



CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.

Brian Wismer, Chairman
Lucy Dolan, V. Chairman
G. Leah Davis
Rob Hall
Miller Radford
Jeanne Rast
Cliff Thomas

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

February 13, 2024 6:00 PM

AGENDA

- 1. Call to Order**
- 2. Roll Call**
Brian Wismer, Chairman
Lucy Dolan, V. Chairman
G. Leah Davis
Rob Hall
Miller Radford
Jeanne Rast
Cliff Thomas
- 3. Election of Officers**
 - 3.I. Election of Vice Chairman
 - 3.II. Election of Chairman
- 4. Approval of Minutes**
 - 4.I. Minutes of November 13, 2023
Documents:
 1. Minutes - 11-13-2023_draft
- 5. New Business**

5.I. Consideration of an amendment to the Code of Ordinances, Chapter 93 (Zoning)

Background: Consideration of an amendment to the Code of Ordinances, Chapter 93 (Zoning), Sections 93-1-2 (Definitions), 93-2-6 (Distance between buildings), 93-3.2-4 (Procedures regarding delays in use of condition), 93-9-4 (Development standards), 93-10-4 (Development standards), 93-11.1-6 (Area, placement, and buffering requirements), 93-11.1-7 (Development standards), 93-11.2-7 (Area, placement, and buffering requirements), 93-11.2-8 (Supplemental area requirements), 93-11.2-9 (Sidewalk requirements), 93-11.2-10 (Parking and curb cut requirements), 93-11.2-11 (Development standards), 93-11.2-7 (Area, placement, and buffering requirements), 93-11.2-8 (Supplemental area requirements), 93-11.2-9 (Sidewalk requirements), 93-11.2-10 (Parking and curb cut requirements), 93-11.2-11 (Reserved), 93-11.4-4 (Development standards), 93-11.5-6 (Area, placement, and buffering requirements), 93-11.5-7 (Supplemental area requirements), 93-11.5-8 (Sidewalk requirements), 93-11.5-9 (Parking and curb cut requirements), 93-11.5-10 (Greenspace and open space requirements), 93-11.5-11 (Development Standards), 93-22.1-1 (Dimensional requirements), 81-1-7 (Neighborhood conservation area), 81-1-8 (RSD and RMU zoned development) for the purpose of amending the Code of Ordinances.

Documents:

1. February 2024 Text Amendments
2. Sec._93_22.1_1.____Chart_of_dimensional_requirements Moratorium Text Amendments

6. **Next Meeting Date - March 12, 2024 at 6:00 PM**

7. **Adjourn**



Brian Wismer, Chairman
Lucy Dolan, Vice Chairman
G. Leah Davis
Rob Hall
Miller Radford
Jeanne Rast
Cliff Thomas

**Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354**

November 13, 2023 6:00 PM

MINUTES

1. Called to Order at 6:02 PM.

2. Roll Call

Brian Wismer, Chairman
Lucy Dolan, Vice Chairman
G. Leah Davis
Rob Hall
Miller Radford
Jeanne Rast
Cliff Thomas

3. Approval of Minutes

3.I. Minutes of October 10, 2023

MOTION ITEM: Jeanne Rast made a motion to approve the minutes of October 10, 2023, as submitted. The motion was seconded by Leah Davis. **MOTION CARRIED: 6-0.**

4. Old Business

4.I. 400 Porsche Avenue

Request for Tree Bank Contribution

Background:

The Redmond Company on behalf of Atlanta Postal Credit Union is requesting approval to allow for a contribution to the City's Tree Bank in lieu of full compliance with the City's Tree Conservation Code for the property located at 400 Porsche Avenue (Parcel ID: 14 0096 LL0585). The property is zoned B-P, Business Park.

MOTION ITEM: Lucy Dolan made a motion to remove item 4.I (400 Porsche Avenue) from the agenda as this request approved on October 10, 2023. The motion was seconded by Cliff Thomas. **MOTION CARRIED: 6-0.**

5. New Business

5.I. Subdivision Ordinance

Text Amendment

Background:

Consideration of an amendment to the Code of Ordinances, Chapter 90 (Subdivisions), Sections 90-1-1 (Purpose, authority and jurisdiction), 90-1-2 (Procedure for plat approval), 90-1-4 (Development prerequisite to final approval) for the purpose of amending the subdivision ordinance.

MOTION ITEM: Jeanne Rast made a motion and recommended the Mayor & Council approve the proposed subdivision text amendment. The motion was seconded by Rob Hall.

MOTION CARRIED: 6-0.

5.II. Accessory Structure Ordinance

Text Amendment

Background:

Consideration of an amendment to the Code of Ordinances, Chapter 93 (Zoning), Article 1 (Title, definitions and application of regulations), Sections 93-1-2 (Definitions), 93-2-5 (Accessory uses, accessory structures, yard requirements of accessory structures, outbuildings and fences), and 93-2-6 (Abatement) for the purpose of amending the accessory uses ordinance.

MOTION ITEM: Jeanne Rast made a motion and recommended the Mayor & Council approve the proposed accessory structure text amendment. The motion was seconded by Lucy Dolan.

MOTION CARRIED: 6-0.

5.III. Nonconforming Uses and Structures Ordinance

Text Amendment

Background:

Consideration of an amendment to the Code of Ordinances, Article 3 (Nonconforming uses), Sections 93-3-2 (Nonconforming uses permitted), 93-3-5 (Restoration), 93-3-6 (Abandonment), 93-3-9 (Enlargement), and 93-3-11 (Notice to owners of nonconforming property) for the purposes of amending the nonconforming uses ordinance.

MOTION ITEM: Cliff Thomas made a motion and recommended the Mayor & Council approve the proposed nonconforming uses and structures text amendment. The motion was seconded by Lucy Dolan. MOTION CARRIED: 6-0.

5.IV. 2024 Planning Commission Meeting Schedule

Background:

Consideration and action to approve the 2024 Planning Commission meeting schedule.

MOTION ITEM: Lucy Dolan made a motion to approve the 2024 Planning Commission meeting schedule. The motion was seconded by Leah Davis. MOTION CARRIED: 6-0.

6. Next Meeting Date – December 12, 2023 at 6:00 p.m.

7. Adjourn

**MOTION ITEM: Cliff Thomas made a motion to adjourn the meeting at 7:05 p.m.
The motion was seconded by Miller Radford. MOTION CARRIED: 6-0.**

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary

93-1-2 Definitions.

~~*Apartment.* A dwelling unit that is physically attached to at least two other dwelling units, either directly or through an intervening unit, and that is not titled as a condominium.~~

Dwelling, one-family/single family. A building designed, arranged or used exclusively for occupancy by one family.

Dwelling, one-family attached, fee simple. Any dwelling in a structure which consists entirely of dwellings each of which is attached to one or more other dwellings and has its own separate entrance from the exterior of the building. Each dwelling is located on a lot that is individually owned.

Dwelling, one family attached, build-to-rent. Any dwelling in a structure which consists entirely of dwellings each of which is attached to one or more other dwellings and has a separate entrance from the exterior of the building. Each dwelling is located within a property where individual lots are not independently owned but rented or leased to a single entity. The property is professionally managed.

Dwelling, multifamily. A residential building designed, arranged or used for occupancy by three or more families living independently of each other.

Dwelling, two-family. A building designed, arranged or used for occupancy by two families living independently of each other.

Dwelling unit. A dwelling, or portion thereof, providing complete living facilities for one family.

