Center, otherwise none would be required

Variations

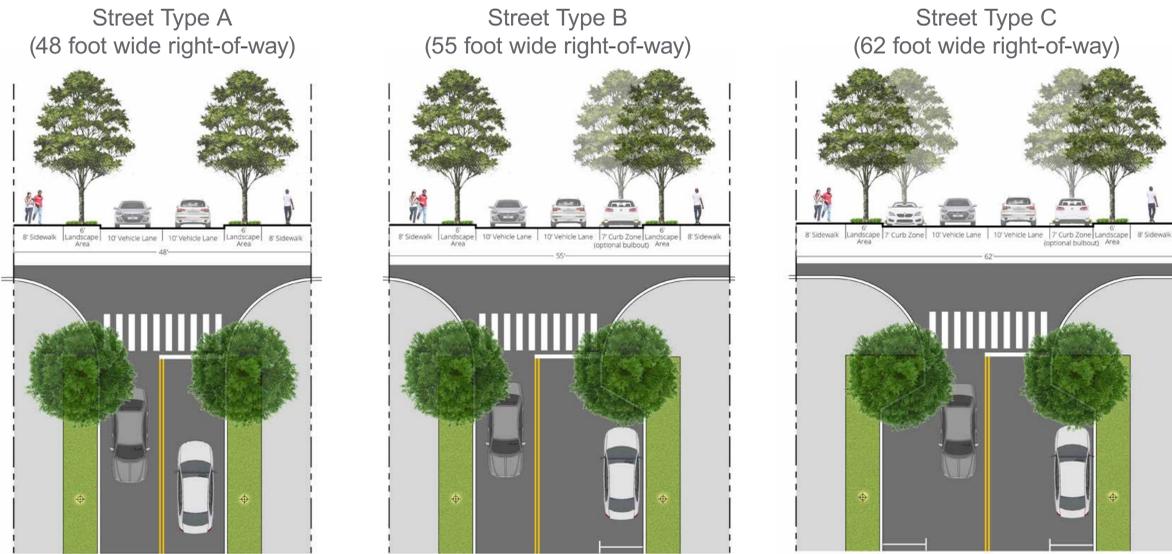
Variations from the zoning regulations would be referred to as major exceptions and minor exceptions. Major exceptions would need to be voted on by the Zoning Board of Appeals. Minor exceptions could be decided by the community development director and would include the following.

- Setbacks (up to 5 feet variance)
- Lot coverage (up to 5% variance)
- Height (up to 2 feet variance)
- Modifications to required sidewalks

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Required New Streets

As properties redevelop, new streets would be required to be built by developers in the locations shown on the Regulating Map. These would ensure that all traffic is not concentrated on existing roads that already have high traffic. It would also encourage walking and allow alternate routes. Streets would have to be designed according to one of the following templates.



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Required Pedestrian Paths

As properties redevelop, pedestrian paths would also be required to be constructed to connect to single-family neighborhoods adjacent to the village. These would allow residents to walk to the amenities offered in new developments, but their design and location would be subject to future studies and access negotiations.



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Sidewalk Requirements

As properties redevelop, new 8- or 12-foot-wide sidewalks would be required to be constructed, with a 6-foot-wide landscaping area adjacent to the curb, and underground utilities.



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Public Parking Garages

Locations for public parking opportunities are shown on the Regulating Map. In these locations, developers would be allowed to exceed the maximum amount of parking that would otherwise be allowed, as an incentive to construct shared, public parking decks that serve the surrounding area.

Parking structures would be required to be fronted by buildings at least 30 feet deep in order to provide activity along the street and hide the parking deck from view.

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Driveways

Access from alleys would be encouraged. Only one driveway would be allowed on each primary street that a development faces. Shared driveways are required for adjacent redevelopments. Inter-parcel access is also required.

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Architectural Standards

All buildings that are visible from a street or that face a street, open space, or main parking lot would be required to meet the following requirements.

