

# DUNWOODY

zoning & development regulations

rewrite

Welcome!

Zoning Ordinance: Public Review Draft

# DUNWOODY

zoning & development regulations

# rewrite

Zoning Ordinance: Public Review Draft

# Agenda

- Welcome
- Meeting Format
- Overview of Key Changes
- Group Discussion
- Next Steps

# Agenda/Meeting Format

- Welcome and Summary of Changes (20 min.)
- Group Discussion (60 min.)
  - Identification of Likes, Dislikes, Missing Elements
- Next Steps (5 min)

# Where we've been

- **Module 1: Districts and Uses** (July 2012)
  - Multi-family in O-I district
  - Home occupations
  - Residential infill
- **Module 2: Administration and Procedures** (October 2012)
  - Zoning process, role of community council
  - Concurrent variances
- **Module 3: General Development Standards** (January 2013)
  - Off-site parking
  - Bicycle parking

# Consolidated public review draft

## ■ PART I: INTRODUCTORY PROVISIONS

- Article 1 Legal Framework
- Article 2 Transitional Provisions
- Article 3 Zoning Map

## ■ PART II: ZONING DISTRICTS

- Article 4 Residential Zoning Districts
- Article 5 Nonresidential and Mixed-use Districts
- Article 6 Special Purpose Zoning Districts
- Article 7 Overlay Zoning Districts

## ■ PART III: USES AND USE-SPECIFIC REGULATIONS

- Article 8 Use Classifications
- Article 9 Supplemental Use Regulations
- Article 10 Accessory Uses
- Article 11 Temporary Uses

## ■ PART IV: GENERALLY APPLICABLE REGULATIONS

- Article 12 Parking and Circulation
- Article 13 Landscaping and Screening
- Article 14 Outdoor Lighting
- Article 15 Fences and Walls
- Article 16 Miscellaneous Provisions

## ■ PART V: REVIEW AND APPROVAL PROCEDURES

- Article 17 Common (Procedural) Provisions
- Article 18 Amendments
- Article 19 Special Land Use Permits
- Article 20 Design Review
- Article 21 Variances
- Article 22 Special Exceptions
- Article 23 Administrative Permits
- Article 24 Appeals of Administrative Decisions
- Article 25 Development Permits

## ■ PART VI: ADMINISTRATION AND ENFORCEMENT

- Article 26 Review and Decision-making Bodies
- Article 27 Inspections
- Article 28 Enforcement and Penalties
- Article 29 Nonconformities

## ■ PART VII: MEASUREMENTS, LANGUAGE AND DEFINITIONS

- Article 30 Measurements
- Article 31 Rules of Language and Interpretation
- Article 32 Definitions

# Key issues/changes

- Multi-family prohibited in O-I district; incentives for redevelopment to be added
- New (CR-1) mixed-use zoning district (27-5.20)
- Contextual setback regulations added to residential infill section (27-9.170)
- Home occupations allowed subject to updated regulations (27-10.30)
- Parking:
  - motor vehicle parking reduced (27-12.20 + 27-12.40)
  - bicycle parking incentivized (27-12.50)
  - pedestrian circulation requirements added (27-12.90)
  - “drive-through” regulations added (27-12.110)

# Key issues/changes

- **Community council review** retained for amendments but eliminated for SLUPs
- **Concurrent variance provisions** will allow variances to be processed with applications for rezonings and special land use permits using same decision-making criteria as used by ZBA
- Notices will remain as is:
  - **Newspaper** notice at least 15 days before hearing
  - **Mailed** notice to owners within 500 feet at least 15 days before
  - **Signs** posted on subject property at least 15 days before



# DUNWOODY

zoning & development regulations

# rewrite

Zoning Ordinance: Public Review Draft

# Home Occupation Regulations

- allow residents the ability to engage in **customary** home-based work activities, while also helping to ensure that neighboring residents are **not subjected to adverse operational and land use impacts** (e.g., excessive noise or traffic or public safety hazards) that are not typical of residential neighborhoods.
- **Type A home occupations** are those in which household residents use their home as a place of work, with no employees, customers or clients coming to the site. Typical examples include telecommuting office workers, writers, consultants, artists and crafts people.
- **Type B home occupations** are those in which household residents use their home as a place of work and either one non-resident employee or one customer comes to the site.

# Prohibited Home Occupation Regulations

- assembly, cleaning, maintenance, repair of vehicles or equipment with internal combustion engines or of large appliances;
- businesses where employees come to the site and are dispatched to other locations;
- equipment or supply rental businesses;
- taxi, limo, van, bus or tow truck services;
- places of worship
- taxidermists;
- restaurants;
- funeral or interment services;
- animal care, grooming or boarding businesses; and
- uses involving vehicles, equipment or other materials outside of completely enclosed buildings.