Family. One or more persons related by blood, adoption or marriage, living and cooking together as a single nonprofit housekeeping unit, exclusive of household servants. A number of persons but not exceeding three living and cooking together as a single nonprofit housekeeping unit though not related by blood, adoption, or marriage shall be deemed to constitute a family.

~~*Single family attached dwelling.* A type of residential development which includes a dwelling unit on a subdivided lot usually individually owned, though attached by a common party wall to another dwelling unit on an adjoining lot.~~

Gasoline service station or fueling station. Any area of land, including structures thereon, that is used or designed to be used for the supply of gasoline or oil or other fuel, including electric vehicle charging stations in excess of 8 charging stalls, for the propulsion of motor vehicles and which may include facilities used or designed to be used for polishing, greasing, washing, dry cleaning or otherwise serving motor vehicles. However, major mechanical or body repair, customarily known as a repair garage, shall not be included in this definition.

Height. The distance ~~from the highest point of the roof between the eaves of a building~~ and the average ground line across the front of the building.

Story. The portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, the space between any floor and the ceiling next above it. A basement shall be counted as a story for height measurement if the vertical distance between the ceiling and the average level of the adjoining ground is more than five feet ~~at the front of the building~~. A cellar shall not be counted as a story for height measurement.

93-2-6 Distance between buildings.

All accessory buildings shall be at least 15 feet from principal buildings. All multifamily buildings shall be at least ~~15~~ 20 feet apart. All single-family attached buildings shall be at least ~~ten~~ 20 feet from any other principal building.

Sec. 93-3.2-4. - Procedures regarding delays in use of condition.

If a building permit, grading permit or occupation tax permit has not ~~been~~ issued and construction (if any is necessary) begun within a 12-month period after such conditional use is approved, the conditional use ~~is invalid and prior zoning district and regulations are automatically reinstated. Prior to the 12 month expiration, the applicant may request an extension of the conditional use for a period of 12 months is may be withdrawn at a meeting of the mayor and council. The mayor and council may then reinstate the prior zoning district and regulations. In the alternative, the mayor and council may extend the conditional use for 12 months and any number of subsequent 12 month periods by only one such period at a time.~~

***Sec. 93-9-4. Development Standards.**

- (1) See article 22.1 of this chapter for minimum parking space requirements. In addition to required parking minimums, single-family attached a require one (1) designated visitor parking space for every 3 units. On-street parking which is immediately adjacent to the property may be considered to meet the visitor parking requirement upon approval of the Planning Commission.
- (2) Single family attached buildings must provide a front yard of 15'. When single family attached buildings are oriented to face onto a common area or greenspace, the front yard requirement is reduced to 10'.
- (3) All single-family attached developments not enfronting a public street or internal driveway must have a 5' wide lighted walking path or sidewalk connecting the path from the front door to the sidewalk located along the internal driveway or public street with a minimum 15' wide landscape area flanking the path. When the front door is oriented to the side or rear of the property, the 15' wide landscape area may be located wholly on the buffer side of the sidewalk. This landscape area requirement does not replace any side or rear yard buffer requirement.
- (4) In addition to the requirements of chapter 93, article 29, and section 93-23-18 of this Code, all single family attached developments ~~aster planned developments~~ in excess of one ~~two~~ acres shall be required to provide and maintain a minimum of 20 percent greenspace/open space. Calculations for greenspace/open space shall exclude required sidewalks and landscape strips along streets. and required residential buffers, but may include the following:

- (1) Parks;

- (2) Playgrounds;
- (3) Trails;
- (4) Gardens;
- (5) Undeveloped space designated or habitat restoration and preservation;
- (6) Plazas improved for pedestrian use shall also be considered greenspace when finished in brick or stone pavers and planted with at least one canopy tree per 2,500 square feet of area, with a minimum of 100 square feet of unpaved planting area around each tree.

***Sec. 93-10-4. - Development Standards.**

- (1) See article 22.1 of this chapter for minimum parking space requirements. In addition to required parking minimums, single-family attached and multi-family residential require one (1) designated visitor parking space for every 3 units. On-street parking which is immediately adjacent to the property may be considered to meet the visitor parking requirement upon approval of the Planning Commission.
- (2) Single family attached buildings must provide a front yard of 15'. When single family attached buildings are oriented to face onto a common area or greenspace, the front yard requirement is reduced to 10'.
- (3) All single-family attached and multi family residential developments not enfronting a public street or internal driveway must have a 5' wide lighted walking path or sidewalk connecting the path from the front door to the sidewalk located along the internal driveway or public street with a minimum 15' wide landscape area flanking the path. When the front door is oriented to the side or rear of the property, the 15' wide landscape area may be located wholly on the buffer side of the sidewalk. This landscape area requirement does not replace any side or rear yard buffer requirement.
- (4) In addition to the requirements of chapter 93, article 29, and section 93-23-18 of this Code, all multi-family and single family attached developments ~~after planned developments~~ in excess of one ~~two~~ acres shall be required to provide and maintain a minimum of 20 percent greenspace/open space. Calculations for greenspace/open space shall exclude required sidewalks and landscape strips along streets. and required residential buffers, but may include the following:
 - (1) Parks;
 - (2) Playgrounds;
 - (3) Trails;
 - (4) Gardens;
 - (5) Undeveloped space designated or habitat restoration and preservation;
 - (6) Plazas improved for pedestrian use shall also be considered greenspace when finished in brick or stone pavers and planted with at least one canopy tree per 2,500 square feet of area, with a minimum of 100 square feet of unpaved planting area around each tree.

Sec. 93-11.1-6. - Area, placement, and bu^l ering requirements.

All buildings or structures erected, converted or structurally altered shall hereafter comply with the following lot area, yard, and building coverage requirements:

- (1) *Lot area and width.* No lot shall have a minimum frontage of less than 50 feet, while the minimum area shall be established by the restriction governing lot coverage, setbacks, screening, and parking requirements.
- (2) *Front yard.* All structures located along a street shall be set back, at a minimum, of 15 feet, or greater as may be determined to be necessary and advisable by the city planning commission in the course of

its site plan review process. In determining such yard setbacks, the city planning commission shall consider the size and configuration of the proposed buildings, their relationship to the existing and proposed thoroughfares; in order to maximize all vehicular and pedestrian safety.

- (3) *Side and rear yards.* The side and rear yards adjacent to, or separated by a street, alley or other right-of-way from a residential or commercial zone, shall provide a building setback of at least 15 feet.
- (4) *Distance between buildings.* The minimum distance between two multiple family buildings on a single lot or on contiguous property under the same ownership shall be 20 feet, ~~plus four additional feet for every story or fraction thereof that the building exceeds two stories,~~ or such distance determined necessary by the planning commission to enhance the aesthetics of development **or by the Fire Marshal.**
- (5) *Height regulations.* No building or structure shall exceed ~~2½ stories or a~~ 35 feet in height, provided the planning commission may allow a development with greater height, if it finds that:
 - a. The proposed height will not adversely impact adjacent properties or nearby residential neighborhoods;
 - b. The added height is necessary to support redevelopment of an area, which currently contains uses that have an adverse impact upon adjacent neighborhoods;
 - c. The proposed development is designed to facilitate the objectives and strategies of the master plan;
 - d. Meets approval from the fire department and FAA.
- (6) *Residential buffer.* **In addition to required setbacks, new development shall provide s an attractive physical barrier between the single family detached residential and single-family attached, multi family or nonresidential uses as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential environment. A smooth transition between single-family detached residential neighbors and single-family attached, multi family or nonresidential uses (including all parking lots) shall be ensured by the provision of sufficient screening of more intensive uses (i.e. commercial/offices uses) from residential neighborhoods through the use of decorative landscaping and screened walls.**
 - a. A minimum 15-foot landscaped buffer shall be installed between and along the single family detached residential and single-family attached, multi family or nonresidential sides of said buffer. The landscaped area shall be planted with trees, flowers, grasses and shrubs in compliance with the buffer requirements of chapter 93, article 29 to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential property.
 - b. **A permanent opaque wall or fence between six and eight feet in height and faced in wood, stacked stone, brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer. The Planning Commission may require additional buffering if deemed appropriate. Required sidewalks, pathways, or front yard setbacks are not included in the residential buffer requirement.**