- Facade material regulations would remain as they are today (see sidebar)
- Building entrances would have to be distinct and visible from the street
- Simple building massing would be preferred
- Facades would need to have a discernible base, middle, and cap
- All awnings would have to be translucent or metal
- Shutters would have to match the size of the window opening and be made of wood, metal, or fiber cement
- Blank walls would be prohibited
- Building interiors would have to transition appropriately to the sidewalk

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Garage Doors

- Garage doors would not be allowed to face Chamblee Dunwoody Road, Mount Vernon Road, or Dunwoody Village Parkway
- Where they are allowed, garage doors would be required to be recessed 3 feet from the facade
- Garage door materials would have to be of a material consistent with the facade
- Carriage-style doors would be required on townhouses

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Maximum Building Height

- DV-1 Village Commercial - 3 stories or 45 feet, whichever is less (less than 100 feet from a single-family zoning district) or 4 stories or 65 feet, whichever is less (more than 100 feet from a single-family zoning district)
- DV-2 Village Office - 3 stories or 52 feet, whichever is less
- DV-3 Village Residential - 3 stories or 52 feet, whichever is less
- DV-4 Village Center - 5 stories or 80 feet, whichever is less

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Retaining Walls

Any retaining walls would have to be covered in brick or stone and have pilasters every 20 feet.

EXISTING FACADE MATERIAL REGULATIONS

The following regulations from the existing overlay are proposed to be incorporated into the new DV zoning:

- Predominant facade materials must be brick, natural stone, wood, Hardie Board, and/or true stucco (cement block and vinyl siding are prohibited)
- Additional materials may be approved as secondary facade materials by the City.
- The following additional materials are allowed as accent materials: wood or painted wood; PVC/ Hardie trim, aluminum and other durable metals, other materials approved by the City.
- Roofing materials are also restricted.

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Open Space

The following amounts of open space would be required for all redevelopment. Design requirements would ensure that the space is high quality and not “leftover” space. Open space would have to be designed as either a plaza, green, commons, or park, as shown in these diagrams.

- Sites under 1 acre: minimum 5% open space
- Sites 1 to 10 acres: minimum 10% open space
- Sites over 10 acres: minimum 15% open space

A large public open space would be required in the location shown on the Regulating Map.

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Maximum Site Coverage

- DV-4 Village Center - 95% (sites under 1 acre) or 90% (sites over 1 acre)
- All other DV districts - 85% (sites under 1 acre) or 80% (sites over 1 acre)

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Buffers

A 20-foot buffer would be required between any DV district and any adjacent single-family residential zoning district. No buffers would be required between DV districts.

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Screening

Dumpsters and building service areas would be required to be screened from view.

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Parking Lot Buffers

Parking lots adjacent to a street would have to be screened by an evergreen hedge or 3.5 foot tall wall.

