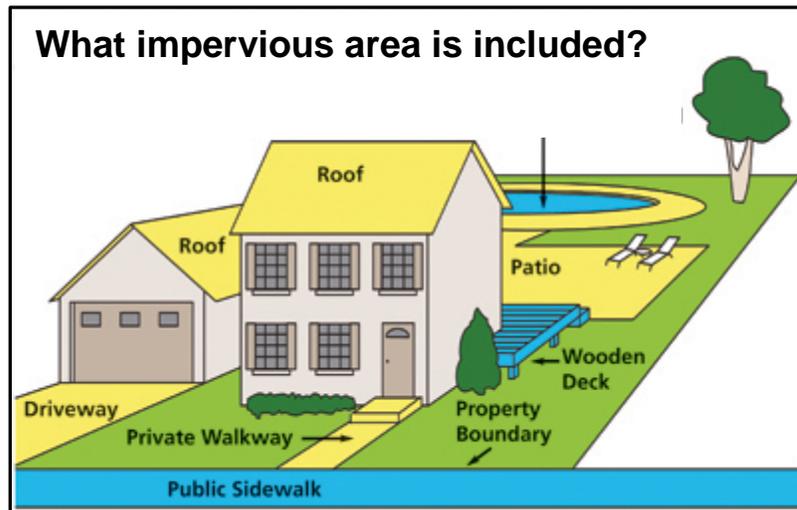




# DEFINITIONS AND SUPPLEMENTAL INFORMATION

## Impervious area

Impervious area is measured as the area or percentage of a lot that is covered by buildings, structures, swimming pools, streets, sidewalks, patios, steps, retaining walls (railroad ties and blocks), driveways, parking areas and other impervious surfaces, often expressed as impervious surface ratio (ISR). Permeable decks shall not be included in the lot coverage calculation. However, impermeable surfaces under a deck shall be included. Sidewalks located in the right-of-way are not counted towards the impervious area of the lot.



## Retaining walls in single-dwelling residential districts.

The regulations of this section apply to retaining walls in single-dwelling residential zoning districts.

(1) Newly constructed retaining walls are subject to the following maximum height limits:

Required Approval	
By right	Up to four feet
Administrative permit (article V, division 7)	More than 4, up to 8
Special exception (article V, division 6)	More than 8, up to 12

- (2) Existing retaining walls may be repaired and replaced if the repair or replacement does not result in an increase in the height of the wall.
- (3) On lots occupied by a detached house, retaining wall must be set back from all property lines a distance equal to at least 50 percent of the required building setback. The community development director is authorized to approve an administrative permit (in accordance with article V, division 7) allowing a maximum retaining wall setback reduction of 50 percent (down to not less than 25 percent of the required building setback).

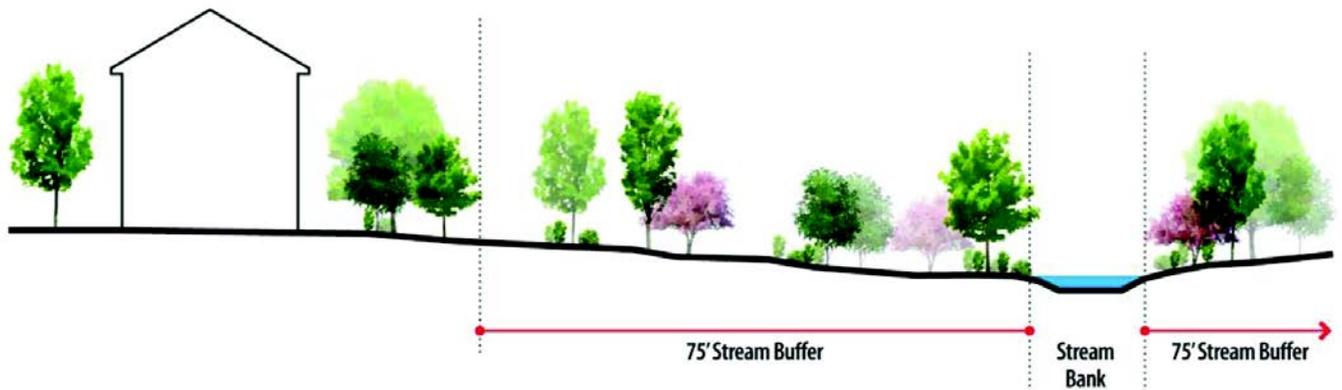
- (4) A decision to allow an authorized administrative permit or special exception must be based on a determination that exceptional topographical restrictions exist on the lot in context with the adjoining property that were not created by the applicant or owner, and a determination that no practical alternative retaining wall design is feasible. The applicant must submit a site plan or a topographical map certified by an engineer or landscape architect with any exception application for retaining walls.
- (5) Retaining walls may not exceed 12 inches above grade at the higher side elevation.
- (6) Land disturbance activity that exceeds 5,000 square feet will require a land disturbance permit application.

### Land Disturbance

Land disturbance is defined as "any activity which may result in soil erosion from water or wind and the movement of sediments into state water or onto lands within the state, including, but not limited to, clearing, dredging, grading, excavating, transporting, and filling of land.

### Stream Buffer

Stream buffers facilitate the protection of water quality and aquatic habitat that extend 75 feet away from the streams wrested vegetation. The state buffer makes up the inner 25-feet nearest to the steam and the City buffer makes up the outer 50 feet. The buffer must remain undisturbed. Any land disturbance occurring in a stream buffer will require a zoning variance and land disturbance application except as otherwise provided in [section 16-79](#).



# ZONING COMPLIANCE FOR MINOR SITE WORK

## CERTIFICATION

I certify that I read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of this permit does not presume to give authority to violate or cancel the provisions of any state or local law regarding construction or the performance of construction. All required plans and contractor's licenses must be submitted with the completed application. If any information is found to be false or misrepresented, the permit will be deemed invalid. I agree to indemnify and hold harmless the City of Dunwoody from all damages, demands, or expenses of every character which may in any manner be caused by the work permitted.

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_