***Sec. 93-11.1-7 MDevelopment Standards.**

- (1) **At a minimum, multifamily residential in the Village Zoning District shall have 60% of enfronting ground floor designated for commercial uses along South Central Avenue, North Central Avenue, Dogwood Drive, Virginia Avenue, International Boulevard, Lang Ave, Elkins Street, Custer Street, Willingham Drive, Doug Davis Drive, and Atlanta Avenue.**
- (2) **Single family attached buildings must provide a front yard of 15'. When single family attached buildings are oriented to face onto a common area or greenspace, the front yard requirement is reduced to 10'.**
- (3) **All multifamily and single-family attached developments not enfronting a public street or internal driveway must have a 5' wide lighted walking path or sidewalk connecting the path from the front door to the sidewalk located along the internal driveway or public street with a minimum 15' wide landscape area**

flanking the path. When the front door is oriented to the side or rear of the property, the 15' wide landscape area may be located wholly on the buffer side of the sidewalk. This landscape area requirement does not replace any side or rear yard buffer requirement.

- (4) In addition to the requirements of chapter 93, article 29, and section 93-23-18 of this Code, all multi-family and single family attached developments ~~aster-planned developments~~ in excess of one ~~two~~ acres shall be required to provide and maintain a minimum of 20 percent greenspace/open space. Calculations for greenspace/open space shall exclude required sidewalks and landscape strips along streets. and required residential buffers, but may include the following:

- (1) Parks;
- (2) Playgrounds;
- (3) Trails;
- (4) Gardens;
- (5) Undeveloped space designated or habitat restoration and preservation;
- (6) Plazas improved for pedestrian use shall also be considered greenspace when finished in brick or stone pavers and planted with at least one canopy tree per 2,500 square feet of area, with a minimum of 100 square feet of unpaved planting area around each tree.

(5) See article 22.1 of this chapter for minimum parking space requirements. In addition to required parking minimums, single-family attached and multi-family residential require one (1) designated visitor parking space for every 3 units. On-street parking which is immediately adjacent to the property may be considered to meet a portion of the visitor parking requirement upon approval of the Planning Commission.

Sec. 93-11.2-7. - Area, placement, and bu^l ering requirements.

All buildings or structures erected, converted or structurally altered shall hereafter comply with the following lot area, yard, and building coverage requirements:

- (1) *Lot area and width.* The minimum area shall be established by the restriction governing lot coverage, setbacks, height, and parking requirement as found in article 22.1. ~~Generally, no lot shall have a minimum frontage of less than 20 feet; however, single-family residential~~ Lots shall have a minimum frontage of 30 feet.
- (2) *Front yard.* See subsection (3) below.
- (3) *Build-to line.* The minimum build-to line shall be zero feet and the maximum shall be 15 feet, provided that the maximum build-to line may be increased as determined to be necessary and advisable by the city planning commission in the course of its site plan review process. In determining such increase, the city planning commission shall consider the size and configuration of the proposed buildings, their relationship to the existing and proposed thoroughfares, the relationship to existing and proposed parks and plazas, the location of existing mature trees, and supplemental area of adjacent structures. Where the built-to line is modified to provide parks and plazas, said facilities shall be directly accessible to the public during normal city park hours.
- (4) *Side yards.* There shall be no minimum side yard requirement except as required by subsection (8) of this section for residential zone buffers.
- (5) *Rear yards.* There shall be no minimum rear yard requirements except as required by subsection (8) of this section for residential zone buffers.
- (6) *Distance between buildings.* Section 93-2-6 notwithstanding, the minimum distance between two buildings on a single lot or on contiguous property under the same ownership shall be ~~20 feet~~ **ten feet**, ~~plus four additional feet for every story or fraction thereof that the building exceeds three stories, or~~

such distance determined necessary by the city planning commission to enhance the aesthetics of development **or by the Fire Marshal**. All exterior walls shall be designed per the International Residential Building Code 2003, as amended, or the International Building Code **2003**, as amended. Adjoining buildings, whether commercial, residential, or mixed-use, shall have sprinkler systems and there shall be a fire resistance rating of one hour between buildings and occupancies that are side-by-side and top and bottom. However, if a building is a single-family dwelling and the adjacent building is closer than 15 feet there can be no vertical openings (windows) between the two structures of buildings that exist within 15 feet of the horizontal fire separation.

- (7) *Height regulations.* No building or structure shall be less than 24 feet in height or exceed four stories or a 64 feet in height, provided the city planning commission may allow a development with greater height via site plan approval, if it finds that:
- The proposed height will not adversely impact adjacent properties or nearby residential neighborhoods.
 - The added height is necessary to support redevelopment of an area, which currently contains uses that have an adverse impact upon adjacent neighborhoods.
 - The proposed development is designed to facilitate the objectives and strategies of an officially adopted master plan, an LCI Study or the current comprehensive plan.
 - The proposed development meets approval from the fire department and FAA.
 - The proposed development meets the sprinkling standards set forth by the fire department. It shall meet the requirements as set forth in NFPA (13)(D), standard for the installation of sprinkler systems in one-family or two-family dwellings and NFPA (13)(R) for residential occupancies up to and including four stories in height. All others shall be required to meet NFPA (13) standard for the installation of sprinklers.
- (8) *Residential buffer.* Where any use other than a single-family detached use in this district adjoins a residential zone, all applicable new developments must provide an attractive physical barrier between different zones as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential zone. A smooth transition to adjacent residential zones shall be ensured by the provision of:
- A minimum 15-foot landscaped buffer located within the U-V zone **along the property line**. Said buffer shall comply with the buffer requirements of chapter 93, article 29. Shrubs, flowers or grasses shall also be provided and maintained to visually screen the **non single-family** detached use and provide an attractive boundary that encourages continued investment in the adjacent residential zones. **The Planning Commission may require additional buffering if deemed appropriate. Required sidewalks, pathways, or front yard setbacks are not included in the residential buffer requirement.**
 - A permanent opaque wall **or fence** between six and eight feet in height and faced in wood, stacked stone, brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.
 - Where an alley separates this zone from a residential zone, the required landscape buffer and permanent opaque wall shall be provided on the portion of the U-V-zoned property adjacent to the alley.

Sec. 93-11.2-8. - Supplemental area requirements.