# Home Occupation Regulations (A&B)

- must be accessory and secondary to residential use
- may not produce light, noise, vibration, odor, parking demand, or traffic impacts to that are not typical of residential neighborhood
- must be operated so as not to create or cause a nuisance
- tools or equipment must be operated in a manner or sound-proofed so as not to be audible beyond the lot line
- no external structural alterations or site improvements that change the residential character of the lot upon (e.g., no parking lots, no commercial-like exterior lighting and no separate building entrance visible from abutting streets)

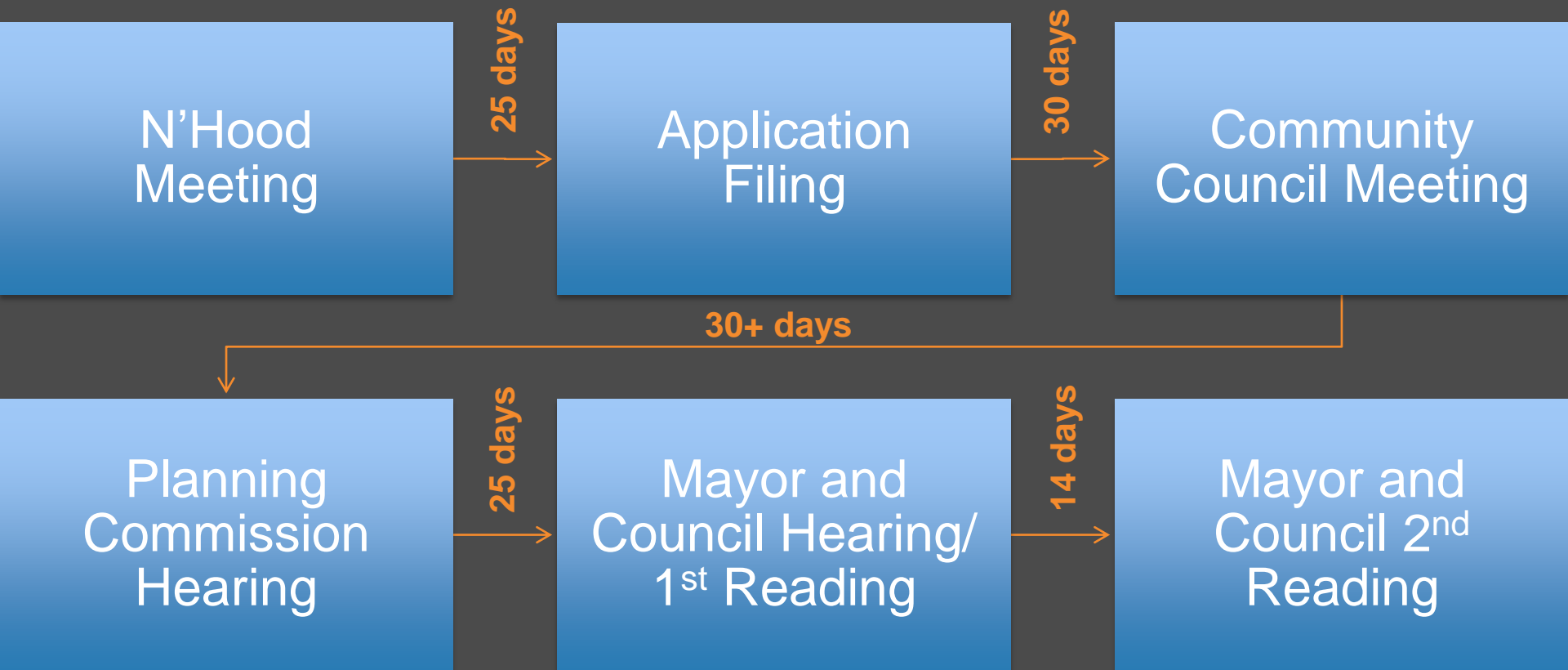
# Home Occupation Regulations (A&B)

- no signs
- all related activities, including storage must be conducted entirely within the dwelling unit
- may not exceed 25% of the dwelling unit's floor area or 500 square feet, whichever is less
- no public display of any material or merchandise

## Home Occupation Regulations (Type B)

- No more than 2 clients or customers (or 3 students) at any one time and only from 8 a.m. to 8 p.m.
- One nonresident employee is allowed if no customers come to the site at any time. Home occupations that have clients, customers or students coming to the site at any time may not have nonresident employees.

# Current zoning process (amendments and SLUPs)



Best case: ~4.5 months

# Proposed zoning process

same as today for amendments

community council meeting optional for SLUPs



Best case: ~3.5 months



# thank you!



for more information  
[www.zoningdunwoody.com](http://www.zoningdunwoody.com)