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

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

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

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

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

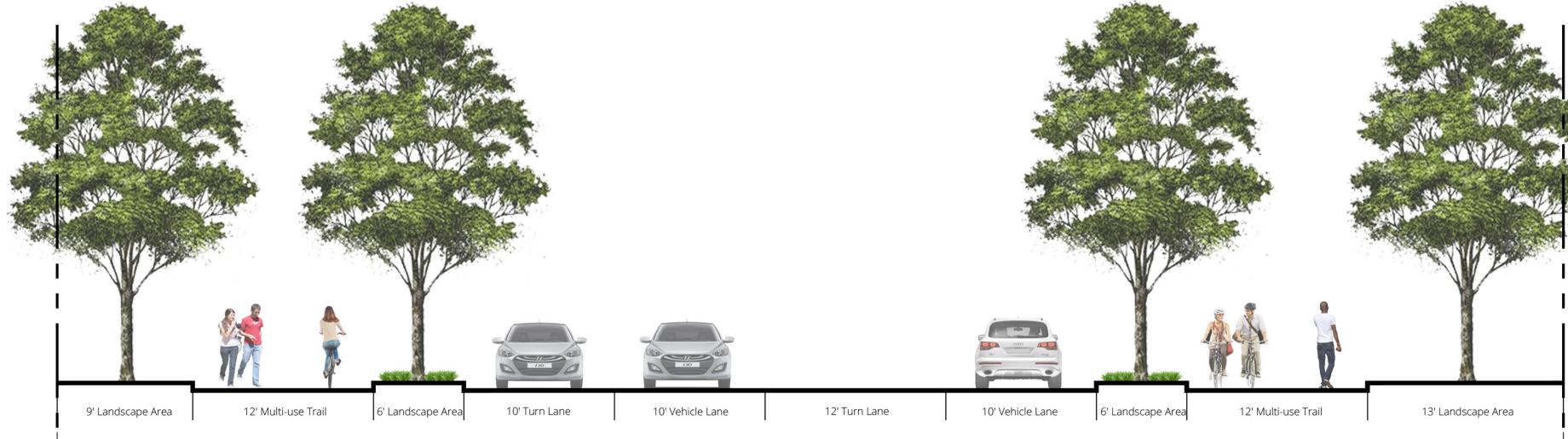
COMMONS CRITERIA	
Dimensions	
Minimum Size	0.45 acres
Minimum Dimension	45 feet
Minimum Percentage of Street Frontage Required	0%; requires a minimum of two access points with a total depth of 100 feet maximum (minimum 30 feet wide)
Improvements	
Fully Enclosed Structures	Permitted; may cover maximum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

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

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

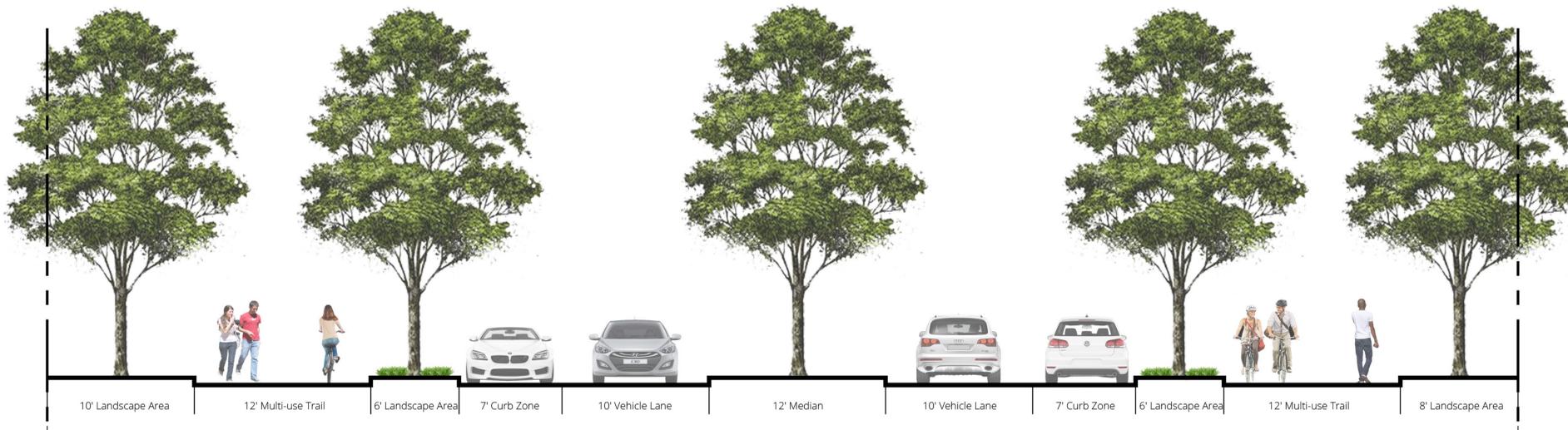
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Chamblee Dunwoody Road



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Mount Vernon Road



PROPOSED PUBLIC STREET IMPROVEMENTS

Dunwoody Village Master Plan Update Open House - November 16, 2019 - DRAFT for your review!