Supplemental areas shall meet the following requirements:

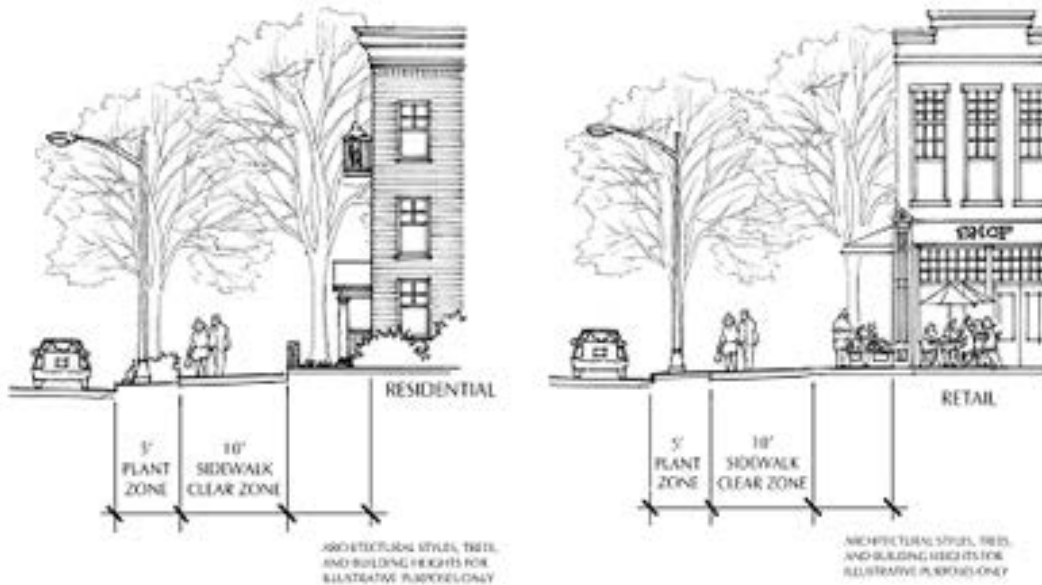
- (1) The following may not be located in the supplemental area:
 - a. Recreational areas and facilities such as swimming pools, tennis courts;
 - b. Fences and walls, except **as required by Architectural Standards** or up to four feet in height for outdoor dining;
 - c. Service elements such as dumpsters, loading docks and similar elements;
 - d. Mechanical features; and
 - e. Parking.
- (2) Adjacent to ground floor retail or restaurant uses the supplemental area:
 - a. Shall be at the same grade, slope, and cross slope as the adjacent required sidewalk;
 - b. Shall be hardscaped for a minimum of ~~60~~**80** percent of its horizontal area with decorative pavers, bricks, slate, or stamped or colored concrete, but not asphalt;
 - c. Shall be accessible to the general public and may be used for pedestrian amenity elements such as benches, trees, outdoor dining, ~~merchandise display~~ and potted plants.
 - d. **Eating places shall be permitted to have an outdoor dining area subject to compliance with the following provisions:**
 - (i) **The outdoor dining area shall not be located in the sidewalk clear area nor shall it obstruct pedestrian movement, fire lanes, access to any business, or areas designated for access by the physically impaired. Outdoor dining within the public right-of-way may not be surrounded by fences or walls and shall utilize movable tables and chairs.**
 - (ii) **The number of seats in the outdoor dining area shall not exceed fifty (50) percent of the number of indoor seats within the eating place.**
 - (iii) **Compliance with applicable state and county health regulations.**
- (3) Adjacent to ground floor dwelling units, excluding live-work dwellings, the supplemental area:
 - a. Shall be landscaped, except for area uses for stoops, porches, wheelchair ramps, or walkways;
 - b. Shall be planted with one canopy tree, as established in section 93-2-14(k)(11), an average of 40 feet on-center as measured parallel to the front lot line.
 - c. Shall be differentiated from the adjacent sidewalk by a continuous wall, fence, hedge, or retaining wall between six and 30 inches in height.
- (4) Adjacent to ground floor live-work dwellings, all other uses, or when not adjacent to a building the supplemental area shall be treated as identified in subsections (2) or (3) of this section.

Sec. 93-11.2-9. - Sidewalk requirements.

Public sidewalks shall be located along all public and private streets. Sidewalks shall be of the widths indicated below and shall consist of two areas: a landscape area and a clear area. The following regulations shall apply to all required sidewalks:

- (1) *Sidewalk landscape area requirements.*
 - a. The landscape area shall have a minimum width of five feet and shall be located adjacent to the curb, **unless otherwise allowed by the Planning Commission.**

- b. The landscape area may be primarily paved adjacent to on-street parking and shall be landscaped in all other areas **unless otherwise allowed by Planning Commission.**



- c. Street trees shall be planted on average 30 feet on center, spaced equal distance between streetlights, ~~and in line with stripes of parallel parking spaces.~~ All newly planted trees shall comply with the requirements of chapter 93, article 29, shall be limbed up to a minimum height of seven feet and shall be of an appropriate street tree species found in appendix A, attached to the ordinance from which chapter 93, article 29 was derived. The city planning commission may approve an alternate for street tree requirement subject to constraints such as overhead or underground utilities or underground utility easements **or other conditions.**
- d. The landscape area is also intended for the placement of street furniture, including utility poles, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility as approved by the city.
- e. The landscape area shall be maintained by the adjacent property owner.
- (2) *Sidewalk clear area requirements.*
- a. The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including but not limited to steps and stoops, traffic control boxes, and utility structures. The sidewalk clear area shall have a consistent cross slope not exceeding two percent.
- b. No awning or canopy shall extend more than five feet over the clear area.
- c. Along the following streets, if zoned U-V: South Central Avenue, North Central Avenue, Perry Hudson Boulevard, Dogwood Drive, Sylvan Road, Virginia Avenue, International Boulevard, and Atlanta Avenue, the sidewalk clear area shall have a minimum width of ten feet.
- d. Along all other streets zoned U-V, the sidewalk clear zone shall have a minimum width of six feet.

- e. Where property within the district abuts a residential zone without an intervening street, the sidewalk area within 20 feet of such district shall taper when necessary to provide a smooth transition to the existing residential zone sidewalk. In the event that the abutting residential zone has no existing sidewalk, the sidewalk shall taper to a width of six feet, measured from the street curb, or as approved by the city planning commission.
- (3) *Paving materials to remain continuous.* Any paving materials, including concrete, special pavers, or decorative paving within the landscape area or clear area shall continue across any intervening driveway.

Sec. 93-11.2-10. - Parking and curb cut requirements.

In addition to the requirements of article 23, off-street parking and loading, the following requirements shall apply within the U-V district:

- (1) See article 22.1 of this chapter for minimum parking space requirements. **In addition to required parking minimums, single-family attached and multi-family residential require one (1) designated visitor parking space for every 3 units. On-street parking which is immediately adjacent to the property may be considered to meet the visitor parking requirement upon approval of the Planning Commission.**
- (2) See section 93-23-7 for mixed-use developments, which may be reduced as authorized by the board of appeals subject to a shared parking arrangement under the following criteria:
 - ~~a. The minimum number of parking spaces for a project where shared parking is proposed shall be determined by a study prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Report or Institute of Transportation Engineers (ITE) Shared Parking Guidelines. The actual number of parking spaces required shall be based on well-recognized sources of parking data such as the ULI or ITE reports. If standard rates are not available or limited, the applicant may collect data at similar sites to establish local parking demand rates. If the shared parking plan assumes use of an existing parking facility, then field surveys shall be conducted to determine actual parking accumulation.~~
 - ~~a-b.~~ An applicant shall submit the following information as part of an application to reduce parking requirements and avoid conflicting parking demands:
 - 1. A to-scale map indicating location of proposed parking spaces;
 - 2. Hours of business operation of nonresidential parking users;
 - 3. Copies of the legal instrument that authorizes the use of shared parking facilities;
 - 4. Copies of the relevant legal instrument authorizing the shared use, shall be filed with the department of economic development.
 - 5. Where authorized shared parking exists and a change affecting the shared use occurs, the applicant shall have up to 30 calendar days to provide the city **Department of planning and economic development** with a valid legal instrument reflecting the modified parking arrangements.
 - c. Change to any of the conditions identified in this subsection, except as identified in subsection (2)b.5 above, shall terminate authorization for shared parking. A shared parking arrangement shall be deemed a condition of the zoning and any modification will require a new site plan, parking plan, and zoning approval.
- (3) Developments are permitted a maximum of two driveway curb cuts per block face or one. For the purposes of this section, two curb cuts serving two one-way driveways shall only be counted as one curb cut.

