



CITY OF DUNWOODY
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MEMORANDUM

To: Mayor and City Council

From: Howard J. Koontz, City Planner

Date: August 9, 2010

Subject: Text amendment to City of Dunwoody Zoning Ordinance

BACKGROUND

On behalf of the Sustainability Commission and at the direction of the Mayor and City Council, staff has researched the possibility of expanding the definition of “paved” to include pervious surfaces. The City of Dunwoody Zoning Ordinance currently only allows vehicular parking on impervious surfaces, such as concrete and asphalt. Staff recommends adding a definition for “pervious surface” and amending the definition of “paved” to include pervious surfaces.

DISCUSSION

Impervious paving decreases the natural groundwater recharge and collects pollutants and contributes to poorer water quality through stormwater runoff and erosion. Pervious surfaces provide the strength and stability of impervious surfaces, but allow precipitation to absorb through the paving, providing a level of filtration of toxic materials and reducing stormwater runoff and its adverse effects.

Amending the Zoning Ordinance would allow parking alternatives in compliance with the City’s dedication to sustainable living. Staff recommends amending the following text of Chapter 27, Article 1, Section 27-1, “Definitions” to amend and add the following:

Paved means an improved area ~~which is,~~ covered by asphalt, concrete, or other impervious surface hard-surface material, which may or may not be impervious. “Paved” specifically excludes dry gravel and similar materials as a finished product.

Pervious Surface means a ground covering of hard-surfaced material(s) placed in an improved area, for such uses as walkways and pedestrian plazas/terraces, on-grade vehicle parking lots, and driveways. Pervious surfaces include but are not limited to porous concrete and modular porous paver systems that are designed to allow infiltration of stormwater, consistent with Stormwater BMPs. Pervious paving areas shall not be considered as “impervious surface areas” for the purpose of calculating impervious surface coverage.

RECOMMENDATION

Community Council voted on the amendment at their June 10 meeting and approved the motion 6-0 with the condition that “BMP” is spelled-out to read, “best management practices.”

At their regularly scheduled July meeting, Planning Commission discussed the ordinance and voted to approve the amendment 5-0.

**AN ORDINANCE OF THE CITY OF DUNWOODY AMENDING CHAPTER 27
(ZONING ORDINANCE) TO CHANGE CERTAIN DEFINITIONS TO ALLOW
PARKING ON PERVIOUS SURVACES**

WHEREAS, the City of Dunwoody is charged with providing for the health, safety and welfare of the citizens of the City; and

WHEREAS, the City of Dunwoody Zoning Ordinance, codified as Chapter 27 of the City of Dunwoody Code of Ordinances, currently only allows vehicular parking on impervious surfaces, such as concrete and asphalt; and

WHEREAS, in order to preserve the environment for the health, safety and welfare of the citizens of the City, the City Council desires to allow for vehicle parking on pervious surfaces, which provide the strength and stability of impervious surfaces but allow precipitation to absorb through the paving, providing a level of filtration of toxic materials and reducing stormwater runoff and its adverse effects; and

WHEREAS, the first read of this ordinance occurred on August 9, 2010 and a properly advertised public hearing and second read of this ordinance occurred on August 23, 2010.

THEREFORE, THE MAYOR AND COUNCIL FOR THE CITY OF DUNWOODY HEREBY ORDAIN AS FOLLOWS:

Section 1: Chapter 27 (Zoning Ordinance) of the City of Dunwoody Code of Ordinances shall be amended by revising Article I (In General), Section 27-1 (Definitions) to revise the definition of the term “paved” and add a definition of the term “pervious surface” as follows:

ADDITIONS – underlined

DELETIONS – ~~strikethroughs~~

Paved means an improved area, ~~which is~~ covered by asphalt, concrete, or other ~~impervious surface~~hard surface material, which may or may not be impervious. “Paved” specifically excludes dry gravel and similar materials as a finished product.

Pervious Surface means a ground covering of hard-surfaced material(s) placed in an improved area, for such uses as walkways and pedestrian plazas/terraces, on-grade vehicle parking lots, and driveways. Pervious surfaces include but are not limited to porous concrete and modular porous paver systems that are designed to allow infiltration of stormwater, consistent with Stormwater BMPs. Pervious paving areas shall not be considered as “impervious surface areas” for the purposes of calculating impervious surface coverage.

Section 2: This Amendment shall become effective immediately upon its adoption by the City Council, and incorporated into the Code of the City of Dunwoody, Georgia. This Amendment hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED, this ____ day of August, 2010.

Approved:

Ken Wright, Mayor

ATTEST:

Approved as to Form and Content:

Sharon Lowery, City Clerk
(Seal)

Brian Anderson, City Attorney