- (4) No curb cuts, driveways or circular drives shall be permitted on South Central Avenue, Virginia Avenue or Atlanta Avenue when access can be provided from a side or rear street. Circular drives are prohibited, with the exception of hotel and hospital uses.
- (5) Rear alleys or rear drives ~~may shall~~ be provided to access attached single-family garages, detached single-family dwelling garages, and commercial loading and service areas.
- (6) Carports shall be prohibited.
- (7) Garages, ~~including attached garages~~, shall not face adjacent streets except where alley or rear drive access ~~or side entry~~ is not feasible, in which case such garages shall be set back a minimum of **15 feet** from the ~~front façade build-to-line~~. All garage materials shall match those of the principal structure.
- (8) Parking structures shall conceal automobiles from view, shall have the appearance of a horizontal storied building on all levels, shall be faced in brick, stacked stone, cast stone, poured-in-place rubbed concrete, or pre-cast concrete faced in or having the appearance of brick or stacked stone. Parking structures adjacent to the supplemental area shall also meet the requirements of section 93-11.2-10(1).
- (9) Bicycle or moped parking spaces are required as follows: All nonresidential uses **over 10,000 SF** shall provide one such space for every 20 automobile spaces and condominium and apartment uses shall provide one such space for every five units provided that no such uses shall have fewer than two such spaces or be required to exceed 30 spaces. Such spaces shall be located within the sidewalk landscape area a maximum distance of 100 feet from the primary pedestrian entrance, or within the supplemental area and at least as close as the closest automobile space, except for handicapped parking spaces. Bicycle parking spaces shall include a bike rack with a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user-supplied lock.
- (10) Dumpsters ~~shall not be placed in the supplemental area~~. **Dumpsters** shall be entirely screened from view of any street with vertically enclosed opaque walls ~~or fencing~~ matching the materials of the principal structure.

***Sec. 93-11.2-11. MDevelopment Standards.**

- (1) ~~At a minimum, multifamily residential in the U-V Zoning District shall have 60% of enfronting ground floor designated for commercial uses along South Central Avenue, North Central Avenue, Dogwood Drive, Virginia Avenue, International Boulevard, Lang Ave, Elkins Street, Custer Street, Willingham Drive, Doug Davis Drive, and Atlanta Avenue.~~
- (2) ~~Single family attached buildings must provide a front yard of 15'. When single family attached buildings are oriented to face onto a common area or greenspace, the front yard requirement is reduced to 10'.~~
- (3) ~~All multifamily and single-family attached developments not enfronting a public street or internal driveway must have a 5' wide lighted walking path or sidewalk connecting the path from the front door to the sidewalk located along the internal driveway or public street with a minimum 15' wide landscape area flanking the path. When the front door is oriented to the side or rear of the property, the 15' wide landscape area may be located wholly on the buffer side of the sidewalk. This landscape area requirement does not replace any side or rear yard buffer requirement.~~
- (4) ~~In addition to the requirements of chapter 93, article 29, and section 93-23-18 of this Code, all multifamily and single family attached developments ~~aster-planned developments~~ in excess of one ~~two~~ acres shall be required to provide and maintain a minimum of 20 percent greenspace/open space. Calculations for greenspace/open space shall exclude required sidewalks and landscape strips along streets. and required residential buffers, but may include the following:~~
 - (1) Parks;
 - (2) Playgrounds;

- (3) Trails;
- (4) Gardens;
- (5) Undeveloped space designated or habitat restoration and preservation;
- (6) Plazas improved for pedestrian use shall also be considered greenspace when finished in brick or stone pavers and planted with at least one canopy tree per 2,500 square feet of area, with a minimum of 100 square feet of unpaved planting area around each tree.

Sec. 93-11.2-11. - Reserved.

***Sec. 93-11.4-4. MDevelopment Standards.**

- (1) See article 22.1 of this chapter for minimum parking space requirements. In addition to required parking minimums, single-family attached a require one (1) designated visitor parking space for every 3 units. On-street parking which is immediately adjacent to the property may be considered to meet the visitor parking requirement upon approval of the Planning Commission.
- (2) Single family attached buildings must provide a front yard of 15'. When single family attached buildings are oriented to face onto a common area or greenspace, the front yard requirement is reduced to 10'.
- (3) All single-family attached developments not enfronting a public street or internal driveway must have a 5' wide lighted walking path or sidewalk connecting the path from the front door to the sidewalk located along the internal driveway or public street with a minimum 15' wide landscape area flanking the path. When the front door is oriented to the side or rear of the property, the 15' wide landscape area may be located wholly on the buffer side of the sidewalk. This landscape area requirement does not replace any side or rear yard buffer requirement.
- (4) In addition to the requirements of chapter 93, article 29, and section 93-23-18 of this Code, all single family attached developments ~~aster planned developments~~ in excess of one ~~two~~ acres shall be required to provide and maintain a minimum of 20 percent greenspace/open space. Calculations for greenspace/open space shall exclude required sidewalks and landscape strips along streets. and required residential buffers, but may include the following:
 - (1) Parks;
 - (2) Playgrounds;
 - (3) Trails;
 - (4) Gardens;
 - (5) Undeveloped space designated or habitat restoration and preservation;
 - (6) Plazas improved for pedestrian use shall also be considered greenspace when finished in brick or stone pavers and planted with at least one canopy tree per 2,500 square feet of area, with a minimum of 100 square feet of unpaved planting area around each tree.

Sec. 93-11.5-6. - Area, placement, and bu l ering requirements.

All buildings or structures erected, converted or structurally altered shall hereafter comply with the following lot area, yard, and building coverage requirements:

- (1) *Lot area and width.* The minimum area shall be established by the restriction governing lot coverage, setbacks, height, and parking requirement as found in article 22.1 and set forth herein. ~~enerally, no lot shall have a minimum frontage of less than 20 feet; however, single family residential~~ **Lots shall have a minimum frontage of 30 feet.**

- (2) *Front yard.* See subsection (3) below.
- (3) *Build-to line.* The minimum build-to line shall be zero feet and the maximum shall be 15 feet, provided that the maximum build-to line may be increased as determined to be necessary and advisable by the city planning commission in the course of its site plan review process. In determining such increase, the city planning commission shall consider the size and configuration of the proposed buildings, their relationship to the existing and proposed thoroughfares, their relationship to existing and proposed parks and plazas, the location of existing mature trees, and the supplemental area of adjacent structures. Where the build-to line is modified to provide parks and plazas, said facilities shall be directly accessible to the public during normal city park hours.
- (4) *Side yards.* There shall be no minimum side yard requirement except as required by subsection (9) for residential zone buffers.
- (5) *Rear yards.* There shall be no minimum rear yard requirements except as required by subsection (9) for residential zone buffers.
- (6) *Distance between buildings.* The minimum distance between two buildings on a single lot or on contiguous property shall only be limited by applicable public safety and fire codes.
- (7) *Height regulations.* For those structures zoned RMU, the maximum permitted height shall not exceed the lesser of six stories or 96 feet.
- (8) *Sprinkling standards.* All proposed development shall meet applicable sprinkling standards set forth by the National Fire Protection Association (NFPA) and all state and city codes and ordinances.
- (9) *Residential buffer.* Where any use other than a single-family detached use in this district adjoins a residential zone, all applicable new developments must provide an attractive physical barrier between different zones as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential zone. A smooth transition to adjacent residential zones shall be ensured by the provision of:
 - a. A minimum 15-foot landscaped buffer located **along the property line**. Said buffer shall comply with the buffer requirements of chapter 93, article 29. Shrubs, flowers or grasses shall also be provided and maintained to visually screen the **non single-family** detached use and provide an attractive boundary that encourages continued investment in the adjacent residential zones. **The Planning Commission may require additional buffering if deemed appropriate. Required sidewalks, pathways, or front yard setbacks are not included in the residential buffer requirement.**
 - b. A permanent opaque wall **or fence** between six and eight feet in height and faced in wood, stacked stone, brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.
 - c. The tree spacing and wall placement requirements of subsections a. and b. above may be adjusted by the planning and zoning manager where the applicant wishes to preserve existing specimen trees within the required buffer. This may include alternative arrangements that minimize the impacts of the screening requirements on the health of existing trees.

Sec. 93-11.5-7. - Supplemental area requirements.

Supplemental areas shall meet the following requirements:

- (1) The following may not be located in the supplemental area:
 - a. Recreational areas and facilities such as swimming pools or tennis courts;
 - b. Fences and walls, except **as required by Architectural Standards** or up to four feet in height for outdoor dining;

- c. Service elements such as dumpsters, loading docks and similar elements; and
 - d. Mechanical features.
- (2) Adjacent to ground floor retail or restaurant uses the supplemental area:
- a. Shall be at the same grade, slope, and cross slope as the adjacent required sidewalk;
 - b. Shall be hardscaped for a minimum of ~~60~~⁸⁰ percent of its horizontal area with decorative pavers, brick, slate, or stamped or colored concrete, but not asphalt;
 - c. Shall be accessible to the general public and may be used for pedestrian amenity elements such as benches, trees, lighting, outdoor dining, ~~merchandise display~~ and potted plants.
 - d. Eating places shall be permitted to have an outdoor dining area subject to compliance with the following provisions:
 - (i) The outdoor dining area shall not be located in the sidewalk clear area nor shall it obstruct pedestrian movement, fire lanes, access to any business, or areas designated for access by the physically impaired. Outdoor dining within the public right-of-way may not be surrounded by fences or walls and shall utilize movable tables and chairs.
 - (ii) The number of seats in the outdoor dining area shall not exceed fifty (50) percent of the number of indoor seats within the eating place.
 - (iii) Compliance with applicable state and county health regulations.
- (3) This section shall not be deemed to permit signage or structural alterations such as canopies or walls regulated elsewhere in this chapter.
- (4) Adjacent to ground-floor dwelling units, excluding live-work dwellings, the supplemental area:
- a. Shall be landscaped, except for area used for stoops, porches, wheelchair ramps, or walkways;
 - b. Shall be planted with canopy trees, as established in chapter 93, article 29, an average of 30 feet on-center as measured parallel to the front lot line.
 - c. Shall be differentiated from the adjacent sidewalk by a continuous wall, fence, hedge, or retaining wall between six and 30 inches in height.
- (5) The supplemental area, when adjacent to ground-floor live-work dwellings or other uses, or when not adjacent to a building, shall be subject to subsections (2) and (4).

Sec. 93-11.5-8. - Sidewalk requirements.

Public sidewalks shall be located along all existing and new public and interior driveways ~~serving multifamily or single family attached units~~ ^{private streets}, excluding private alleys. Sidewalks shall be of the widths indicated below and shall consist of two areas: a landscape area and a clear area. The following regulations shall apply to all required sidewalks:

- (1) *Sidewalk landscape area requirements.*
- a. The landscape area shall have a minimum width of five feet and shall be located adjacent to the curb ~~unless otherwise allowed by Planning Commission.~~
 - b. The landscape area may be paved adjacent to on-street parking when located adjacent to ground floor retail, and shall be landscaped in all other areas ~~unless otherwise allowed by Planning Commission.~~
 - c. Street trees shall be planted on average 30 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall comply with the requirements of chapter 93, article 29, shall be limbed up to a minimum height of seven feet, and shall be of an appropriate street tree species found in appendix A, attached to

the ordinance from which chapter 93, article 29 was derived. The city planning commission may approve an alternate for street tree requirement subject to constraints such as overhead or underground utilities or underground utility easements **or other conditions.**

- d. The landscape area is also intended for the placement of street furniture, including utility poles, waste receptacles, fire hydrants, traffic signs, bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility as determined by the city.
 - e. The landscape area shall be maintained by the adjacent property owner.
 - f. Where tree grates are provided they may encroach into the sidewalk clear area a maximum depth of two feet and the landscape area may be reduced by a corresponding depth.
- (2) *Sidewalk clear area requirements.*
- a. The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including, but not limited to, steps and stoops, traffic control boxes, traffic signs, awnings, canopies, and utility structures. The sidewalk clear area shall have a consistent cross slope not exceeding two percent.
 - b. No awning or canopy shall extend more than five feet over the clear area.
 - c. The sidewalk clear area shall comply with the standards established in chapter 81 (City of Hapeville Architectural Design Standards), section 81-1-6 of the Hapeville Code of Ordinances.
 - d. Where property within the district abuts a residential zone without an intervening street, the sidewalk area within 20 feet of such district shall taper when necessary to provide a smooth transition to the existing residential zone sidewalk. In the event that the abutting residential zone has no existing sidewalk, the sidewalk shall taper to a width of six feet, measured from the street curb, or as approved by the city planning commission.
- (3) *Paving materials to remain continuous.* Any paving materials, including concrete, special pavers, or decorative paving within the landscape area or clear area shall continue across any intervening driveway.

Sec. 93-11.5-9. - Parking and curb cut requirements.

In addition to the requirements of article 23 of this chapter, off-street parking and loading, the following requirements shall apply within the RMU district:

- (1) See article 22.1 of this chapter for minimum parking space requirements. **In addition to required parking minimums, single-family attached and multi-family residential require one (1) designated visitor parking space for every 3 units. On-street parking which is immediately adjacent to the property may be considered to meet the visitor parking requirement upon approval of the Planning Commission.**
- (2) See section 93-23-7 of the Hapeville Code of Ordinances for mixed-use developments, which may be reduced as authorized by the board of appeals subject to a shared parking arrangement under the following criteria:
 - a. ~~The minimum number of parking spaces for a project where shared parking is proposed shall be determined by a study prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Report or Institute of Transportation Engineers (ITE) Shared Parking Guidelines. The actual number of parking spaces required shall be based on well-recognized sources of parking data such as the ULI or ITE reports. If standard rates are limited or not available, the applicant may collect data at similar sites to establish local parking demand rates. If the shared parking plan assumes the use of an existing parking facility, then field surveys shall be conducted to determine actual parking accumulation.~~

- a. ~~b.~~ An applicant shall submit the following information as part of an application to reduce parking requirements and avoid conflicting parking demands:
 - (i) A to-scale map indicating location of proposed parking spaces;
 - (ii) Hours of business operation of nonresidential parking users;
 - (iii) Copies of the legal instrument that authorizes the use of shared parking facilities, which shall be filed with the department of economic development.
 - c. Where authorized shared parking exists, and a change affecting the shared use occurs, the applicant shall have up to 30 calendar days to provide the city planning and zoning manager with a valid legal instrument reflecting the modified parking arrangements.
 - d. A change to any of the conditions identified in this subsection, except as identified in subsection (2)c. above, shall terminate authorization for shared parking. A shared parking arrangement shall be deemed a condition of the zoning and any modification will require a new site plan, parking plan, and zoning approval.
- (3) Developments are permitted a maximum of two driveway curb cuts per block face. For the purposes of this Section, two curb cuts serving two one-way driveways shall only be counted as one curb cut.
 - (4) No curb cuts, driveways or circular drives shall be permitted on South Central Avenue or Atlanta Avenue where access can be provided from a side or rear street.
 - (5) Rear alleys or rear drives **may** be provided to access attached single-family garages, detached single-family dwelling garages, and commercial loading and service areas.
 - (6) Carports shall be prohibited.
 - (7) Garages, **including attached garages**, shall not face adjacent streets except where alley or rear drive access **or side entry** is not feasible, in which case such garages shall be set back a minimum of **15 feet** from the **front façade build-to-line**. All garage materials shall match those of the principal structure.
 - (8) Parking structures shall conceal automobiles from view, shall have the appearance of a horizontal storied building on all levels, shall be faced in brick, stacked stone, cast stone, poured-in-place rubbed concrete, or pre-cast concrete faced in or having the appearance of brick or stacked stone. Parking structures adjacent to the supplemental area shall also meet the requirements of subsection 81-1-6(e) of the Hapeville Code of Ordinances.
 - (9) Bicycle or moped parking spaces are required as follows: All nonresidential uses **over 10,000 SF** shall provide one such space for every 20 automobile spaces and condominium and apartment uses shall provide one such space for every five units provided that no such uses shall have fewer than two such spaces or be required to exceed 30 spaces. Such spaces shall be located within the sidewalk landscape area a maximum distance of 100 feet from the primary pedestrian entrance, or within the supplemental area and at least as close as the closest automobile space, except for handicapped parking spaces. Bicycle parking spaces shall include a bike rack with a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user-supplied lock.
 - (10) Dumpsters shall be entirely screened from view of any street with vertically enclosed opaque walls **or fencing and** matching the materials of the principal structure. Dumpsters shall not be permitted between a primary building and a public street.

Sec. 93-11.5-10. - Greenspace and open space requirements.

In addition to the requirements of chapter 93, article 29, and section 93-23-18 of this Code, all multi-family and single family attached developments ~~aster planned developments~~ in excess of **one two** acres shall be required to provide and maintain a minimum of 20 percent greenspace/open space. Calculations for greenspace/open space shall exclude required sidewalks, landscape strips along streets. **required residential buffers**, but may include the following:

- (1) Parks;
- (2) Playgrounds;
- (3) Trails;
- (4) Gardens;
- (5) Undeveloped space designated or habitat restoration and preservation;
- (6) Plazas improved for pedestrian use shall also be considered greenspace when finished in brick or stone pavers and planted with at least one canopy tree per 2,500 square feet of area, with a minimum of 100 square feet of unpaved planting area around each tree.

***Sec. 93-11.5-11. MDevelopment Standards.**

(1) At a minimum, multifamily residential in the Village Zoning District shall have 60% of enfronting ground floor designated for commercial uses along South Central Avenue, North Central Avenue, Dogwood Drive, Virginia Avenue, International Boulevard, Lang Ave, Elkins Street, Custer Street, Willingham Drive, Doug Davis Drive, and Atlanta Avenue.

(2) Single family attached buildings must provide a front yard of 15'. When single family attached buildings are oriented to face onto a common area or greenspace, the front yard requirement is reduced to 10'.

(3) All multifamily and single-family attached developments not enfronting a public street or internal driveway must have a 5' wide lighted walking path or sidewalk connecting the path from the front door to the sidewalk located along the internal driveway or public street with a minimum 15' wide landscape area flanking the path. When the front door is oriented to the side or rear of the property, the 15' wide landscape area may be located wholly on the buffer side of the sidewalk. This landscape area requirement does not replace any side or rear yard buffer requirement.

(4) In addition to the requirements of chapter 93, article 29, and section 93-23-18 of this Code, all multi-family and single family attached developments ~~aster planned developments~~ in excess of one ~~two~~ acres shall be required to provide and maintain a minimum of 20 percent greenspace/open space. Calculations for greenspace/open space shall exclude required sidewalks and landscape strips along streets. and required residential buffers, but may include the following:

- (1) Parks;
- (2) Playgrounds;
- (3) Trails;
- (4) Gardens;
- (5) Undeveloped space designated or habitat restoration and preservation;
- (6) Plazas improved for pedestrian use shall also be considered greenspace when finished in brick or stone pavers and planted with at least one canopy tree per 2,500 square feet of area, with a minimum of 100 square feet of unpaved planting area around each tree.

Sec. 93-22.1-1. Dimensional Requirements.

See separate document

Sec. 93-22.1-1. Chart of dimensional requirements.

City of Hapeville
Article 22.1 Dimensional Requirements

Zoning District	Development Type	Lot Frontage (Feet)	Min. Lot Area Sq. Ft.	Lot Area/DU Square Feet	Floor Area/DU Sq. Ft.	Max Lot Coverage	Minimum Front Yard		Minimum		Maximum		Min. Parking Spaces	Max. Unit Per Bldg. Lot
							Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet		
R-O	Single-family detached	60	10,000	10,000	1,600	40	30	30	6	25	2½	35	2 DU	1
	Accessory structure(s)									5	5	2	25	
R-1	Single-family detached	50	6,750	6,750	1,000	40	15	15	5	25	2½	35	2 DU	1
	Accessory structure(s)								5	5	2	25	2 DU	
R-2	Single-family detached	60	8,500	8,500	1,000	40	15	15	6	25	2½	35	2 DU	1
	Accessory structure(s)								5	5	5	25	2 DU	
	Two-Family attached—Duplex		8,500	4,250	1,000	60	15	15	10	20	2½	35	2 DU	1
	Accessory structure(s)								5	5	2	25		
R-3	Single-family detached	60	8,500	8,500	1,000	40	15	15	5	25	2½	35	2 DU	1
	Accessory structure(s)								5	5	2	25		

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(Supp. No. 17, Update 1)

	Single-family attached—Duplex	60	8,500	4,250	1,000	60	15	15	10	20	2½	35	2 DU	1
	Accessory structure(s)								5	5	2	25		
	Single-family attached patio/town homes	60	10,000	2,500; n.	1,000	60	15	15	5	0	2½	35	2 DU	a.
	Accessory structure(s)								5	5	2	25		
R-4	Single-family detached	60	8,500	8,500	1,000	60	15	15	8	25	2½	35	2 DU	1
	Accessory structure(s)								5	6	2	25		
	Two-family attached duplex	60	8,500	4,250	1,000	60	15	15	5	25	2½	35	2 DU	1
	Accessory structure(s)								5	5	2	25		
	Single-family attached public/townhomes	60	10,000	2,500; n.	1,000	50	15	15	5	20	2½	35	2 DU	a.
	Accessory structure(s)								5	5	2	25		
	Multifamily—2 stories or less	100	10,000	3,000; n.	730	50	20	20	10	25	2	30	2 DU d.	20
	Accessory structure(s)								5	5	2	25		
	Multifamily—2 stories or more	200	5 acres	2,000; n.	730	50	20	20	10	25	4	40 b.	2 DU d.	20
	Accessory structure(s)								5	5	2	25		

R-5	Single-family detached	40	4,000	4,000	1,000	70	15	15	5	20	2½	35	2 DU	1
	Accessory structure(s)								5	5	2	25		
	Single-family attached 4 to 8 units	40	10,000	2,500; n.	1,000	70	15	15	5	10	2½	35	2 DU	a.
	Accessory structure(s)							15	5	5	25			
R-SF	Single-family detached	40	4,000	4,000	1,000	70	15	15	5	20	2½	35	2 DU	1
	Accessory structure(s)								5	5	2	25		
R-I	Single-family detached	40	4,000	4,000	1,000	40	15	15	5	25	2½	35	2 DU	1
	Accessory structure(s)								5	5	2	25		
	Single-family attached—Duplex	40	4,000	2,000	1,000	50	15	15	5	20	2½	35	2 DU	1
	Accessory structure(s)								5	5	2	25		
	Single-family attached patio/townhomes	40	10,000	2,500; n.	1,000	60	15	15	5	10	2½	35	2 DU	a.
	Accessory structure(s)								5	5	2	25		
V	Single-family detached	50	4,000	4,000	1,000	70	15	15	5	20	2½	35	2 DU	1
	Accessory structure(s)								5	5	2	26		

	Single-family attached—4 to 8 units	50	10,000	2,500; n.	1,000	70	15	15	5	20	2½	35	2 DU	a.
	Accessory structure(s)								5	5	2	25		
	Condominiums	200	43,500	2,500	1,000	70	15	15	10	25		40 b.	2 DU	12
	Accessory structure(s) conditional								5	5	2	25		Conditional
	Nonresidential	50	10,000	10,000	1,000	70	15	15	15	25		40 b.	c., d., e.	N/A
C-R	Single-family detached	60	8,500	8,500	1,000	40	15	15	8	25	2½	35	2 DU	1
	Accessory structure(s)								5	5	2½	25		
	Two-Family attached—Duplex	60	8,500	4,250	1,000	40	15	15	6	20	2½	35	2 DU	1
	Single-family attached patio/townhomes	50	10,000	2,500; n.	1,000	60	15	15	5	0	2½	35	2 DU	a.
	Multifamily—2 stories or less	100	30,000	3,000	480	50	15	15	10	25	2	35	2 DU d.	1
	Nonresidential with floor areas not exceeding 6,000 sf	100	8,500		1,000	60	15	15	15	25	2½	40 b.	c., d., e.	
	Nonresidential with floor areas in exceeding 6,000 sf	200	5 acres	1,000	500	50	15	15	15	25		40 b.	c., d., e.	

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C-1	Nonresidential					80	15	15	0	0		40 b.	c., e.	
C-2	Nonresidential					80	15	15	0	0		40 b.	c., d., e.	
D-D	Nonresidential					80	15	15	0	0		40 b.	c., e.	
I-1	Light industrial					80	20	20	10	20		40 b.	c., d., e., f.	
I-2	Heavy industrial					80	20	20	10	20		40 b.	c., d., e., f.	
N-C	Single-family detached	60	8,500	8,500	1,000	40	15	15	8	25	2½	35	2 DU	1
	Accessory structure(s)								5	5	2	25		
	Single-family attached duplex	80	8,500	4,250	1,000	60	15	15	5	20	2½	35	2 DU	2
	Single-family attached patio/townhomes	60	10,000	2,500; n.	1,000	60	15	15	5	20	2½	35	2 DU	a.
	Accessory structure(s)								5	5	2	25		
	Multifamily—2 stories or less	100	10,000	3,000	480	50	20	20	10	26	2	35	2 DU d.	20
	Multifamily - 3 Stories or greater	125	10,000	3,000	730	50	20	20	10	25	4	40 b.	2 DU d.	30
	Nonresidential	100	8,500		1,000	60	15	15	15	25	4	40 b.	c., d., e., f.	
UV	Single-family detached	30	2,400		1,000	90	0/15	0/15	0	0	2½	35	1.5 DU	1

	Accessory structure(s)								0	0	2	25		
	Single-family attached - duplex	30	2,400		1,000	90	0/15	0/15	0	0	2½	35	1 DU	2
	Single-family attached patio/town homes and live-work unit	20 30	1,200	n.	1,000	90	0/15	0/15	0	0	3	45	1 DU	l.
	Accessory structure(s)								0	0	2	25		
	Multifamily	20 30	2,000	n.	600	90	0/15	0/15	0	0	4 g.	64 g.	1 DU d.	
	Nonresidential	20 30	2,000			90	0/15	0/15	0	0	4 g.	64 g.	d, e, i. j. k.	
RMU	Single-family detached	30	2,400	m	1,000	100	0/16	0/15	0	0	2½	35	1.5 DU	1
	Accessory structure(s)								0	0	2	25		
	Single-family attached - duplex	30	2,400	m	1,000	100	0/15	0/15	0	0	2½	35	1 DU	2
	Single-family attached patio/townhomes and live-work unit	20 30	1,200	m., n.	1,000	100	0/15	0/15	0	0	3	45	1 DU, h	a.
	Accessory structure(s)								0	0	2	25		
	Multifamily or Condominium	20 30	2,000	m	600	100	0/15	0/15	0	0	6 b.	m	1 DU d.	
	Non-residential	20 30	2,000			100	0/15	0/15	0	0	6 b.	m	d., e., i., j., k.	

Created: 2023-11-10 09:17:43 [EST]

(Supp. No. 17, Update 1)

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- a. Single-family attached patio/townhomes cannot have more than eight units per building and no less than four units attached.
 - b. Buildings over 40 feet in height must be approved by the building official and fire chief to ensure that fire safety design standards are met.
 - c. One parking space for every 200 square feet of enclosed commercial floor area.
 - d. One parking space for every unit in a hospital, ~~hotel~~, motel, boardinghouse, or similar establishment. Parking ratios for hotels are .8/unit. . Events spaces within hotels should meet minimum commercial parking requirements for the zoning district. One off-street loading space for every 15,000 square feet of non-residential building. Multi-family parking requirements are 1 space for studio units, 2 spaces per one, two and three bedroom units, and 3 spaces for four or more bedroom units.
 - e. One parking space for every three seats in an auditorium, church, theater, event space, or similar establishment.
 - f. One parking space for every two employees on the largest shift of any industrial uses or similar establishment.
 - g. Buildings over four stories or 64 feet in height must be approved by the planning commission and the fire chief to insure that fire safety standards are met. One off-street loading space for every 15,000 square feet of building.
 - h. All live-work units shall provide a total of three parking spaces per dwelling unit, one of which may be provided in adjacent on-street parking.
 - i. Three parking spaces for every 1,000 square feet of enclosed commercial/office floor area.
 - j. ~~One parking space for every three seats in an auditorium, church, theater, or similar establishment.~~
 - k. Three parking spaces for every 1,000 square feet of enclosed restaurant floor area; and three parking spaces for every 1,000 square feet of unenclosed restaurant floor area when such floor area exceeds 300 square feet.
 - l. Single-family attached patio/townhomes cannot have more than 12 units attached and no less than two units attached.
 - m. Reference subsection 93-11.5-3(18) Residential density limitations.
 - n. Allowable density determined by total acreage/minimum lot area per unit